

February 12, 2018

From: Concerned Neighbors (*See list of signatures below*)

To: Advisory Neighborhood Commission, Board of Zoning Adjustment, and the Historical Preservation Review Board

Re: Opposition of Madison Investments, LLC proposed redevelopment of the parcel of land located on 14th Street, NW between V and W streets, NW (Square 203, Lots 96, 809, 10 and 1) (hereinafter referred to as the "Martha's Table Space" or "proposed project") BZA case number 19705.

I. Overview

We ask the Advisory Neighborhood Commission, Board of Zoning Adjustment and the Historical Preservation Review Board to carefully consider our request that the proposed project by Madison Investments, LLC ("Madison") be adjusted to the following:

- A six story building (five stories with a penthouse level)
- The project should be stepped down, or reduced in size as the elevation decreases to account for the change in elevation between W down to V streets.
- The proposed number of parking spots is ok if Madison agrees to reduce the scale of the project
- Move all common areas from the 14th street side of the project to the rear of the project along the alley way to minimize potential noise impacts on the least number of individuals

Our review of the project and comments in this letter are based on Madison's proposal, filed by Madison with the Board of Zoning Adjustment, as of February 12, 2018. We understand that Madison has proposed to change certain aspects of this project which we have not had a chance to review or provide comment on as of the date of this letter.

II. The scale of the project should be reduced

According to Madison's plans to redevelop the Martha's Table space, Madison is proposing to build a 9 story building (8 stories and a penthouse) that mainly contains residential units and a small amount of office space. This means the proposed project will be similar in height to the Reeves center (located to the south of the project), 3 stories taller than the Lumen condominium building (located to the north of the building) and 5 stories taller than the apartment buildings located to the west of the project. Additionally, the scale of the proposed project will be the largest building on that entire block located between 14th and 15th Streets, NW, and W and V Streets, NW. The large scale and size of the proposed development project we feel will have negative impacts on our neighborhood.

For example, there is an influx of large, high end apartment rentals in the U Street neighborhood creating an oversaturation of housing in the area, leaving vacancies at almost all of the rental buildings

in the neighborhood. Building a project, the size of the Reeves center will have a negative disruption on our residential neighborhood for years, leading to potentially decreased values in home prices during construction (as no one wants to live next to a construction site), impacts on traffic to accommodate construction (lane closures on 14th street for large pieces of equipment), and a significant increase of traffic on 14th, W and V Streets, NW after completion of the project. Not to mention the proposed project contains multiple historic structures that will not be protected by merely preserving the façade of the structure and adding a nine story apartment building on top of them.

A. Madison seems to be acting in bad faith by selecting the W Street side of the proposed project (the highest elevation grade) to measure the zoning height requirements of the project

Additionally, Madison Investments seems to be acting in bad faith by selecting the side of the building (W street) with the highest elevation grade to measure the zoning height requirements of the project. The site of the proposed project is on a hill, that decreases in elevation from W to V streets. The proposed project does not reduce in height to account for the slope of the hill. The height of the project seems to exceed the height requirements in the DC zoning laws for the Arts 3 district on the V street side. Other projects that have been built on 14th street, north of the proposed project, are reduced in height to match the decrease in elevation on 14th street. We recommend that Madison's project also be reduced in height to match the decrease in elevation along 14th street.

Additionally, the land where the proposed project will be built is composed of four separate lots (Lots 96, 809, 10 and 1). Madison views these four lots as one parcel and selected the side of the parcel with the highest elevation to take measurements to comply with the Arts 3 height restrictions (which Madison does not meet). We believe Madison should be required to comply with the Arts 3 height restrictions for each of these four lots and should not be allowed to select the side of the building with the highest elevation grade to measure for compliance with Arts 3 zoning height restrictions.

B. Madison's proposal to include 10 low income residential units in the building should not enable them to build a building above the 65-foot limit under the Arts 3 zoning laws

Madison's project includes 10 low income residential units. It's our understanding that if a proposed development project in the Arts 3 zone includes low income residential units, developers can increase the scale of the project. It's our understanding that if a project did not include low income housing units the project could only be built to 65 feet in scale. We have concern that this creates a loop hole for developers to propose projects that include low income housing so they can build larger buildings, but there is nothing to ensure that the project will actually have low income housing units in it once it is built. Without the inclusion of the low income housing units in the proposed project, Madison would be required to reduce the scale of the project to 65 feet.

C. Madison's request for several exemptions to the zoning laws should be denied to reduce the scale of the project

We are not zoning experts and do not fully understand all of the relief Madison is asking for to build the project. However, we do understand that Madison needs their request for an exemption to the requirements of the Arts 3 zoning laws to be granted in order to build a 9 story building (8 floors and

a penthouse). If the relief is not granted, it's our understanding that this will require Madison to reduce the number of floors or scale of the project. Again, we request that you deny Madison's request for several exemptions to the DC zoning laws and required Madison to reduce the scale of the project.

III. The proposed number of parking spots is acceptable if Madison agrees to reduce the scale of the project

At its current scale, the project does not provide enough parking spaces to adequately accommodate the potential residents of the building and all of the visitors to the retail spaces proposed. We believe that 75-80 parking spots are acceptable, if Madison reduces the height of the building and thus the number of residential units to six floors (five stories plus a penthouse level).

