

January 30, 2008

Mr. Anthony Hood, Chair  
DC Zoning Commission  
441 4<sup>th</sup> Street NW  
Washington, DC 20001

**Re: Application No. 07-32  
1111 New Jersey Avenue SE**

Dear Mr. Hood and Members of the Commission:

At a duly noticed public meeting on January 14, 2008, a quorum being present (four members comprising a quorum), Advisory Neighborhood Commission 6D voted 7-0-0 to oppose the application of NJA Associates, LLC for support for a Capitol Gateway Zoning Overlay approval for an office development at 1111 New Jersey Avenue, SE.

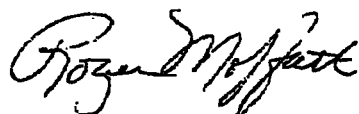
ANC 6D voted in opposition to this project previously when the Applicant went before the BZA for a special exception, and our opposition is now more resolute. The Applicant has been steadfast in insisting that because it is a matter of right project and explicitly asserted to the Commission that there is no obligation to provide any benefit to the community. While we understand that the Applicant may not be legally required to provide such benefits, the ANC believes that those taking advantage of the construction boom in Near Southeast/Southwest have an obligation to be a good neighbor and respond to the needs of the surrounding neighborhood.

We are particularly concerned about the New Jersey Avenue setback of the building, which will be substantial—and attractive—and will feature a double row of trees. However, our question as to whether there will be any public seating (such as that on M Street and New Jersey Avenue at the US Department of Transportation building across the street) or other amenity, we were told only that there would be room for café seating, one of many perfunctory and unsatisfying answers we received from the Applicant and his attorney.

We believe that it is incumbent on the Zoning Commission, as well as on developers, to make certain that stakeholders in the community derive some benefit from all this new growth beyond congested streets. It is for that reason and those stated above that ANC 6D opposes this application for approval of the project.

The ANC trusts that the Zoning Commission will give great weight to our concerns about this matter. Thank you for your consideration.

Sincerely,



Roger Moffatt  
Chair

ZONING COMMISSION  
District of Columbia

CASE NO. 07-32

EXHIBIT NO. 17 (for)

ZONING COMMISSION  
District of Columbia  
CASE NO. 07-32  
EXHIBIT NO. 17

**Advisory Neighborhood  
Commission 6D**

**FAX**  
RECEIVED  
D.C. OFFICE OF ZONING

2008 JAN 31 PM 4:28

**to:**

Name: Donna Hanousek  
FAX: 727-6072

**from:**

Roberta Weiner  
ANC 6D  
Phone: 202/554-1795  
FAX 202/554-1774

**Urgent  
For Review  
Please Comment  
Please Reply**

Date sent: January 31m 2008  
Time sent: 4:00 p.m.  
No. of pages (including cover) 2

**Message:** Attached is a letter relevant to Application No. 07-32, to be heard tonight.. I appreciate your patience with our bad behavior!.

Thanks so much.

Roberta