Reed-Cooke Neighborhood Association, Inc

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May 16, 2002

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Jerrily R. Kress
Director, Board of zoning Adjustment
441 4th Street NW, Suite 220
Washington, DC 20001

Subject: Board of Zoning Adjustment (BZA) Application 16815 (Adams Alley LLC)

The Reed-Cooke Neighborhood Association wishes to enter the following comments into the record for BZA Application 16815(Adams Alley LLC) for the property located at 2412 Rear 17th Street NW.

On May 14, 2001 in the May meeting of the Reed-Cooke Neighborhood Association, the members voted 9 to 0 in an open meeting to support the four requests for zoning variances requested by Adams Alley LLC. This vote was the result of a number of meetings with the developers, and the DC Office of Planning since last December. A number of community concerns were addressed and most were resolved. The largest concern being the original proposed height, which was subsequently reduced to conform to the Reed-cooke Zoning Overlay.

In the meetings the community had with the developer, a number of conditions of approval were developed and need to be included in the BZA order for application 16815. The conditions are as follows:

1. Limitations be placed on the permitted private club use of the property to the Sitar Center, or another organization similar to the Sitar Center, which would be providing community based services. Any change of use from the Sitar Center to another organization should be approved by ANC 1-C and The Reed-Cooke Neighborhood Association. In the event of opposing positions between the ANC and the Reed-Cooke Neighborhood Association, the Reed-Cooke Neighborhood Association vote would prevail. We take this position because of the immediate impact of the change on the residents of the Reed-Cooke Neighborhood, and their work to produce the Reed-Cooke Zoning Overlay.

2. An absolute prohibition on the issuance of any Alcohol Beverage Control (ABC) license for any use on the property.

BZA
Case No. 16815
Exhibit No. 38

Board of Zoning Adjustment
District of Columbia
CASE NO.16815
EXHIBIT NO.38

3. Signs be posted at the southern alley entrance from 17th Street warning of the potential presence of children in the alley, and that during the peak times of use the Sitar Center will provide a crossing guard in that alley.

4. The 20 foot wide southern alley from 17th Street to the property be designate "Reed Cooke Plaza" by appropriate signs. The Reed-Cooke Neighborhood Association is prepared to work with the DC Department of Transportation and Adams Alley LLC to facilitate the designation.

5. We request Adams Alley LLC place a plaque on the building noting the former use of the building by the Colortone Printing Company, and its relationship to the Reed-Cooke Neighborhood.

6. The developer will work with the Reed-Cooke Neighborhood Association and ANC -1C to develop a construction management and construction material staging plan, to mitigate the impact of the construction work on the adjacent properties. This plan is to insure the safety of neighborhood residents, and provide a structure for the developer and the impacted residents to resolve any conflicts that may arise.

7. Adams Alley LLC will provide Reed-Cooke Neighborhood Association and ANC -1C with office space and meeting space for community meetings. The Reed-Cooke Neighborhood Association is prepared to work with the Sitar Center and Adams Alley LLC to arrive at reasonable amount of working space for these neighborhood groups.

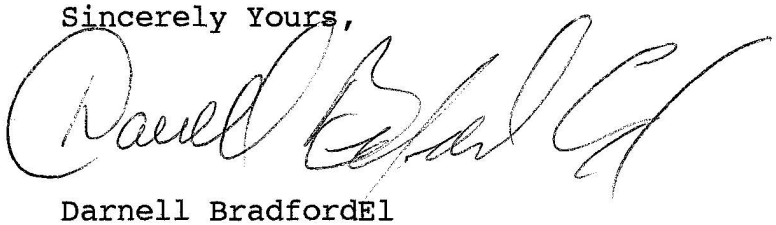
8. The alley surrounding the Adams Alley LLC property is in need of substantial repair on the west and north sides of the property. The alley on the east side of the property requires replacement of the existing road surface. Adams Alley LLC, the DC Department of Transportation in conjunction with our Ward 1 councilmember's office will facilitate all repairs and refurbishments.

9. The new units to be constructed will not be rental units, but will be market rate housing.

In our deliberations, and work with Adams Alley LLC, members of the Reed-Cooke Neighborhood Association became concerned that elements of the Reed Cooke Zoning Overlay were being compromised by supporting the requests for variance. However, we understand that 2412 Rear 17th Street is a problem property, and presents a unique set of challanges for any developer. Further, the one time support of the variances for this project would bring residential life to a part of the Reed Cooke neighborhood that has been in need of change to residential use for many years, and would be in

keeping with the spirit of the Reed Cooke zoning overlay. However, for any future requests for variance from the zoning overlay, the Reed-Cooke Neighborhood Association will seek full enforcement of the provisions of the zoning overlay unless a compelling case is made such as occurred for 2412 Rear 17th street N.W.

Sincerely Yours,



Darnell BradfordEl

President
Reed Cooke Neighborhood Association