



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20004

Charles Allen
Councilmember - Ward 6

Committee Member
Business, Consumer and Regulatory Affairs
Education
Transportation and the Environment

March 7, 2016

Anthony J. Hood, Chairperson
D.C. Zoning Commission
441 4th Street, NW Suite 200S
Washington, DC 20001

RE: ZC16-01 Stadium District Lofts

Dear Chairperson Hood,

I join with ANC 6D in support of Zoning Commission Application No. 16-01, a project to build a new residential eight-unit building at 1542 1st Street, SW, in the Buzzard Point neighborhood.

The Applicant is requesting an area variance from the requirement for three on-site parking spaces along with Design Review under the Capitol Gateway Overlay District. I concur with ANC 6D that the requested relief will not be detrimental to the public good.

The Stadium District Loft's design approach aligns with the architecture of the surrounding neighborhood. The approach has a brick façade in the front and rear of the building that will ultimately be visible for generations. This also represents a cost-effective approach to the common walls on the north and south sides of the building, which will be covered by an adjacent development in the future.

This Applicant has made a significant effort to promote a walkable and bicycle-friendly city by providing both long-term bike storage in the building and bike racks on the street. I believe the Applicant's public space plan aligns with the District's vision and will return green space to the community.

I ask you to include this letter as part of the record and I hope you will consider these factors as you make your decision.

Sincerely,

Councilmember Charles Allen
Council of the District of Columbia, Ward 6