

October 5, 2015

Dear Zoning Commission,

I am writing to express my views regarding the Adams Morgan Hotel project as a resident of Adams Morgan and as a supporting participant with Adams Morgan Neighbors for Action. I live nearby the hotel site and frequent that area of Adams Morgan on my way to other areas and to shop and dine.

My general concern is that I feel the project is incompatible with the residential community it adjoins. The hotel will increase noise and congestion in this residential neighborhood. The hotel will increase the stress on infrastructure and increase traffic congestion which will reduce public safety. In other areas of the US, such as New York City, hotel development is changing the character of many neighborhoods while competing against other key land use priorities, such as affordable housing.

If the Zoning Commission feels that this hotel is absolutely essential, however, it should be constructed and operated in a way that is more compatible with a residential area. A buffer zone around the hotel and other measures should be considered to mitigate traffic and noise impacts outlined below:

Noise: Construction of the proposed projects would generate noise due to operation of heavy machinery and equipment. The project sites are surrounded by noise sensitive residential uses.

Traffic: Operation of the proposed projects would involve the delivery of goods to support hotel and ground-floor restaurant and retail uses. The hotel will result in additional construction traffic in the project vicinity. Traffic detours in the public right-of-way could occur as a result of project construction. In addition, traffic associated with construction activities on the surrounding arterials would increase and could potentially affect existing traffic flow.

Please consider these comments from the perspective of an Adams Morgan resident.

Sincerely,



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