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October 26, 2012

Lloyd Jordan, Chairperson
DC Board of Zoning Adjustment
Office of Zoning
441 4th Street, NW Suite 200 South
Washington, DC 20001

RE: Application for Special Exception Relief for Property Located at Georgetown Park
Mall (Square 1200, Lot 868)
Case No. 18486

Dear Mr. Jordan:

I am a resident of Georgetown Park Condominiums (GPC). I heard about the proposal of installing a bowling alley and restaurant at the Georgetown Park Mall and would like to express my serious concerns if such application is granted to move ahead.

I echo the concerns as my neighbors raised about the noise level, the food odors and the increasing traffic at nights associated with such a proposal. In addition, I would like to raise a few others as following for you and your Board's consideration on this matter:

- 1) DC municipal regulations have no sound level limit for indoor noise
DC municipal government does have regulations to limit sound level either to commercial or residential areas, but for whatever reason, the limits only apply to outdoor. Put aside how much the regulations will have control over random noisiness on the street created by this business or its patrons, my concern is, once the bowling alley is built, it will leave us no remedy at all if suffering from the noise generated from the business or its patrons inside the basement because of the lack of regulation from DC municipal government. Consequently, your Board decision on this matter will directly affect our quality of life going forward.
- 2) Increased concern on safety
As a single career woman, I have a genuine concern about the safety at nights when coming home late from work (which are quite often) if such bowling alley is built right underneath my home and operates late at night to 1 or 2am. It will be out of our control on how the bowling business patrons behave (including how much they will drink). Having this proposal moving forward, it will increase the uncertainty on safety in this neighborhood and I sincerely

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hope safety of this neighborhood is also a factor your Board will consider when making decision.

3) Following rules and regulations is good but sometimes not enough

We are living in an area surrounded by historic buildings. As the resident of GPC, we are proud and would love to preserve the historic atmosphere of this neighborhood. We love to see our neighborhood change for the good. Waterfront renovation could be a good example.

Vornado claims its application following rules and regulations. However, what does bowling business bring to Georgetown? From the people I talked to in our neighborhood, everyone was astonished when hearing abt this news. If Vornado is a community/socially responsible company, we(GPC residents, who are mostly affected by this proposal) should have been consulted awhile ago before they submitted this application, instead, we heard about it from public resource just this week, not to mention they purposely downplay the bowling business in the application and picture the restaurant associated with bowling games as high-end gourmet type.

Even it's true that bowling is the smaller portion of business, it is still a 12-lane bowling proposal right under our homes and even sound proof is envisioned, no one will know for sure how noisy and the vibration it will bring and how much odors from the restaurant until the business operates.

What Vornado doing is proven to us that the only thing they care about is to make money from this location, nothing else. However, as mentioned above, if the proposal gets granted and our concerns turn out to be real, the damage will be irreversible and we will be the ones suffering.

Having said this, I would really appreciate much the Zoning Board taking into consideration of our concerns and to make a decision not only in favor of us for the peace we deserve but also sth. good for the community.

Best regards,



Rebecca Xie