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March 27, 2006

Zoning Commission
441 4th Street, NW
Suite 210S
Washington, DC 20002

FAX: 202-727-8072

Re. Case Number 04-36: Dorchester House Associates

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

I am appalled by the Dorchester's proposed building that will front on 17th Street, and I hope that you will give serious consideration to the neighborhood's unified opposition to the Dorchester's Planned Unit Development.

I realize they have the right to build *something* on that space, but what they're proposing is wildly out of line with the neighborhood. The streets in my neighborhood are not wide enough to accommodate the amount of traffic that will be generated, and the Dorchester's proposed building is MUCH too tall and too big for this location. It's okay on the wide boulevard-like 16th Street, but totally inappropriate for little, residential 17th Street.

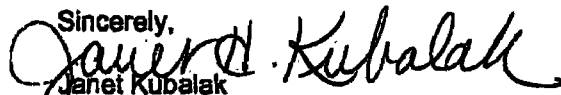
Allowing the Dorchester to build so much higher and denser than what they could do as a matter of right will negatively impact me, my household, and my quality of life. Our streets are already extremely congested, and parking is nearly nonexistent. Traffic backs up onto our residential side streets during rush hour. It's already difficult to get out of Reed-Cooke onto 18th, Columbia, or 16th Streets, and those main traffic arteries surrounding our neighborhood are also severely congested. This proposal would only make it worse. The physical impacts of the proposed building on the immediate and adjacent blocks would also negatively impact the general aesthetics of the neighborhood. The building itself would dwarf its neighbors, block light and sun, and simply be too large in a neighborhood consisting of low rise buildings and townhouses.

I have lived at 17th & Euclid for almost 18 years and I have never seen such a flurry of uncoordinated and out-of-control construction as that which is occurring in Reed-Cooke right now. The Dorchester's proposed height and density is one of the most offensive proposals yet. (Followed closely by the Hanis Teeter.)

I strongly encourage you to oppose the Dorchester's application, and to ask them to come up with a proposal that better fits the scale of my neighborhood.

I would also like to tell my councilman, Jim Graham, of the growing disappointment in his handling of this area. Many of us, formerly strong supporters of his, are hoping someone will run who shows more regard for his constituents.

Sincerely,


Janet Kubalak
1674-A Euclid St., NW
Washington, DC 20009

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

ZONING COMMISSION
District of Columbia
04-36
CASE NO. 04-36
EXHIBIT NO. 57