

September 10, 2015

Advisory Neighborhood Commission 6C
P.O. Box 77876
Washington, DC 20013-7787

Re: 315 H Street NE - Zoning Commission Case No. 15-07

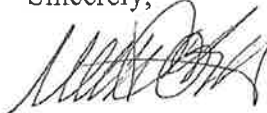
Ladies and Gentlemen:

Capital Place Homeowners Association (CPHOA) consists of 24 townhomes, a sizable courtyard and other common areas in the block bound by 3rd and 4th Streets NE and G and H Streets NE. All 24 homes have street addresses on 3rd Street NE. The proposed development of 315 H Street NE will share a boundary with our community all along the southern side of 315 H Street NE as well as a portion of its western side. The development of 315 H Street NE will have a major impact on our community.

We have reviewed the plans presented by MRP and engaged in discussions with their representatives. As part of its proposed community benefits package, MRP has offered to install certain improvements and upgrades to CPHOA's common areas and on 3rd Street NE in front of CPHOA. MRP has also committed to work with us on a Construction Management Plan to minimize disruption and damage to CPHOA. We appreciate MRP's willingness to meet with us and to address our concerns.

Based on the benefits MRP has committed to provide, and its commitment to communicate and work with CPHOA during final design and construction, CPHOA supports MRP's application to the Zoning Commission.

Sincerely,



Robert A. Foster
CPHOA Board Member

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