

October 1, 2006

Board of Zoning Adjustment
District of Columbia
441 Fourth Street N.W.
Suite 220 South
Washington, D.C. 20001

RECEIVED
D.C. OFFICE OF ZONING
2006 OCT -4 PM 4:31

Re: BZA #17521
Application of 600-645 H Street Ventures LLC

Dear Members of the Board:

I am writing in opposition to application #17521. I live at 662 G Street N.E. and feel that this project as proposed will have a negative impact on my home and community.

My primary concerns are the increased traffic and parking issues associated with the project. Traffic on G Street and the surrounding neighborhood streets is already busy in the mornings and afternoons as buses and cars deliver students to and from Ludlow Taylor Elementary School. By late afternoon the traffic on 6th Street is backed up for several blocks trying to get through the traffic light on H Street. If planning for traffic flow is not given a high priority, adding the vehicles of occupants of approximately 500 residential units to this mix will create gridlock throughout the community.

There is limited parking available for current residents of this neighborhood. During the day, parking on the Ludlow-Taylor Elementary School side of the street is prohibited. Our proximity to Union Station and the Metro draws people from further out who use what little parking is available. If I return to my home during the day I can rarely find a space near my home to park. Again, unless adequate parking for these new residents, at no additional cost to them, is included in the developer's plans, a bad situation will get even worse.

Although I am delighted that H Street is finally "developing", I hope to see the kind of development that will improve the quality of life for those of us who have been here for a number of years. I hope to see my property values increase instead of decrease. I hope to see a building which is consistent with the architectural tone of the neighborhood, as outlined in the H Street Development guidelines.

Thank you for your time, and for taking the concerns of the community into consideration. If you need to contact me I can be reached by phone at (202) 675-4568, or by email at lcpinde@comcast.net.

Sincerely,


Laura Phillips

BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 17521

EXHIBIT NO. 53

Board of Zoning Adjustment
District of Columbia
CASE NO.17521
EXHIBIT NO.53