

March 30, 2006

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

Re. Case Number 04-36: Dorchester House Associates

Members of the Zoning Commission:

We, the undersigned, are residents of Adams Morgan, and are writing to express our strong opposition to the Planned Unit Development proposed by the Dorchester. While we are not opposed to *any* new development on their existing parking lot, we are concerned that *this* particular proposal is simply too large, too intensive, and much, much too tall for this location. Instead, we strongly prefer they simply build "as a matter of right." These regulations exist for a reason, and we strongly encourage you to uphold their application to this site by rejecting this application for a PUD.

Allowing the Dorchester to build so much higher and denser than what they could do as a matter of right will negatively impact our quality of life, and the residential character of our neighborhood. Our streets are already quite congested, and parking is nearly nonexistent. Traffic backs up onto our residential side streets during rush hour, and the main traffic arteries surrounding our neighborhood are already 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 and would be simply too large in a neighborhood consisting of low rise buildings and townhouses.

I strongly encourage you to oppose this application, and to instead direct the applicant to come up with a proposal that better fits the scale of the neighborhood.

Sincerely,

Sylvia Kielsznia
1661 Crescent Pl. NW #606

Simi Batra
1710 Euclid St. NW

Oya Celasun
1661 Crescent Place, Apt 501

Darian Toedtman
Kerstin Toedtman
1661 Crescent Place NW

Jared Johnson
1661 Crescent Place NW #203

Lisa Holley
2480 16th St. NW

ZONING COMMISSION
District of Columbia

CASE NO. 04-36
EXHIBIT NO. 17

S. Michael Bell
David S. McMullen
1661 Crescent Place NW, Apt. 407

Elaine Robinson
1661 Crescent Place NW

Phillip Consentino
2480 16th St. NW #817

Hugo A. Roell
Lisa M. Landmeier
2312 Ontario Rd. NW

Richard Aronson
2244 Ontario Rd NW.

Benedetta Camarota
1715 Euclid St. NW # 3

David Facenda
Carlos Loureiro
1682 B Euclid St. NW

Jose Espanol
Joanne Espanol Csedrik
1728 Euclid St. NW

Travis Hicks
1705 Euclid St. NW

David Ziegele
Louise Maillett
1686-B Euclid St. NW

Ruth Eisenberg
1720 Euclid St. NW

Karen E Snyder
Kathleen A Branchik
1674 B Euclid St NW

Billy Simpson
1721 Euclid St. NW

Bonnie Branner
2480 16th St. NW #821

Clancy McQuigg
1723 Euclid St. NW

Scott Cartwright
Sarah Cartwright
1718 Euclid St. NW

Jeffrey Wilkes
1736 Columbia Rd. NW #106

Victoria Hammond
1712 Euclid Street, NW

Eric Adams
1700 Kalorama Rd. NW #312

Louis Cardenas
Marshall Stowell
1708 Euclid St NW

Beverly Orr
1672 Euclid St. NW

Janet Kubalak
1674-A Euclid St. NW

Carl Schmid
1602B Belmont St. NW

Joan Anderson
1661 Crescent Place, NW

Fiona Clem
1700 Kalorama Road, NW

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

March 30, 2006

Commission Members
Zoning Commission for the District of Columbia
441 4th Street NW, Suite 210 South
Washington DC 20001

*Via: Jerrily Kress, Director
Sharon Schellin, Acting Secretary*

Re: Case Number 04-36 – Dorchester House Associates and Kalorama West

Dear Commissioners,

I regret that I will not be able to attend the Zoning Commission public hearing on March 30, 2006, during which the above case will be heard, due to a prior commitment. In place of that, I am writing this letter in opposition to the current proposed PUD plans. I live within two blocks of this proposed development, and my cooperative unit faces it and all the development in the area of Kalorama and 17th Street. In short, I have front row seats to all that is going on!

As I have written to the Commission and testified to our ANC in the past, I remain very seriously concerned about a number of the neighborhood developments, with the Dorchester plans are right at the top of my list. My concerns have to do with scale, in terms of height and density, as well as the character of this diverse neighborhood.

