

TAB C

April 22, 2016

Mr. Alexander Padro, Vice Chair
ANC 6E
875 N Street NW
Washington, DC 20001

Mr. Stephen Mordfin
Office of Planning
Suite 650 East
1100 4th Street SW
Washington, DC 20024

Mr. Brendan Meyer
Historic Preservation Review Board
Suite 650 East
1100 4th Street SW
Washington, DC 20024

Ms. Marnique Y. Heath, Chairperson
DC Office of Zoning
Board of Zoning Adjustments
Suite 200 South
441 4th Street NW
Washington, DC 20001

RE: 1612 7th Street NW LP development proposal for 1612-1616 7th Street NW

Dear Sirs and Madam:

The Central Shaw Neighborhood Association (the Association) is dedicated to maintaining a safe, clean, and beautiful neighborhood. The Association is incorporated under the laws of the District of Columbia. Thank you for considering our views.

The referenced project was presented to the Association on March 21, 2016. Present were the development team including the owner, PGN Architects, and Meridith Moldenhauer, land use attorney. There were approximately 20 members of the Association present. The discussion lasted about 45 minutes. Over the following weeks, the developer engaged with members of the Association and nearby neighbors in response to multiple questions and concerns.

At the next Neighborhood Association meeting on April 18, 2016, the project was again discussed. The developer and approximately 20 members of the Association were present. The attached motion was considered and passed unanimously. In accordance with such motion, this letter conveys the Association's support for this project, contingent on the following conditions agreed to by the Association membership and the developer:

1. The developer proposes a 8 unit residential property not to exceed a height of approximately 38 feet excluding penthouse, with indoor retail space fronting 7th Street, reasonably consistent with renderings presented to the Association.
2. The ground floor will be set back five feet from the Eastern edge of the alley.
3. The rear façade will be made of lighter tone brick or stucco
4. The building will have 2 enclosed compact car parking spaces.
5. Trash will be securely contained inside the building.

6. Terraces will be for residential use only, except possible commercial use only on a portion of the 3rd floor terrace facing 7th Street, the entirety of such commercial use having no line of sight to the West.
7. Security cameras will be installed in the rear of the building facing in both directions in the alley, the recordings of which will be made available to law enforcement, and where feasible, neighboring residents.
8. Down-facing lights will be installed at the rear façade.
9. Commercial lessees with food uses will be required to provide continuous rat abatement services at the rear of the building, or if there are no food use tenants, such services will be provided by building owner for at least 4 years.
10. The building owner will support efforts by the neighborhood to improve the surface and the drainage in the alley.
11. The building owner will make financial contributions or provide physical improvements to any neighborhood beautification projects that exist or come into existence during the next 4 years (or longer if developer continues as owners), such as plantings in tree boxes, hanging pots that contain plantings, contributions toward a mural or otherwise.
12. The alley will remain reasonably clear during construction and the developer will be responsive to neighbors' concerns.

The Association welcomes investment in Shaw and efforts to beautify this neighborhood. Should you have any questions, please email me at bpeters@gmail.com or Lesly Weber at leslyw@gmail.com.

Sincerely,

A handwritten signature in black ink, appearing to read "B. Peters". The signature is fluid and cursive, with the first name "B." and the last name "Peters" written in a single continuous stroke.

Brian Peters
President
Central Shaw Neighborhood Association

Central Shaw Neighborhood Association

April 18th 2016

Motion Regarding Development Proposal for 1612-1616 7th Street NW

On passage: Passed Unanimously

"The Central Shaw Neighborhood Association supports the proposed development at 1612-1616 7th Street NW, and will communicate such support to ANC6E, the DC Office of Zoning, the Board of Zoning Adjustment, and the Historic Preservation Review Board, making clear that such support is contingent on the following:

1. The developer proposes a 8 unit residential property not to exceed a height of approximately 38 feet excluding penthouse, with indoor retail space fronting 7th Street, reasonably consistent with renderings presented to the Association.
2. The ground floor will be set back five feet from the Eastern edge of the alley.
3. The rear façade will be made of lighter tone brick or stucco
4. The building will have 2 enclosed compact car parking spaces.
5. Trash will be securely contained inside the building.
6. Terraces will be for residential use only, except possible commercial use only on a portion of the 3rd floor terrace facing 7th Street, the entirety of such commercial use having no line of sight to the West.
7. Security cameras will be installed in the rear of the building facing in both directions in the alley, the recordings of which will be made available to law enforcement, and where feasible, neighboring residents.
8. Down-facing lights will be installed at the rear façade.
9. Commercial lessees with food uses will be required to provide continuous rat abatement services at the rear of the building, or if there are no food use tenants, such services will be provided by building owner for at least 4 years.
10. The building owner will support efforts by the neighborhood to improve the surface and the drainage in the alley.
11. The building owner will make financial contributions or provide physical improvements to any neighborhood beautification projects that exist or come into existence during the next 4 years (or longer if developer continues as owners), such as plantings in tree boxes, hanging pots that contain plantings, contributions toward a mural or otherwise.
12. The alley will remain reasonably clear during construction and the developer will be responsive to neighbors' concerns."