

March 11, 2016

Anthony Hood, Chairman  
D.C. Zoning Commission  
441 4th Street, NW, Suite 210  
Washington, DC 20001

**Re: Zoning Commission Case No. 15-15 – Consolidated Planned Unit Development and Zoning Map Amendment for 1611-1625 Eckington Place, NE (Lot 805, also known as Lots 2001-2004, Square 3576) and 1500 Harry Thomas Way, NE (Lot 814, Square 3576) (the “Property”) – Letter of Support for Project**

Dear Chairman Hood and Members of the Zoning Commission:

I, the owner of the property at 62 Randolph Pl NW, hereby submit a letter in support of the application for a consolidated planned unit development and a Zoning Map amendment in the above-captioned case by JBG/Boundary 1500 Harry Thomas Way, L.L.C. and JBG/Boundary Eckington Place, L.L.C. (the “Applicant”).

The Applicant’s application would rezone the Property from C-M-1 to CR while allowing for a more flexible design approach. The rezoning and PUD would allow for the construction of residential to go alongside active, innovative retail and commercial uses on a site that has long been underutilized.

As the project’s neighbor, I commend the Applicant on its outreach to the community. The Applicant has been proactive in its communications with neighbors, has been meeting with the adjacent homeowners and residents, particularly along R Street for many months, and has solicited feedback from community groups. Perhaps most importantly, the Applicant has integrated community and neighbor feedback into its proposal.

The proposed project fits with the neighborhood and is right-sized for this location. The project sensitively designs the proposal’s height and massing to fit within the pattern of development within the neighborhood while simultaneously integrating aesthetic elements from its surroundings. The project locates its primary height at its northeast corner, where a 102 foot building is located adjacent to the CubeSmart building. The Project’s remaining three buildings are proposed for a height of 75 feet, 15 feet below the matter of right height in the underlying zone. Such heights are conducive for assimilating the project into the existing neighborhood while delivering a suitable amount of residential space at a transit oriented site. The result is that the proposal is a sensitively designed urban infill project.

Further, the design itself caters to the wishes of the surrounding community and furthers the goals of connecting the Eckington neighborhood as it continues Quincy Place mid block cut-through. Such accessway allows the project to break down both the size of the block and the

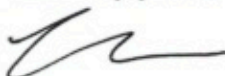
massing of the buildings themselves, while adding another option for pedestrians to reach their intended destination.

The project will bring a significant degree of affordable units to the neighborhood, in an area where there are currently no residents and, in fact, residential is not even allowed. Studies have shown that mixed-income housing reduces crime rates, which is a larger, citywide problem that this project will help to resolve, even if for just this community. The project will provide a place where current residents can walk to for dining out, shopping, etc., that won't require crossing the busy streets of New York and Florida Ave to NOMA or Union Market. Utilizing this lot for the ground-floor retail as proposed will raise home values in the neighborhood, which ultimately contributes to the local economy. Taking a look at Bloomingdale, Shaw, NOMA – these neighborhoods all have a centralized retail location that they benefit from, and those neighborhoods are thriving. Eckington is currently without something like this, and this is exactly why I think a project like this will benefit this community and the District of Columbia.

Accordingly, I support the Applicant's application for PUD and Zoning Map amendment approval and the project.

Thank you for your consideration of my letter.

Sincerely yours,



MATT MILLER

62 RANDOLPH PL NW  
WASHINGTON, DC 20001