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Name:* 6th & H Street Neighborhood Association

Address:* 616 G Street NE City:* Washington State:* DC Zip:* 20002

Phone:* 202 544 2986 Fax: 202 514 8336 Email: hsaxam@aol.com

I, hereby request to appear and participate as a party. Signature:

Date:* 9/26/06

Will you appear as _____ Proponent X Opponent Will you appear through legal counsel _____ Yes X No

If yes, please enter the name and address of such legal counsel.

Name: N/A

Address: City: State: Zip:

Phone: Fax: Email:

Please answer all of the following questions referencing why the above person should be granted party status.

(If you require additional space, please attach an additional sheet.)

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*

The proposed development is in our back yards. The property of each Association member will be directly and negatively affected by the applicant's requests. We live in a community of century-old townhouses. The proposed design is inconsistent with and unresponsive to the

BOARD OF ZONING ADJUSTMENT
District of Columbia

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CASE NO. 17521
EXHIBIT NO. 28

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character of this neighborhood, an impact exacerbated by its size, so disproportionate with its surroundings as to dominate the environment. The rear design will crowd our lots, and reduce the light, air flow, and privacy in our back yards. Placing a structure of such substantial mass and density immediately abutting Association members' property will diminish the quality of life of our community and compromise the architectural integrity of our neighborhood. The proposed design would subject members to unduly burdensome increases in noise, crowding, traffic flow, and congestion due to inadequate provisions for traffic flow and parking in the proposed design.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*

Many Association members are owners of their respective properties. Several are tenants.

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no farther than 200ft.)*

The Association is comprised of residents within 200 feet, residing on the 600 Block of G Street, NE, the 700 Block of 6th Street, NE, and the 700 Block of 7th Street, NE.

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*

Approval of the applicant's requests would have negative environmental, economic, and social impacts. The project's height, density, massing, and monolithic design would conflict with and overwhelm the essential environmental features of the neighborhood, including historic architecture on a scale that allows penetration of sunlight and fresh air to all homes, includes green spaces in front of and behind each property, and has a unified aesthetic based on historically appropriate materials and designs.

The application would have similarly negative economic effects. Because the applicant's design fails to conform to design standards intended to create an attractive, economically desirable environment for revitalization, and instead undermines the surrounding urban design features, it impedes the long-term economic vitality of H Street redevelopment. The loss of light, air circulation, view, and privacy in surrounding homes, as well as parking and traffic congestion difficulties, further threatens to undermine the property values of surrounding homes, in the absence of adequate measures to mitigate these effects. Back yards with views of the sky will now be replaced by backyards with views of a towering brick wall. While the Association

recognizes the potential economic benefits of a high-quality, appropriately designed mixed-use development, the current design will have negative economic effects.

The applicant's proposed design would also negatively impact the social fabric of the neighborhood by introducing high volumes of traffic, congestion, noise, and parking overflow in an area known for quiet, walkable streets that give rise to cohesive communities.

The Association is currently in discussions with the applicant about ways to revise the design to mitigate these negative impacts, but the negative impacts associated with the current application remain significant.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.*

The Association notes that numerous individuals and community groups actively participated in public hearings before ANC 6C and voiced distinct, but inter-related, objections to this application. Following the ANC hearings, the applicant submitted revised plans. These revised plans continue to raise many of the same concerns as the original plans, as well as introducing new concerns. Yet, the community has not had adequate opportunity to present these issues to the ANC. A complete and accurate representation of how the Association members, and the wider community, will be affected or aggrieved, can be properly made only after an opportunity to raise concerns before the ANC.

6). Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other person's in the general public.*

Because each Association member lives within 200 feet of the property in question, each Association member will be directly and significantly affected by the noise impacts of the proposed development, the loss of privacy, view, light, and air circulation, and the parking and traffic overflow. Because of the close proximity of this proposed development to each of our homes, the Association members will be affected more immediately and directly than other members of the community or the public.

Please note that Ms. Hilary Axam will speak on behalf of the Association.

Thank you very much for your consideration.