

Zoning Commission
441 4th Street, NW
Suite 210S
Washington, DC 20002
FAX: 202-727-6072

March 27, 2006

Re. Case Number 04-36: Dorchester House Associates

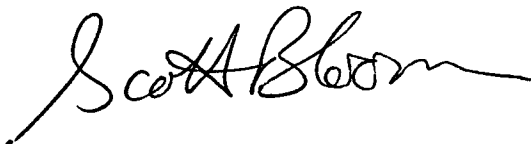
To Jerrily R. Kress, Chairperson and Members of the Zoning Commission:

My name is Scott Bloom, and I live at 1711 Euclid Street in Adams Morgan. I am writing to express my opposition to the Planned Unit Development proposed by the Dorchester. While I am not opposed to new development on their existing parking lot, this proposal is simply too large and overwhelming for this location. While I have accepted the inevitable march of urbanization into our once quiet neighborhood, the huge buildings have to be avoided. It is a matter of scale.

Along with the already increased density and urbanization have come a marked decreased quality of life. The streets are full of traffic and backup for blocks during rush hour. The increasing numbers of new residents, often owners of cars, have created a situation with on-street parking that it is mostly impossible in the evenings to find a legal parking space within a 1/4 mile radius of my house. The inevitable development of a major retail establishment in the center of a residential neighborhood (the Harris Teeter project) will already substantially increase the traffic, noise, and parking issues. The Dorchester proposal would only make the living situation here much worse than it would be with a moderate development. The building itself would be a Goliath among its neighbors and would severely degrade the aesthetics of a neighborhood, which consists primarily of low-rise apartment and condominium buildings and townhouses.

While you are not the Office of Planning, I feel you have a responsibility to prevent such unwise developments. It is for that reason I strongly encourage you to oppose this application and direct the applicant to come up with a proposal that better fits the scale of the neighborhood.

Sincerely,



cc. Council Member Jim Graham
Advisory Neighborhood Commission 1C
Office of Planning

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District of Columbia
EXHIBIT No. 109
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