

Mr. Marcou,

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 though 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.

What I understand, in a nutshell:

The Martha's Table Development will occupy nearly the entire 14th Street facing side of the block, nearly the entire alley facing side of the block, abut Provision 14, and occupy only a small footprint of the W St. facing side of the block. That small footprint along W Street is located between 14th & 15th St. - a purely residential, single traffic lane street flanked by parking on either side. It is also major thoroughfare for ambulances, fire trucks and cop cars to cut quickly across 14th Street from their stations a few blocks away.

Madison's decision to position the access to the parking garage on the W Street side will significantly impact the neighboring residents in the following ways:

- Madison has hopes to develop retail space in the alley spanning the rear of the building into a more pedestrian friendly and commercial area, and am absolutely in favor of such changes. With that being said, that alley is a cut-through for neighbors to move through the area while searching for parking, it will remain a cut-through no matter how the alley is developed, and all recycling/trash pickup will occur down said alley as well. Those alleys between V Street and W Street will continue to be used as short cuts from U St, 15th Street, and Florida, and for those seeking MTD garage access will cut onto the tight corner of W Street just before the garage access, creating even more of a logjam on W Street, just before the traffic light at 14th.
- Absolutely 100% of the Martha's Table Development traffic seeking access to the parking garage will be funneled onto W Street. This influx will significantly increase the traffic on the one-way, single lane street, as well as cause traffic slow downs and stops on the street from MTD residents waiting to gain entry and exit from the deck, and from cars turning onto W St from the alleys on the block. The influx of cars turning onto W St from 15th St. and from cars pulling out of alleys along W St and in front of those cars waiting to move through the light at 14th will create a logjam, and many unhappy neighbors.
- Garage gates can be very noisy. As can be angry drivers laying on their horns when they move only a car length before the light changes back to red. I fear loss of precious sleep. This may not be the most compelling argument to a person financially benefiting from the decision to position the garage on W St, but one that I'd like to mention as I can already hear the incessant 'honks' in my nightmares.

Alternative Solutions

- Locate the garage entrance/exit in the middle of the alley with access from and the ability to exit to 15th St, V St, & W St NW.;
- Locate the garage entrance/exit on 14th St NW. There are currently 4 lanes of traffic, with additional buffer room with a parking and bike lane.

As a board member of the Lumen Condominium I vehemently oppose the exceptions and changes listed in the above message and ask that you take in to account what I have shared. These are thoughts and feelings shared with residents in and around our building.

Thank you for your time and consideration in this matter.

Best,

Joseph Nicynski
Board Member, Lumen Condominium
1405 W St NW
jnicynski@me.com
781.385.9266