

Sam and Susan Marullo  
710 Third Street, NE  
Washington, DC 20002

3 July 2006

Ms. Jennifer Steingasser  
DC Office of Planning  
801 North Capitol St. NE  
Washington, DC 20002

Dear Ms. Steingasser:

We are generally pleased with the new developments that have taken place in the NoMA target area. However, we are concerned that the Dreyfus PUD application for 2<sup>nd</sup> and G St. goes too far and threatens the fabric of the residential community that has served as an anchor and backbone for this area. The zoning upgrade and increased height of the proposed buildings are completely unwarranted: the current zoning allows for a 65' tall building, which is an appropriate transition to the 2-3 story rowhouses on Third Street. The Office of Planning's own recommendations call for this area to remain zoned as C2A, which serves as the basis for our community's support of the entire package. To renege on this agreement now, when it serves no community good and harms the quality of life of the current residents, would be a most crass and political capitulation, betraying the community and further lining the pockets of a developer who already stands to make a tremendous profit on this property.

The Dreyfus PUD proposal for redeveloping the 700 block of Second St. NE is far too large. The proposed building height of 95 feet will dwarf the houses on Third St., blocking our afternoon and evening sunlight and leaving us feeling as though we live in the basin of an urban canyon. The current zoning of Second St., in accord with the Office of Planning's recommendation, would allow for a 65' building—which although tremendously tall in relation to our rowhouses' height—seems to be an adequate transition. Anything higher than that would be grotesquely inappropriate.

For twenty years, we have invested tremendous time, energy and money into cleaning up, stabilizing, and improving the quality of this neighborhood. It would be most unfair to allow a new development to undermine the quality of life that our efforts have helped to make possible. Thank you for your attention to our concerns.

Sincerely,



Sam Marullo



Susan Marullo

ZONING COMMISSION  
District of Columbia

CASE NO. 05-37  
EXHIBIT NO. 33

Cc: Ellen McCarthy  
Carol Mitten ✓

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