

229 R Street NE
Washington, DC 20002

April 21, 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:

As the owner of a rowhome at 229 R Street NE, 20 feet north of the Property, I express my 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”).

I highlight the following positive aspects of the Project for your consideration:

- The Applicant proposes nearly 700 residential units on the Property, which benefits the District of Columbia as a whole by increasing overall housing stock.
- The proposed Project includes a greater than typical percentage of two and three bedroom housing units, which will help maintain Eckington as a neighborhood accessible to and appropriate for families.
- The proposed Project includes affordable housing, which helps to address the shortage of available affordable housing throughout the city as well as preserve the economic diversity of Eckington residents.
- The Applicant proposes the addition of retail to the southern portion of Eckington in which community-serving commercial entities are currently nearly absent.
- The Applicant demonstrates a commitment to sustainable design elements, which will reduce the environmental impacts of such a large-scale project on the existing community.
- The proposed Project will necessarily lead to improved streetscapes along Harry Thomas Way and Eckington Place at the conclusion of the construction phase.
- The proposed Project will improve east-west connectivity in the southern portion of Eckington at the conclusion of the construction phase.
- The Applicant proposes an appropriate density for a Project in close proximity to the NoMa-Gallaudet University Metrorail Station.
- The Applicant has worked with the owners of the Gale, immediately to the south of the Property, to share loading and garage entry, thereby reducing some of the traffic burdens on the surrounding R-4 zoned residential neighbors.

- The Applicant has been collaborating with the neighbors residing on the 200 block of R Street NE on a construction management agreement, to be submitted as part of the application, that addresses potential property damage and quality of life issues.
- The Applicant has made a diligent effort to inform and engage residents of the neighborhood.

I will provide a more detailed description of what I perceive as the Project's benefits in concert with my Party Status Request. In the meantime, I thank you for your consideration of the positive aspects of the Project outlined above.

Sincerely,



Jennifer Nieratko

cc: JBG/Boundary