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February 20, 2004

Hon. Geoffrey Griffis, Chairperson
Board of Zoning Adjustment
441 4th Street, NW - Suite 210 South
Washington, DC 20001

Dear Mr. Griffis:

My name is Josh Gibson, and I am the Advisory Neighborhood commissioner whose Single Member District includes the proposed development project at 2412 17th Street, NW (BZA Application No. 17111).

I am writing to strongly support this application

In arguments by the developers as well as our ANC's official letter and resolution of support, you will have already seen the regulatory rationale for supporting the requested changes, namely:

- A substandard, outdated building that lacks a foundation and other architectural essentials
- Impossibly small units
- Obsolete lightwell construction
- Restricted lot size surrounded on three sides by commercial properties

I feel that these arguments are strong enough, yet I would like to speak to some additional factors in the domain of neighborhood quality of life.

Most importantly, this project will bring much-needed "eyes" and "feet" to 17th Street and nearby Kalorama Road. Currently, many of my constituents find these streets foreboding and take alternative, longer walking routes to avoid them. This, of course, only worsens the underlying problem. By bringing residences to this difficult corner, the street will once again be alive and vital. Through the inclusion of balconies on not just the front but the back of their proposed project, the developers will make this effect even more powerful.

Second, at the specific request of the ANC and the community, the developers eliminated a garage from their project. Adams Morgan is rightly infamous for its parking problems, and our ANC is now following progressive transportation thinking by requesting that projects include less, rather than more, parking, in the hope that this will cause less car-

BZA
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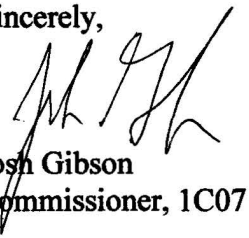
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oriented new residents to move into the project. Additionally, the decision to eliminate the parking garage will bring more street-level "eyes" to the potentially problematic alley side of the building.

Finally, I would like to speak not to the building itself but to the letter-perfect way in which it was presented to the neighborhood. The developer and his representatives visited an incredible number of community meetings, heard multiple and frequently conflicting perspectives on the best possible use of their building, and still managed to fashion a compromise that their funders would back and that the neighborhood could get behind. This is a real tribute to their community orientation and argument enough in my book to support this project!

Thank you very much for your time and attention, and if you have any questions, please feel free to contact me.

Sincerely,



Josh Gibson
Commissioner, 1C07