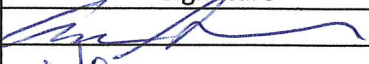

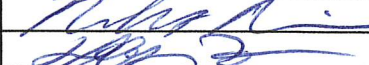
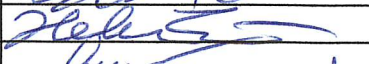

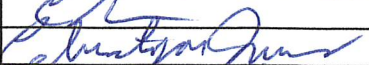

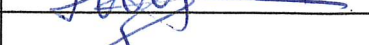




IV. All proposed common areas should be moved the alley side of the project

Madison has proposed a number of outdoor communal spaces including two roof decks and an open air space on the third level above the historic garage. Currently, the roof decks are on the 14th street side of the proposed project. We recommend that Madison move these common spaces to the western side of the project (the alley side) to reduce impacts on the greatest number of people that could be impacted. The buildings on the western side of the project towards V Street are not residential buildings. Moving common spaces to this side of the building will limit potential noise and privacy issues for individuals that live across the street from the project on either W street or 14th streets.

V. Conclusion

As residents who live in the neighborhood we request careful consideration of our concerns. We have a vested interest in preserving the few remaining blocks in our neighborhood that have not been redeveloped. This neighborhood is our home, and we advocate for development of these areas in a way that preserves the historic character of our neighborhood. We do not oppose development of the Martha's Table Space, but encourage development that is in the proper scale to reduce impacts to the existing neighborhood. We ask that you not provide the relief requested by Madison to construct the proposed project and that you require Madison to reduce the scale of the building.

Thank you for your careful consideration of these concerns.

Name	Address (or building name)	Signature
ANNE SHOEMAKER	UNION ROW	
HOWARD RODKIN	UNION ROW #613	
NATHAN POLLARD	Union Row 306	
ROBERT BALDWIN	" " 915	
Jeffrey East	Union Row 305	
Helen Eisner	Union Row 416	
Amela Pradipat	Union Row 522	
Cristina Saramillo	Union Row 214	
CHRIS BARCOCK	Union Row 714	
Chris Janson	Union Row 616	
Elisabeth Marlowe	Union Row 309	
Terrance Horner, Jr.	Union Row 353	
Pablo Echeverri	Union Row 411	

Name	Address (or building name)	Signature
GEORGE LAPOSTOL	910	
Trans White	622	
Kirstin Lawton	215 W	
Brian Peres	215 W	
John Noble	324 W	
Heath Nesh	324 W	
Camila Payan	725 Union Row	
DIANA WANG	511	
Archunee Pan	506	
DIANA WANG	508	
PAMELA LAMOREAUX	328	
Andrew Tierney	528	
JOSHUA ROLAND	328 W	
Mike Schwartz	908	
EVIL MCMURRAY	312	
David B Edwards	230	
Rachel Ramoni	724	
CHRISTOPHER FOX	809	
GAIL KAN	102 W	
Aaron McCue	402	
JOHN PRICE	714	
Jazet Harrell	201	
Steven Perez	311 W	
JOSEPH SIMONS	615	
Will Ather-Lloyd	529	
JAMES TSAI	210 W	
Ashley Moss	327	
Jessie Hallman	117	
Kelly Rzeadzien	204	
LORENZO CALTAGIRONE	814	
Brenda Shinner	708	
AMON GOLDBERG	224	
DENISE DIAS	101 W	
Eric Krivichy	310 W	
Lauren Marsh	316 W	
J. Tendler	312	
Philip Dean Walker	509	
Sarah Amick	706	
Laila Babalva	520	
Kenji KIMURA	206	
Yuka Kimura	206	
Melissa L Green	106 W	
ARIEL FISZBEIN	308 W	
SAUDRA COHEN	308 W	
TROY MISTKIMUS	525	

Name	Address (or building name)	Signature
Juriah Punabandoh R.Nat	2125 14th St NW #612	
SAMY KUNDU Diana Reedle	2125 14th St NW #612 2125 14th St NW - 612	SK Diana Reedle
CARL MENNINGER	2125 14th St NW #900	
ALEX DUMORTIER	2125 14th St NW #601	A. Dumortier
J. Patrick McIlvaine	2125 14th St NW #618	
NILANTHA LEONARD	2125 14th St NW #433	
Ali Akhlaghi	2125 14th St NW #319	Ali Akhlaghi
Jesse Deligdish	Union row #325	Jesse D
Emily Cohen	Union row #719	
CICIE SATTAMILASKAN	2125 14th St NW	
John QuattHebraum	2125 14th St NW #906 WDC	John QuattHebraum
Carlos Uriarte	2125 14th St NW #517	
ZULFIAN BAKAR	2125 14th St NW #808	Zulfiyan Bakar
Lashelle Randhree	711 + 429 Union row	Lashelle Randhree
Math McFarland	219 Union row	on behalf of
Lalit Gupta	704 Union row	these Union row
Catherine Reynolds	615 the Flats	owners
Michael Hahn	430 the Flats	
ISIS Badkwi	511 Union row	
Doug + Yuko Carey	210 the Flats	
Yoon Cho	719 Union row	
Sean Terry	204W the warehouse	
Umberto Viviani	606 Union row	
Helen Ibbotson	Union row	
Debra Bergoffen	801 Union row	
Aaron Braun	427 Union row	
Michael Richards	303 W	
Jessica Simen	408 Union row	
Brody Mullins	Union row	
Louise Vedder	804 + 515 Union row	
Tanice Kaye	327-W	
Robin Matthews	308 Union row	

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