

Cochran, Patricia (DCOZ)

From: Joseph Nicynski <jnicynski@me.com>
Sent: Tuesday, March 6, 2018 2:34 PM
To: DCOZ - BZA Submissions (DCOZ)
Subject: CASE NUMBER 19705, CASE NAME Madison Investments, LLC
Attachments: DDOT Letter copy.pdf; Letter to BZA regarding Madison Project.docx.pdf

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Hi BZA,

My name is Joseph Nicynski a resident on W St NW. I write to you as a voice of opposition to the new development at the site of Martha's Table on the 14th St NW block between V St & W St NW.

I am vehemently opposed to any of the exceptions Madison is proposing that will negatively impact the neighborhood. These exceptions include; height exceptions, a decrease in step back from the, and a cut to the curb in order to locate the garage exit/entrance on W St NW. These exceptions all negatively impact the residents nearby. My largest concerns are with the garage exit/entrance being located on W St NW. This is already a high traffic street with a bike lane, this would now pose problems beyond increase traffic, but a danger to cyclists. The entrance to the lobby of the building would also be located on 14th St NW. With a building proposing upwards of 270 units, surely there would be an increase in taxi and ride share services. The likely outcome would be more vehicles double parked on 14th blocking traffic and or bike lanes.

At a meeting hosted by Madison on January 21st 2018 the garage entrance/exit to the building was discussed. The developer shared their reasoning and received pushback from several residents of the neighborhood on it being located on W ST NW. During this section of the meeting I asked proposed the location of the garage entrance/exit be located in the middle of the alley allowing for access to the garage from 15th St, V St, & W St NW. Both the the team member from Madison who was part of the engineering/design team for the building and the legal council for Madison shared that this was something they had not thought about. As an individual with no engineering/architecture background I found it hard to believe this had not been discussed by Madison, and found there to be a potential lack of honesty in the answer. Madison then moved on to discussing how there would be 75-80 parking spaces in the building then their legal council broke down the number of spaces totaling to 62 (41 residential, 15 commercial, office 2, art 4). Again, this gave me concern as to the honesty and transparency Madison was offering at the meeting. Throughout the meeting on several occasions the team at Madison and their legal council used the term "whatever makes most economical sense." This leads me to believe that they have not truly taken in to account the impact on the neighborhood and even done the studies to understand the impact. One resident asked a question about whether or not Madison had done a "traffic study" which would be required by DDOT in order to cut/change the curb in order to have a garage, and Madison shared they had not.

I implore you to take in to account the residents of the neighborhood, the impact these exceptions would have on the overall community, and the potential lack of integrity and trust Madison led with at the community meeting they hosted.

Attached is the letter I uploaded to IZIS and the BZA letter addressed to you all.

Thank you for your time.

Board of Zoning Adjustment
District of Columbia
CASE NO.19705
EXHIBIT NO.77

Best,

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