



April 23, 2018

District of Columbia Zoning Commission
441 4th St NW #200
Washington, DC 20001

To Whom It May Concern:

As President of Van Ness Main Street, I am writing in support of renovating 4250 Connecticut Avenue, NW by the owner Bernstein Management to attract new retail to Van Ness. Van Ness Main Street is a non-profit organization of community residents, businesses, property owners and cultural institutions including UDC and WAMU and dedicated to improving the Van Ness commercial corridor.

We are encouraged by Bernstein's improvements to attract quality retail tenants, such as re-glazing the building, improving the retail store fronts, and the many improvements to the walkable areas around the building. These include new landscaping and seating areas at the edge of its property and within the courtyard area and creating an open and inviting walkway to its internal courtyard and the rear of the building.

We also applaud Bernstein Management for sharing their plans with the community and being open to community input. Most recent examples of this are their willingness to try to accommodate requests to enhance walkability and sustainability, to make improvements to tree boxes along Connecticut Avenue, and to provide pervious pavers which will contribute to the environmental improvements identified as needed by the Office of Planning in the Shades of Green Report.

We agree with Bernstein that the (approximately) 40 space, street level parking area that was originally a Kiss and Ride parking lot and was long ago abandoned by WMATA should be used for retail parking. The lot was at one time used to serve building retail. When Fannie Mae leased the upper floors of the building, they converted the lot to office parking. Additionally, Kiss and Ride spaces provided in the driveway that loops around the rear of the building would be beneficial to traffic flow and safety on Connecticut Avenue. Thus, the community benefits both by enhancing access to Metro and the environment to attract quality retailers with convenient customer parking.

Van Ness Main Street sees Bernstein Management as an important partner in creating a vibrant, beautiful and walkable commercial corridor at Van Ness.

Sincerely,

A handwritten signature in blue ink that reads 'Marlene Berlin'.

Marlene Berlin
President

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