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DC. OFFICE OF ZONING

Form 140
(Revised 03/15/02)

Case No. 04-36

PARTY STATUS APPLICATION

Notice: [Click Here for Application Form Instructions](#)

Name: Reed-Cooke Neighborhood Association

Address: c/o Simi Batra, 1710 Euclid Street, NW

City: Washington

State: DC

Zip: 20009

Phone: (202)257-4745

Fax:

(202)544-4723

Email:

simi.batra@tpk.org

I, hereby request to appear and participate as a party.

Signature:

BSB

Date: 03/15/2006

Will you appear in person?

☐

Proponent

☒

Opponent

Will you appear through legal counsel?

☐

Yes

☒

No

If yes, please enter the name and address of such legal counsel.

Name:

Address:

City:

State:

Zip:

Phone:

Fax:

Email:

1). How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Board?*

The Reed Cooke Neighborhood Association is comprised of and represents residents of Adams Morgan living south of Columbia Road, north of Florida Avenue, west of 16th Street, and east of 18th Street. Our membership includes residents surrounding this proposal on nearly all sides. This proposed development is in the very heart of our neighborhood. One of the primary challenges we continue to face as a neighborhood is the high level of development, and the ensuing pressures that come with it. Over the past two years, we have welcomed upwards of ten substantial new residential developments in our already dense neighborhood, nearly all of which were approved with numerous zoning variances and special exceptions, and most of which are in a two-block radius of this proposal. The impacts of these many developments have yet to manifest and be absorbed by the neighborhood. The character and livability of our neighborhood will be significantly impacted if this development is allowed to proceed.

2). What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)*

Our members and the residents we represent are a mix of homeowners and renters. Our legal interest is ensuring the integrity of both the letter and spirit of the city's zoning regulations, and of the adjacent Reed-Cooke Overlay is paramount.

3). What is the distance between the person's property and the property that is the subject of the appeal or application before the Board? (Preferably no further than 200ft.)*

The site of the proposed Dorchester expansion is in the very heart of our neighborhood. We not only have members in the adjacent buildings, we also have residents in the Dorchester itself. In fact, no point in our neighborhood is more than 3.5 blocks from that location.

4). What are the environmental, economic or social impacts that are likely to affect the person and/or the person's property if the action requested of the Board is approved or denied?*

Due to the increased density this project will bring to the neighborhood, and particularly to that block, there will negative environmental, social and economic consequences. The sheer size of the building - nearly double that of its neighbors - will physically block light and create a physical canyon-like effect on the very narrow, residential 17th Street. Additionally, property values will be hurt by both the physical unsightliness, the reduction of available parking and additional traffic caused by the excess density attributable to the re-zoning. Currently, it is nearly impossible to find parking in the neighborhood in the evenings. Parking will become an even bigger problem if the project is constructed as proposed. Furthermore, the additional burden on traffic attributable to the variance will have both negative economic and environmental impacts on the current residents of the Reed-Cooke area. Added traffic is more than just an inconvenience; it creates a dangerous nuisance for the many pedestrians and drivers in neighborhood. Plus, with more traffic comes undesirable additional noise, which the RCNA wishes to keep to a minimum by adhering to both the letter and spirit of the Reed-Cooke Overlay, which covers every other parcel adjoining this proposal. Lastly, it should be noted that this site sits within blocks of 2 elementary schools and a privately run children's learning center, and the increased density due to the rezoning will have a direct impact on the safety of the children as they walk to classes and pre/after school activities.

5). Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Board is approved or denied.*

Disregarding the existing zoning regulations will make it attractive to other developers who wish to do the same. The hard-fought benefits of the both the existing zoning regulations and of the adjoining Reed-Cooke Overlay could be lost and the neighborhood will lose a

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ZONING COMMISSION
District of Columbia
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EXHIBIT NO. 53

bulwark against intrusion by other inappropriate development.

The Reed-Cooke Neighborhood Association was created to stop inappropriate development in the neighborhood, and to encourage appropriate development. The very existence of our organization came out of the debate surrounding creation of the Reed-Cooke Overlay. This proposal strikes at the very heart of those values, and of our mission. Additionally, this site is located in the center of our neighborhood, and many of our members not only live in the existing Dorchester, but in the adjoining properties as well. We are the only organization who can speak to both the impact on the immediate neighbors and Dorchester residents, but also to the cumulative effects on the neighborhood as a whole.



Conserving Land
for People

FAX COVER SHEET

TO: Zoning Commission

FAX NO.: 727-6072

FROM: RCNA / Simi Batra

NUMBER OF PAGES: 3 (including the cover sheet) DATE SENT: _____

MESSAGE: Re-sending request for party status
Hard copy in mail. Thx
Simi 202-257-4745

If you do not receive all pages or have any problem with receiving this transmission, please call as soon as possible. (202) 543-7552.