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D.C. OFFICE OF ZONING

July 1, 2006

2006 JUL -6 AM 11:06

Mr. Bob Braunohler
Louis Dreyfus Property Group
2001 K Street, NW, Suite 202
Washington, DC 20006 - 1038

Re: 222 G Street, NE
(And what it indicates we should expect from Dreyfus)
EC # 05-37

Dear Bob,

Over the past several months the disposition of 222 G Street has come up in several of our meetings. You and Sean Cahill have stated an intention to use this R-4 zoned residential building for marketing or other business-related activities associated with your proposed Capitol Place PUD, and then sell the property back into private ownership as a rowhouse residence. I rescind any impression I may have given during those meetings that this might be acceptable.

In early May 2006 I notified Sean Cahill that this property was unsecured and poorly maintained and asked him to remedy those problems. In late May and early June 2006 I notified Mr. Cahill about a homeless man who had taken up residence on your property and stated to him that this was an issue of great concern to the remaining residents on this square. He, or another homeless individual, was still in residence on your property last night. On June 23, 2006 the police were called to 222 G Street in connection an attempted theft of Mr. Sykes' motorcycle by bringing it into the unsecured rear yard of this vacant and abandoned residence. Some two months after I first asked that Louis Dreyfus Property Group maintain and secure their property nothing has been done.

Let me explain to you again why this important. In addition to the visual blight and nuisance you have created, property that is derelict, vacant, and abandoned attracts criminal activity. Your corporation's disregard of the impact of your neglect at a time when you are appealing to this community for consideration of your proposed Capitol Place PUD causes me great concern: what can we expect when you are not trying to convince us to endorse your project? At the hastily-called-and-then-immediately-relocated public meeting on June 21 you told us that whenever there was a problem we should call you and the problem would be addressed. I have called, emailed, and mentioned 222 G Street in our face-to-face meetings on more than one occasion, but not a single thing has been done to maintain and secure this property. Nor have you bothered to clean and maintain the other properties you own on Square 752. Again, this is during

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the period when you should be trying to foster community good will and convince us what great thing it is to have you as our neighbor.

Lest you think this is just a minor maintenance issue, let me assure you that this community is only too well aware of the abuse inflicted by another developer just two blocks north of this location. That developer was content to make living conditions for residents on that square so miserable that they were eventually forced to sell to that same developer. Those houses have now been demolished and the developer will likely earn an even greater profit as a result of the pain intentionally inflicted on that community. I simply cannot afford to stand by and watch as you follow a similar pattern. I cannot allow the vacant buildings on this square to fall into disrepair and become a magnet for criminal activity so that you can acquire additional property for an even greater profit. You need to demonstrate to my neighbors and myself that it is your intention to stabilize and improve our neighborhood rather than destabilize it at our expense for your own profit. You need to design a project that is respectful of the scale of this neighborhood rather than a project that looks forward to and hastens its demolition.

You have recently stated that it may be two years or more before you decide to pursue construction of Capitol Place. The use and condition of your now-vacant properties is of paramount importance to this community - and especially the remaining residents on this square - if you intend to warehouse this property for a period of years. Please be prepared to state to ANC 6C what you will do to prevent your lack of maintenance of the buildings you intend to demolish from becoming a severe problem that destabilizes the neighborhood through the criminal activity that has already been demonstrably drawn to this area due to your neglect.

At the very least, you must secure 222 G Street immediately and move to list this residence for sale. If you fail to do so within a matter of weeks I feel I must begin reporting this and other vacant properties you own to the District of Columbia agencies so that these properties can be properly taxed to reflect their vacant and abandoned status.

You stated on June 21 at the public meeting that Dreyfus Property Group needed the upzoning from C-2-A to C-2-B because you had paid such a high price for the now-abandoned property. I urge you to abandon that argument. I remind you that the zoning of property is not dictated by what a developer pays to acquire it. If you wish to make the case for a further windfall upzoning of property that has already benefited from upzoning, you must explain to this community why any further upzoning is desirable; why you should be further rewarded for the creation of blighted properties; why any further upzoning would result in an improvement in the urban fabric; and why that upzoning will lead to greater neighborhood stability. I do not believe you can make that case, nor are there any Office of Planning documents that would have given you any indication that a further upzoning would be endorsed by this community or the Office of Planning. Even the recent NoMa Plan calls for a building of significantly lower scale than you propose. You acquired these properties on the speculation that you could secure an upzoning

without talking to the community, or even discussing your expectations with the Office of Planning. It now appears that it is your intention is to create a nuisance of derelict and abandoned properties until and unless you get what you want.

If you want your proposal to move forward with community consent I urge you to do the following:

- 1. Abandon your request for an upzoning from C-2-A to C-2-B.**
- 2. Secure and maintain the vacant property you own so that it does not become a magnet for crime.**
- 3. Sell 222 G Street, NE – a valuable R-4 zoned rowhouse.**
- 4. State clearly your time frame for development and how we will hold you to that commitment.**
- 5. Work with the residents on Square 752 to guarantee that your project results in neighborhood stability and an improvement in our quality of life rather than diminishes the enjoyment of our residences.**

I told you in our very first meeting on this project that the height and bulk of the building on Second and G Streets was the main issue you needed to address. I told you then and I continue to maintain that the proposed building is too tall and does not provide an appropriate transition to the lower-scale residential neighborhood. I am disappointed you chose to ignore my advice.

Sincerely,


Drury Tallant

**Cc: Council Member Sharon Ambrose
Ms. Ellen McCarthy, Director DC Office of Planning
Ms. Jennifer Steingasser, Development Review
Ms. Carol Mitten, Chair, DC Zoning Commission
Mr. Anthony Rivera, ANC 6c05**