The proposed Dorchester development is largely placed on the portion of a parcel that fronts onto the 17th Street side of the land involved, the portion that is zoned R-5-B – and for a reason. Unlike 16th Street – which is a wide lovely thoroughfare appropriately flanked by grand large buildings, 17th Street and its perpendicular cross streets are part of an interior residential neighborhood, with narrow streets and a range of townhouse and low- to medium-rise dwellings. A recent spate of residential redevelopment already has added two or more floors to the height of four (or more) former light-industry or office buildings within one block of this proposed PUD. These residential redevelopments, although welcome, have begun to threaten the feel and look of our neighborhood – and they would have gone much taller had the neighborhood not stepped in to oppose their proposals to go beyond what the existing zoning allows. Even the anticipated Citadel/Harris Teeter development, which is directly to the south of this Dorchester parcel, withdrew its proposed PUD and is going forward with a matter-of-right development that is not adding the additional height or office density to the block that their PUD might have permitted.

The current Dorchester PUD plans are totally out of scale with the neighborhood – even including all the recent redevelopments. This neighborhood will be on its way to becoming an overpopulated, bland, homogenous condo/apartment canyon if developments like this one are approved. It is way too tall (and thus, quite large), and will significantly change the character and livability of the area as well as escalate the density of what is clearly a top-density neighborhood in DC. Every time one of these goes through, it affects all the others,

which is why it is important to keep this one well within the scale of its recent neighboring redevelopments. This part of Adams Morgan is not the West End, it is not Courthouse (VA), it is not U Street, it is not a four-lane 14th Street, and it is not Metro Center. Nor do we want to be any of those. As it is, the planned Harris-Teeter is going to change things dramatically, some for the good (shopping convenience and healthy foot traffic), and some for the bad (constant truck and auto traffic on narrow one-way streets). We cannot afford to add to this with a development that is way too large and dense for this street.

I witnessed many presentations of the series of Dorchester proposals over the past months, both at full ANC and ANC Planning and Zoning subcommittee sessions, and at the Reed-Cooke Neighborhood Association meetings. After a round of presentations and critical comments last year, the Dorchester did a minor scale-back on their height and inserted a setback on the taller floors of the building. That is essentially the proposal you have now, and when they presented it late last year, the ANC Commissioners (with neighborhood associations in full support) clearly asked them to go back to the drawing board and make this building shorter, keeping in line with the zoning of the 17th Street side of the parcel. All they seem to have done since that plan is to recess one side on the north portion a bit further to accommodate a little more skyspace for the neighbors on that side, and create a larger ground connection between the old and the new buildings. I was both dismayed and surprised that they had done no reduction related to the height of the building since the last round of negative reaction. And so the ANC and neighborhood associations have renewed their opposition to this proposal.

Their claims that it is not "economical" to build if they don't go to that height simply mean they will not make as much on the deal if they go shorter – it does not mean they will lose money on the deal. If they can't build that much parking without that much height, then put in less parking (which one would think the fewer resulting apartments would warrant).

I also remain concerned about what seem to be ongoing issues between the Dorchester owners/management and the current tenants. Although I do not know enough to assess what really has happened, it does seem clear that there have been some management lags and violations. No PUD should be awarded (or rewarded) to owners, developers or managers who are not up to snuff on their responsibilities, good practice and obligations to tenants. Period. It alarms me that it is even considered – assuming we are operating in a city whose leaders feel accountable for the appropriate and effective use of its taxpayers' dollars.

I ask that you, as our Zoning Commissioners, toe the line hard on the height and size issues to keep our neighborhood livable and full of a healthy diversity of people, culture, class, opportunity, commerce, recreation, style and architecture – the very things that make it such a great place to live. Thank you for the opportunity to add my comments to the discussion.

Sincerely,

Janet Topolsky
1661 Crescent Place NW, #402
Washington DC 20009

March 29, 2006

Nancy Huvendick
1698 Lanier Pl., NW
Washington, DC 20009
202-483-9578; nhuvendick@21csf.org

Zoning Commission, District of Columbia
Jerrily R. Kress, Chairperson
441 4th Street, NW
Suite 210S
Washington, DC 20002
FAX: 202-727-6072

Re. Case Number 04-36: Dorchester House Associates

Dear Mr. Kress and Members of the Zoning Commission:

I am a 25 year resident of Lanier Place in Adams Morgan, not far from the lot where the Dorchester proposes to build. I was not surprised to hear that the Dorchester House Associates were planning to build on the parking lot behind their building. But I was taken aback when I understood from the neighborhood association that plans call for a building as tall, or taller, than the current Dorchester, fronting on that very narrow, already congested street.

