



District of Columbia Government
 Advisory Neighborhood Commission 6A
 Box 75115
 Washington, DC 20013



March 23, 2007

Zoning Commission
 c/o Office of Zoning
 One Judiciary Square
 441 4th Street NW, Suite 210S
 Washington, DC 20001

Re: ZC Case #06-34 (Comstock – PUD @ 1705-1729 East Capitol St, SE)

Dear Zoning Commissioners,

At a regularly scheduled and properly noticed public meeting on March 8, 2007, our Commission voted 7-0-0 (with 5 Commissioners required for a quorum) to provide this letter to seek party status in ZC Case #06-34.

Our Commission is seeking party status in this case because we are within 200 feet of the Planned Unit Developments along East Capitol St SE and will be significantly impacted by this development. Accordingly, we are concerned with the following issues in ZC Case No. 06-34:

- The applicant is proposing that a portion of the property be upzoned to R-5-B from R-4. We are concerned that the upzoning will increase the density will negatively impact surrounding community and exceed the existing infrastructure capacity for a residential neighborhood.
- The current plans indicate that only 11 of the planned units will be “affordable”. ANC6A strongly believes that affordable housing is a must and that the builder should allot 20% of the planned development as affordable units.
- The current renderings of the facade are inconsistent with the architectural vocabulary of the surrounding neighborhood. For example, Comstock is requesting a 50’ height, with the top floor of inconsistent and inappropriate material (appears to be stucco) contrasting unpleasantly with the brick veneer used on the first three floors. The cornice should be moved to the top of the structure. Beyond that, the utility structures on the roof are only sketched in. These elevator housings and other utilities would be an unpleasant contrast to the architectural vernacular of beautiful historic Capitol Hill.
- The value of community amenities is meager compared to over 35,000 additional square feet that the developer is seeking from the upzoning and PUD. ANC 6A estimates that the value to the developer is over 9 million dollars, while the value of the community amenities is around meager 15,000 dollars. The developer must increase the amenities package for the entire community.

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 CASE NO. 06-34
 EXHIBIT NO. 31
 CASE NO. 06-34
 EXHIBIT NO. 37



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Please be advised that the following team of people is authorized to act on behalf of ANC6A for the purposes of this case: Commissioner Stephanie Nixon (202-222-8570), Dana Wyckoff, Brit Wyckoff, Linda Whitted, and officers of the Commission.

On behalf of the Commission,

A handwritten signature in black ink that reads "Joseph Fengler".

Joseph Fengler
Chair

cc: Esther Bushman, Esq., General Counsel, Office of Zoning
Maxine Brown-Roberts, Office of Planning
Julie Olson, Chair, ANC 6B
Francis Campbell, ANC 6B Planning and Zoning Chair
Antonette Russell, ANC 6B09
Gary Peterson, Capitol Hill Restoration Society, Zoning Chair
Holland & Knight, LLP
Pastor Lucius Dalton, Mt Moriah Baptist Church



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