

September 25, 2007

Zoning Commission for  
The District of Columbia  
441 Fourth Street, N.W., Suite 210  
Washington, DC 20001

**RE: NoMa West Residential I, LLC - Zoning Commission Case No. 05-23A  
Modification to Approved PUD**

Dear Members of the Zoning Commission:

On August 14, 2007, representatives for NoMa West Residential I, LLC made a presentation to the Eckington Civic Association on the proposed modification to PUD approved for the 4.3 acre site at Eckington Place and Harry Thomas Way, N.E.

The approved PUD consists of approximately 739,951 square feet of residential area and 15,084 square feet of retail, and the residential uses consists of 585-636 units located in three large buildings, 27 piggyback townhouse units and 5 four-story single family townhouses. The overall FAR of the approved PUD is 4.01 and the building heights range from 40 feet to 110 feet and a residential parking ratio of 1.2-1.3 spaces per unit. It is our understanding that the modified PUD proposes a wholly residential project consisting of approximately 600 dwelling units housed in three buildings with a maximum height of approximately 65 feet and .8 parking spaces per unit. The modified PUD will have an FAR of approximately 3.3.

The Eckington Civic Association believes that the modified PUD furthers the redevelopment objectives of the Eckington area. The reduced building heights and FAR result in a project that is more compatible with the surrounding neighborhood. Additionally, the project includes significant community benefits and amenities already negotiated in the previous PUD, including the extension of Q Street from Eckington Place to Harry Thomas Way, a new connection to the Metropolitan Branch Trail, meeting/office space for the Eckington Civic Association, and green space that will be available to the residents of the project and the surrounding area for active and passive recreational uses.

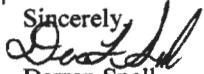
There are a few suggestions that we'd hope to see incorporated into the applicant's PUD modifications:

1. The parking ratio would be increased from at least .8 spaces per unit to at least 1.0 per unit.
2. We would also hope to see street level retail space incorporated into the project along Eckington Place and Harry Thomas Way. The square footage of the retail space should, at a minimum, accommodate one sit-down restaurant, grocer, or other neighborhood serving retailer. We believe that a retail establishment will not only provide access to essential goods

and services to area residents, students, and workers; it will help to create a defensible space to deter crime along Eckington Place.

Finally, we appreciate all future efforts made by the developer and their contractors to ensure that neighborhood quality of life disruptions are minimized during construction of the project; including minimizing noise levels during non-working hours, diverting construction vehicular traffic from residential streets, keeping the construction zone fenced in and streets clear of debris, and ensuring that construction crews park their vehicles outside of residential zones.

In light of the foregoing, the Eckington Civic Association supports the proposed modification to the PUD approved under Zoning Commission Order 05-23, and urges the Commission's approval of the same.

Sincerely,  
  
Darren Snell  
President, Eckington Civic Association  
22 Q ST NE  
Washington, DC 20002  
(202) 812-8830



WASHINGTON, DC

918 U Street, NW  
2nd Floor  
Washington, DC 20001

t: 202.776.7780  
f: 202.776.7788

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Washington, DC

September 17, 2007

District of Columbia Zoning Commission  
441 Fourth Street, N.W., Suite 210  
Washington, D.C. 20001

**RE: Letter of Support for NoMa West Residential I, LLC  
Zoning Commission Case No. 05-23A**

Dear Members of the District of Columbia Zoning Commission:

We are pleased to learn that NoMa West Residential I, LLC will honor the community benefits and amenities package proffered in connection with the PUD approved for the 4.3 acre site at Eckington Place and Harry Thomas Way. The community benefits and amenities package includes, among other things, a contribution of \$5,000 to City Year Washington, DC to support the participation of Emery Elementary School sixth graders in our Young Hero's program – a community service and leadership development program for middle school-aged youth.

It is our understanding that the modified PUD will include approximately 600 dwelling units and a small park, consisting of approximately 4,300 square feet, which will open to the neighborhood for active and passive recreation. Also, the developer will construct an extension of Q Street from Eckington Place to Harry Thomas Way, and make a monetary contribution of \$55,000 to the District for a new connection to the Metropolitan Branch Trail.

The PUD and the developer's support of City Year Washington, DC and other community organizations are critical to the continued enhancement of the Eckington neighborhood. As such, we respectfully urge the Zoning Commission's approval of the modified PUD.

