



Stanton Park Neighborhood Association

P.O. Box 75085, National Capitol Station, Washington, D.C. 20013-5085

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January 30, 2007

Chairman Geoffrey Griffis
DC Board of Zoning Adjustments
441 4th Street, NE, Suite 200 South
Washington, DC 20001

RE: 601-645 H Street Ventures
BZA Case No. 17521

Dear Mr. Griffis:

Stanton Park Neighborhood Association (SPNA) supports the applicant's request for special exceptions to Section 1303.2 and 2514.2 of the zoning regulations and concludes that the project design complies with the H Street NE Design Guidelines, and therefore recommends approval of the project. SPNA would like to commend 601-645 H Street Ventures for working with ANC 6A, ANC 6C, the Capitol Hill Restoration Society, the 6th and H Street NE Neighborhood Association, H Street Main Street and SPNA in addressing design considerations and incorporating many of the recommendations of the community groups into the building's final design.

While the record in this proceeding is scheduled to close today, there are two outstanding items, which in the view of SPNA should not preclude the Board from issuing its final order in conjunction with its February 6 meeting:

- (1) Some further details that involve the immediate neighbors are being addressed through discussions. Based on our experience with the developer, SPNA believes those issues will be satisfactorily resolved.
- (2) The DDot Final Report has not yet been filed with the Board. The absence of a Final DDot Report does not present any impediment to the Board ruling on DDot related issues because (a) the recently enacted Comprehensive Plan addresses the need for a crosswalk and light in conjunction with the H Street garage entrance; and, (b) the Wells Report that was submitted last week addresses the points in the Preliminary DDot Report.

Thus, SPNA believes this project can be approved at this time and that it will be a positive addition to the H Street Corridor's architecture. SPNA is especially pleased with the applicant's willingness to model the ground level facade after successful retail

BOARD OF ZONING ADJUSTMENT
District of Columbia

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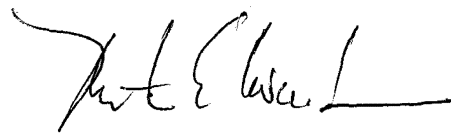
EXHIBIT NO. 107

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facades like those on the 700 Block of 7th St NW, and asks that the developer consider extending that treatment to the ground level facades of the existing buildings.

This case should serve as a model for addressing design issues in future cases where the Design Requirements and Design Guidelines of the H Street NE Zoning Overlay are applicable. SPNA commends the Board for prescribing procedures that made that possible in this case. This case has shown that (1) the design guidelines are an important component for insuring that high-quality architecture is constructed on H Street NE and (2) the community is able to work with developers to insure that the needs of the both the developers and the community are met.

Sincerely,

A handwritten signature in black ink, appearing to read "Monte Edwards", with a long horizontal line extending to the right.

Monte Edwards, Co-Chair
SPNA Land Use Committee

Cc: Esther Bushman, Esq., General Counsel to the Office of Zoning
Clifford Moy, Secretary DC Board of Zoning Adjustments
Travis Parker, Office of Planning
Rosevelt Cain, Jr., 6th and H Street NE Neighborhood Assoc. President
Drew Ronneberg, ANC 6A Economic Development and Zoning Chair
Karen Wirt, Chair of ANC 6C
Gary Peterson, Capitol Hill Restoration Society, Zoning Comm. Chair
Anwar Saleem, Chair, H Street Main Street
Norman Glasgow, Esq., 601-645 H Street Ventures