

My name is Wesley Geoffrey Phillips, co-owner of Unit 303 at 1010 Massachusetts Ave., NW, Washington, DC 20001.

I am very really concerned about how both construction and the new building itself will impact our ability to access our parking garage. In reviewing the architectural drawings, there appears to be no parking space for the garage. How will guest vehicles be parked? If they will be parked at the nearby Marriott Marquis, this will generate substantial additional traffic circling the block and going east-bound to get to the Marquis' garage. If there is underground parking, there will be an immense amount of traffic generated in the limited alley space of this block between 1010 Mass, CATO Institute, the new hotel, and the Hostel (currently, many people parking or stop illegally in the alley or in front of the hostel to pick-up/drop-off visitors, blocking access to the 1010 Mass parking garage from one direction).

Another concern is the placement of loading docks and trash collection. Currently, the alley the new hotel would use already is busy with traffic for 1010Mass, the CATO Institute, and the Youth Hostel...residents, employees, visitors and the like will be using the alley between 1010Mass and the new hotel. In addition, we'll have trash collection, moving vans, construction vehicles and the like moving in the alley. I am concerned that access will be severely restricted to our parking and building, and will create a dangerous situation in terms of vehicle accidents and pedestrian injuries as people walk into/out of the alley between 1010Mass and the hotel and hostel, while dodging all the traffic that will run through this alley.

Already, we get trapped by alley traffic with garbage collection, moving vans, service trucks...and have a hard time because people illegally park in front of the hostel and sometimes block alley access. When we have a 200-room hotel with dining, bar, and event space AND dumpsters facing the alley, we only can foresee ourselves getting blocked / trapped trying to get into the alley, into the garage or out of the garage. Are there plans to make the alley one-way to encourage improved traffic flow?

Of course there will be construction debris and noise. Do we have any certifications from the developer as to when trucks will arrive, work will start/stop, how debris will be handled? How will parking be handled for the construction crews? (I work for a construction company, so I know this can be a pain for both the construction company and project neighbors). What times will construction deliveries occur? When will debris be removed? (This should happen in OFF-PEAK hours). What will the developer do to minimize noise and dust?

I can see a lot of potential in this development, and yet (as an owner) would appreciate the courtesy of clarification on these important matters. This will, after all, impact all the businesses and residents (including hostel visitors) in the surrounding area.

Thank you in advance for adding my inquiry to the file. My work schedule prevents me from attending the zoning hearing, and the DC Zoning website gave a javascript error when I tried to upload my comments.