Sincerely,

Christopher Murphy  
Executive Director



NATIONAL  
LEADERSHIP  
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## DISTRICT OF COLUMBIA PUBLIC SCHOOLS

Matthew G. Emery Elementary School  
1720 First Street, NE  
Washington, D.C., 20002  
(202) 576-6034 – fax: (202) 576-7365

Mr. Ronald Taylor, MSA  
Principal

Zoning Commission for  
The District of Columbia  
441 Fourth Street, N.W., Suite 210  
Washington, D.C. 20001

**RE: Letter of Support for NoMA West Residential I, LLC  
Zoning Commission Case No. 05-23A**

Dear Members of the Zoning Commission:

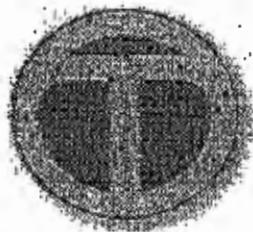
I am pleased to learn that NoMA West Residential I, LLC will honor the community benefits and amenities package proffered in connection with the PUD approved for the 4.3 acre site at Eckington Place and Harry Thomas Way. The community benefits and amenities package includes, among other things, a contribution of \$20,000 to Matthew G. Emery Elementary School to help cover the costs of new books, audio-visual equipment, draperies for the school's stage, and supplies for the Emery Elementary/Harry Thomas Recreation Center community garden.

It is my understanding that the modified PUD will include approximately 600 dwelling units and a small park, consisting of approximately 4,300 square feet, which will open to the neighborhood for active and passive recreation. Also, the developer will construct an extension of Q Street from Eckington Place to Harry Thomas Way, and make a monetary contribution of \$55,000 to the District for a new connection to the Metropolitan Branch Trail.

The PUD and the developer's support of Matthew G. Emery Elementary School and other community organizations are critical to the continued enhancement of the Eckington neighborhood. As such, I respectfully urge the Zoning Commission's approval of the modified PUD.

Sincerely,

Ronald Taylor  
Principal  
Matthew G. Emery Elementary School



## McKinley Tech Fund

151 T Street, NE | Washington, DC 20002  
Main → 202-281-3950 x5225 | Fax → 202-576-6279  
[mckinley.technology@k12.dc.us](mailto:mckinley.technology@k12.dc.us) | <http://mths.k12.dc.us>

Zoning Commission for  
The District of Columbia  
441 Fourth Street, N.W., Suite 210  
Washington, D.C. 20001

September, 2007

**RE: Letter of Support for NoMa West Residential I, LLC  
Zoning Commission Case No. 05-23A**

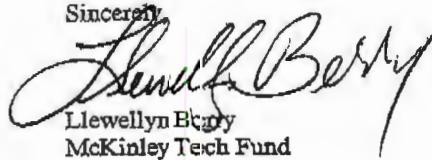
Dear Members of the Zoning Commission:

We are pleased to learn that NoMa West Residential I, LLC will honor the community benefits and amenities package proffered in connection with the PUD approved for the 4.3 acre site at Eckington Place and Harry Thomas Way. The community benefits and amenities package includes, among other things, a contribution of \$20,000 to the McKinley Tech Fund.

It is our understanding that the modified PUD will include approximately 600 dwelling units and a small park, consisting of approximately 4,300 square feet, which will open to the neighborhood for active and passive recreation. Also, the developer will construct an extension of Q Street from Eckington Place to Harry Thomas Way, and make a monetary contribution of \$55,000 to the District for a new connection to the Metropolitan Branch Trail.

The PUD and the developer's support of the McKinley Tech Fund and other community organizations are critical to the continued enhancement of the Eckington neighborhood. As such, we respectfully urge the Zoning Commission's approval of the modified PUD.

Sincerely,

  
Llewellyn Berry  
McKinley Tech Fund

#4793607\_v1

September 25, 2007

Zoning Commission for  
The District of Columbia  
441 Fourth Street, N.W., Suite 210  
Washington, D.C. 20001

**RE: Letter of Support for NoMA West Residential I, LLC  
Zoning Commission Case No. 05-23A**

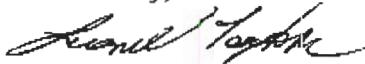
Dear Members of the Zoning Commission:

I am pleased to learn that NoMA West Residential I, LLC will honor the community benefits and amenities package proffered in connection with the PUD approved for the 4.3 acre site at Eckington Place and Harry Thomas Way. The community benefits and amenities package includes, among other things, a contribution of \$10,000 to the Harry Thomas Community Service Center for the purchase of new materials and supplies.

