

Re: Z.C. Case No. 15-03

Dear Chairman Hood and Members of the Commission:

We have lived at 2524 13th St NW for more than 15 years. Our property shares the alley with the proposed ARIA project at 1309 - 1315 Clifton Street, NW. Besides the adjacent properties, our garage is probably the closest building to the rear of the proposed development.

We and our neighbors have been working through our ANC Commissioner, Mark Ranslem, and our ANC Planning Committee Chair to address some of our concerns with the project as initially proposed. Discussions over the last week with the developer have yielded a compromise about the building that we can support. It includes ARIA-funded efforts to green the alley and alley-facing building elevations, as well as building setbacks on portions of the fifth floor.

However our major concern with this project has been and still is the impact to safety and usability of our alley. It will add 45 cars, almost daily moving trucks, several daily delivery trucks and 80 bicycles to the alley traffic. As you all know we have a single-lane entrance and a dead-end alley. In response to these issues, ARIA has agreed to provide alternative access for the bicycles, avoiding the constricted alley. That is helpful, but not a solution. The true solution to the issues needs to come from DDOT. ARIA has also agreed to work with us to push for DDOT to listen to and address our concerns.

All of these changes are detailed in the attached Compromise Agreement with ARIA. We are prepared to support their plans with these additions.

Sincerely,

Tracey Meikle and Nicole van Gilder

2524 13th St NW