Building anything even half that tall, facing 17th Street, would be severely detrimental to the daily existence of the householders and apartment dwellers who live in the modest buildings on the surrounding narrow side streets. It would create a canyon effect, antithetical to the low-built, small scale character of that neighborhood.

Nothing of this magnitude would even be considered on 16th Street because it would ruin the views along the thoroughfare. But such a building would be even more detrimental on the adjacent side streets where it would have a major impact on the daily existence of the residents, not just the commuters who are passing through along the boulevard.

A glance at an aerial view of the region shows that the Dorchester is one of the most massive buildings in the neighborhood - - there is nothing else that large between the apartment building where Rock Creek Park crosses 16th Street and the developments near the U Street Metro. It is one of the tallest structures, if not the tallest structure, in the surrounding area. The current Dorchester gracefully masks its size with its T shape and a generous set-back from 16th Street, and by the fact that most of its bulk sits angled back into the block behind, buffered by lawns.

I sincerely hope that the zoning commission does not allow the Dorchester's application for the Planned Unit Development. I am not opposed to allowing the Dorchester to expand, but the building planned is too tall, too large and too close to the street.

Thank you for your consideration.

Sincerely yours,

Nancy Huvendick

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

March 27, 2006

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

FAX: 202-727-6072

Re. Case Number 04-36: Dorchester House Associates

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

My name is Peter Wylie, and I live at 1666B Euclid Street, NW in Adams Morgan. I am writing to express my strong opposition to the Planned Unit Development proposed by the Dorchester. While I am not opposed to *any* new development on their existing parking lot, I am concerned that *this* particular proposal is simply too large, too intensive, and much, much too tall for this location. While the current Dorchester building has a 16th Street address, this new proposal would front 17th Street, a much narrower and congested residential side 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 quite congested, and parking is nearly nonexistent. Traffic backs up onto our residential side streets during rush hour, and the main traffic arteries surrounding our neighborhood are already 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 and would be simply too large in a neighborhood consisting of low rise buildings and townhouses.

I strongly encourage you to oppose this application, and to instead direct the applicant to come up with a proposal that better fits the scale of the neighborhood.

Sincerely,

Peter B. Wylie

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

Bonnie J. Barhyte
1662-B Euclid Street, NW
Washington, DC 20009

25 March 2006

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

Attention: Jerrily R. Kress, Chairperson

Re: Case Number 04-36 Dorchester House Associates

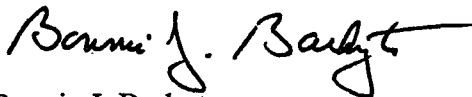
Dear Members of the Zoning Commission:

My name is Bonnie Barhyte and I have lived and worked in the Adams Morgan neighborhood for more than 16 years, residing at 1662-B Euclid Street, NW. I am writing to express my concern about and strong opposition to the Planned Unit Development proposed by the Dorchester. While some change to the existing parking lot space is needed, I can tell you that *this* particular proposal is simply too large, too intensive, and much, much too tall for this location. Although the current Dorchester House has a 16th Street address, this new proposal would front 17th Street, a much narrower and congested residential side 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 quite congested, and parking is nearly nonexistent. Traffic backs up onto our residential side streets during rush hour, and the main traffic arteries surrounding our neighborhood are already 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 and block light from my residence, the Euclid Mews, and would be simply inappropriately large in a neighborhood consisting of low rise buildings and townhouses.

I strongly encourage you to oppose this application, and to instead direct the applicant to come up with a proposal that better fits the scale of the neighborhood. Your understanding and support for those of us who will be directly impacted by this development is much appreciated.