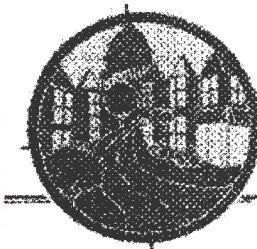
It is my understanding that the modified PUD will include approximately 600 dwelling units and a small park, consisting of approximately 4,300 square feet, which will open to the neighborhood for active and passive recreation. Also, the developer will construct an extension of Q Street from Eckington Place to Harry Thomas Way and make a monetary contribution of \$55,000 to the District for a new connection to the Metropolitan Branch Trail.

The PUD and the developer's support of the Harry Thomas Community Service Center and other community organizations are critical to the continued enhancement of the Eckington neighborhood. As such, we respectfully urge the Zoning Commission's approval of the modified PUD.

Sincerely,



Lionel Taylor  
Executive Director  
Harry Thomas Community Service Center



# North Capitol Main Street

Zoning Commission for  
The District of Columbia  
441 Fourth Street, N.W., Suite 210  
Washington, D.C. 20001

**RE: Letter of Support for NoMa West Residential I, LLC  
Zoning Commission Case No. 05-23A**

Dear Members of the Zoning Commission:

We are pleased to learn that NoMa West Residential I, LLC will honor the community benefits and amenities package profsiced in connection with the PUD approved for the 4.3 acre site at Eckington Place and Harry Thomas Way. The community benefits and amenities package includes, among other things, a contribution of \$25,000 to North Capitol Main Street, Inc. to assist with implementing work plans that will aid in the revitalization of a neighborhood business district on North Capitol Street between Rhode Island and New York Avenues, with initial emphasis being placed on the Eckington portion of North Capitol Street.

It is our understanding that the modified PUD will include approximately 600 dwelling units and a small park, consisting of approximately 4,300 square feet, which will open to the neighborhood for active and passive recreation. Also, the developer will construct an extension of Q Street from Eckington Place to Harry Thomas Way, and make a monetary contribution of \$55,000 to the District for a new connection to the Metropolitan Branch Trail.

The PUD and the developer's support of North Capitol Main Street, Inc. and other community organizations are critical to the continued enhancement of the Eckington neighborhood. As such, we respectfully urge the Zoning Commission's approval of the modified PUD.

Sincerely,

  
Patricia Ellis Mitchell  
President, North Capitol Main Street, Inc.

# Regional Addiction Prevention, Incorporated

1949 FOURTH STREET, NE ♦ WASHINGTON, DC 20002 ♦ TELEPHONE: 202.462.7500 ♦ FAX: 202.462.7507 ♦ EMAIL: RAPINC2@BELLATLANTIC.NET



Chancellor Williams  
Learning Center  
1957 FOURTH STREET, NE  
WASHINGTON, DC 20002

Zoning Commission for  
The District of Columbia  
441 Fourth Street, N.W., Suite 210  
Washington, D.C. 20001

RE: Letter of Support for NoMa West Residential I,  
LLC  
Zoning Commission Case No. 05-23A

Dear Members of the Zoning Commission:

Calvin W. Rolark Center  
1949 FOURTH STREET, NE  
WASHINGTON, DC 20002

We are pleased to learn that NoMa West Residential I, LLC will honor the community benefits and amenities package proffered in connection with the PUD approved for the 4.3 acre site at Eckington Place and Harry Thomas Way. The community benefits and amenities package includes, among other things, a contribution of \$5,000 to Regional Addiction Prevention, Inc. ("RAP") to fund a prevention and intervention outreach program for individuals who routinely congregate in the vicinity of North Capitol Street and Florida Avenue and may have a substance abuse problem or be at high risk for the development of one.

Bobby Karega Dukes Center  
3360 CENTER LANE  
LAUREL, MD 20707

Yetta W. Galiber House  
1949 FOURTH STREET, NE  
WASHINGTON, DC 20002

It is our understanding that the modified PUD will include approximately 600 dwelling units and a small park, consisting of approximately 4,300 square feet, which will open to the neighborhood for active and passive recreation. Also, the developer will construct an extension of Q Street from Eckington Place to Harry Thomas Way, and make a monetary contribution of \$55,000 to the District for a new connection to the Metropolitan Branch Trail.

The PUD and the developer's support of RAP and other community organizations are critical to the continued enhancement of the Eckington neighborhood. As such, we respectfully urge the Zoning Commission's approval of the modified PUD.

Sincerely,

Ronald Clark  
Chief Executive Officer  
Regional Addiction Prevention, Inc.