

CAPITOL OVERLOOK CONDOMINIUM ASSOCIATION

211 – 221 R Street NE, Washington, DC 20002

2015 BOARD of DIRECTORS

Mike Aiello, José Malan, Quinta Martin, and Jim Redington

April 21, 2016

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

Letter of Support for 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”)

Dear Chairman Hood and Members of the Zoning Commission:

On behalf of the Capital Overlook Condominium Association Phase I (“The Association”), the property owners of 211 – 221 R Street NE, the undersigned hereby submit a letter in support of the application for a consolidated planned unit development (PUD) and a Zoning amendment in the above captioned case of 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 M to CR allowing for a design approach that incorporates residential and retail on the southern border of our property.

The Applicant has been proactive in its communications with the members of our Association, the adjacent home owners, and residents along the 200 Block of R Street for many months. Most importantly, the Applicant has integrated The Association’s feedback into its newest proposal. Modifications of the originally submitted plans include: widening the shared alley by 2 feet, relocating the parking entrance and loading dock to the East end of the shared alley, setting back the 6th & 7th floors to allow direct sun to our property every day of the year, and working with The Gale for shared loading facilities. We recognize and applaud The Applicant efforts in these modifications as they further the goal of incorporating the project into the Eckington neighborhood.

The Applicant has also solicited feedback from the Eckington Civic Association and 5E03 Advisory Neighborhood Commission, both groups that represent our constituency. With their feedback, the Applicant proposes a series of benefits to our community (and the District of Columbia) that will bring a significant degree of affordable housing units and much needed and desired retail to the neighborhood.

Accordingly, we support the Applicant’s application for PUD and Zoning amendment approval for the project.

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Sincerely yours,

DocuSigned by:

Michael Aiello

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Michael Aiello, Board President

DocuSigned by:

Quinta A Martin

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Quinta A. Martin, Board Secretary