Sincerely,



Bonnie J. Barhyte

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

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

FAX: 202-727-6072

Re. Case Number 04-36: Dorchester House Associates

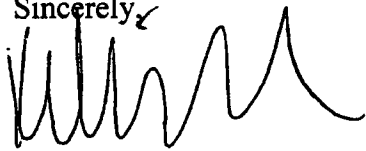
To Jerrily R. Kress, Chairperson and Members of the Zoning Commission:

My name is Kelly Niland, and I live in the Euclid Mews condos at 1680 B Euclid St NW in Adams Morgan. I am writing to express my opposition to the Planned Unit Development proposed by the Dorchester apartments. While I am not opposed to *any* new development on their existing parking lot, I am concerned that *this* particular proposal is simply too large, too intensive, and much, much too tall for this location. While the current Dorchester building has a 16th Street address, this new proposal would front 17th Street, a much narrower and congested residential side 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 quite congested, and parking is nearly nonexistent. Traffic backs up onto our residential side streets during rush hour, and the main traffic arteries surrounding our neighborhood are already 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 and would be simply too large in a neighborhood consisting of low rise buildings and townhouses.

I strongly encourage you to oppose this application, and to instead direct the applicant to come up with a proposal that better fits the scale of the neighborhood.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly Niland', with a stylized, flowing script.

Kelly Niland
1680 B Euclid St NW

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

3/28/06

To Terry R. Kress,

My name is Cathlene Moore I live at
2422-17th The Hilltop Corporate apartment

I am writing to express my strong opposition
to the planned Unit Development proposed
by the Developer.

Cathlene Moore

March 27, 2006

1658A Euclid St NW
Washington, DC 20009

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

Re: Case Number 04-36 Dorchester House Associates

Dear Members of the Zoning Commission:

My name is Janelle Ott and I have lived in Adams Morgan for almost five years. I am writing to express my strong opposition to the Planned Unit Development proposed by the Dorchester. While I am not opposed to any new development on their existing parking lot, I am concerned that this particular proposal is simply too large, too intensive, and much too tall for this location. While the current Dorchester building has a 16th Street address, this new proposal would front 17th Street, a much narrower and congested residential side street. The Dorchester building on 17th Street would totally be out of scale with the other buildings on the 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 and my quality of life. Our streets are already quite congested, and parking is nearly nonexistent. I own a car and have to park on the street, so I have first hand experience with this. Traffic backs up onto our residential side during rush hour, and the main traffic arteries surrounding our area are already 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 and block light from my residence, Euclid Mews, and would be simply too large for 17th Street.

I strongly encourage you to oppose this application, and to instead direct the applicant to come up with a proposal that better fits the scale of the neighborhood. Your understanding and support for those of us who will be directly impacted by this development is much appreciated.

Sincerely,



Janelle Ott

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

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

FAX: 202-727-6072

Re: Case No. 04-36: Dorchester House Associates

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

My name is Jennifer Toland, and I have been a resident and owner in the Euclid Mews Condominium on 17th and Euclid St. since September 2001. I am writing to express my strong opposition to the Planned Unit Development proposed by the Dorchester.

I first became aware of the Dorchester expansion project in December 2003, while attending a community meeting at the Third District police station. From this very first meeting, it was quite clear that the project, as currently proposed, lacks community support and would be a detriment to the surrounding neighborhood. I, like many of my neighbors, do not oppose development of the existing parking lot at the Dorchester House. However, the proposed 78-foot high building—plus additional roof structures—simply will not work with the character of the surrounding R-B-5 neighborhood.

Allowing the Dorchester to construct a building that far exceeds the height and density restrictions currently allowable under D.C. zoning laws will adversely affect both me and the quality of life that I and my neighbors at Euclid Mews have long enjoyed. The low-density townhome-style living that has been the hallmark of Euclid Mews is jeopardized by the current Dorchester expansion project. Euclid Mews, a three-story, 36-unit development that borders the Dorchester project on the north side, will be placed in a perpetual shadow if the Dorchester project is constructed as currently planned. The proposed building's height would create a canyon-like effect, blocking sunlight and dwarfing the surrounding community of townhomes and other low rise buildings.

I strongly encourage you to oppose the Dorchester House Associates' application. A building of the proposed height does not fit the scale of the neighborhood and does not have the support of the surrounding community. While we encourage development and applaud renovation in our neighborhood, we adamantly believe that the Dorchester House Associates can develop a proposal that better suits the surrounding R-B-5 District.

Sincerely,


Jennifer Toland

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