

**Milton T. Dorsey  
P.O. Box 23253  
Washington, D.C. 20026**

**August 24, 2006**

**Ms. Carol Mitten and the DC Zoning Commission Board Members  
441 4<sup>th</sup> Street, N.W. Suite 210-S  
Washington, D.C. 20001**

**Dear Ms. Carol Mitten and the DC Zoning Commission Board Members:**

**I was presently there at current filing date in which was August 24, 2006 @ 3:00pm and was prepared to submit my report on Sony CDRW disk. However, at the request of your Secretary for the DC Zoning Commission, I humbly ask to receive this in written form one day late and furthermore request to submit my written on official record.**

**Sincerely,  
Milton T. Dorsey**

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2006 AUG 25 PM 4:36

**ZONING COMMISSION  
District of Columbia**

CASE NO. 06-04  
ZONING COMMISSION  
EXHIBIT NO. 500  
District of Columbia  
CASE NO. 06-04  
EXHIBIT NO. 50

Milton T. Dorsey  
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Washington, D.C. 20026

August 24, 2006

RECEIVED

D.C. OFFICE OF ZONING

2006 AUG 25 PM 4:36

The DC Zoning Commission  
441 4<sup>th</sup> Street, N.W. Suite 210-S  
Washington, D.C.

**Subject: Florida Avenue & Q Streets, LLC to build Mixed Use Condominiums  
@ 1600 North Capitol Street, N.W. Case Number: 06-04, Square 3100 Lot 48**

**Dear Ms. Carol Mitten and the Board members of the DC Zoning Commission:**

**I write this official report as a person that speaks for the people that is petitioning this commission to officially reject the applicants requests to build Mixed Use Condominiums @ 1600 North Capitol Street, N.W.**

**But, before I do continue with this report, I would like to take a brief time just to tell you a little about myself, Ms. Carol Mitten.**

**I'm 46 years old and is a native Washingtonian for the same duration of years. I am also retired on disability and is currently a Wall Street investor as well.**

**The second of three sons to the late Mr. Joseph W. Dorsey, Sr in whom in his own time was an great architect in his own right and worked on a team of architects that built Columbia, Maryland and furthermore, to this very day a subsection of this same town is forever named after my late father, Mr. Joseph W. Dorsey, Sr., in which is now called, 'Dorsey's Forge.' And that same knowledge that my late father once had was passed down to me from my youth!!**

**I am also a veteran of the United States Navy (disabled)in which I had served my country from August 1980, as well. And although I may not be on active duty anymore, I still consider myself as a defender of those that are weak or cannot take care of themselves against the stronger opponent.**

**I am also currently a resident at a DC Homeless Shelter for over 2.5 years in which hopefully, you, Ms. Carol Mitten, would not view myself as the man that is writing this report on my status in life as "careless or unfavorable." But, however, you and your ruling counsel of board members will see this myself that has written this report in your eyes as a man of experience that has lived and done so many this things in the 46 years of living in this world.**

**So, when I say as a "fair opponent" in this report that this will not work, I speak these things as a "man of experience." So, this is some of a brief summary of the life of Milton T. Dorsey. Now, let's continue with this report.**

**I officially ask the DC Zoning Commission to deny the applicants requests for the following reasons:**

- 1. Insufficient Space- As it now stands there is approximately 18,984 sq. feet of space on that same lot. For such a magnitude of project all residents of Quincy Place, N.W. and Florida Avenue, NW, including the "Day Spa" must be torn down all the way back to**

the first condominium complex as the same mix use as is current proposed mixed use site that is now before this Zoning Commission. If I was you, Ms. Carol Mitten, I would order a study on the success of the first condominium complex before you and board members make a decision.

2. **Traffic Hazards-** During AM and PM rush hours on a daily basis, I would estimate about up to 1200 vehicles or more traveling Florida Avenue, NW per hour before this current proposed mixed use site and that does not include North Capitol Street, N.W. in which yields 1500 vehicles or more per hour before this current proposed mixed use site. Just imagine the great traffic problems that will occur during construction and after the project is built.
3. **Public Safety-** I want to inform you that I have walked through North Capitol Street and Florida Avenue, NW, today!! And this is what I have seen. One fire hydrant on North Capitol Street and Quincy Place, N.W.

Second fire hydrant on the corner of Lincoln Road and Quincy Place, N.E. ACROSS North Capitol Street, N.E and North Capitol Street, N.W.

The third and final fire hydrant on the corner of Florida Avenue, NW and Q Streets, N.W. In my estimation, if there was a major fire on the corner of the current proposed mixed use site @ North Capitol Street and Florida Avenue, NW at the height of the AM or PM rush hours in which will yields up to 1500 vehicles or more per hour on North Capitol Street, N.E and North Capitol Street, N.W and up to 1200 vehicles or more traveling Florida Avenue, NW and added with DC Fire Department and Metropolitan Police Department. There would be absolute chaos for that entire region every time there would be a major fire on the corner of the current proposed mixed use site @ North Capitol Street and Florida Avenue, N.W. Many lives can be lost if this current proposed mixed use site @ North Capitol Street and Florida Avenue, NW was to go up on that corner. And this site will not cater to low income housing.

In my conclusion, although in all fairness this maybe a good project. But economic the project will not cater to the people of low income housing. Will scatter all DC residents that have lived on Florida Avenue, NW as well as Quincy Place, N.W in whom this same DC Zoning Commission swore to protect and serve by oath. Both small business and DC residents will severely suffer alike within that region due to lack of sufficient space for this project.

Will pose a daily transportation problems due to the commercial vehicles that will be incoming daily through North Capitol Street and Florida Avenue, NW to eventually dock at Quincy Place, N.W. And finally, will pose an daily exceedingly great public safety hazard to the point that many lives can lost daily within that region that will backlash to Road Island Avenue, New York Avenue and beyond. And that does not include he homeless people that is already within that area. Even if you drove all away they will come back. I know because I am a member of the homeless community. But is shortly to receive housing, So finally, case Number: 06-04, Square 3100 Lot 48 will prove to be an constant eyesore for that area. It is admittedly a good project, however, the hazards out weigh the benefits for that community in that particular area seeing all sides of this proposed project.

4. **Solution to Florida Avenue & Q Streets, LLC-** I am not one that will just criticize and not offer solution for their proposed project. So therefore, I propose an alternative site for the applicant that I have taken the initiative of already searched in behalf of Florida Avenue & Q Streets, LLC. One that would be more suited for their project that

**will ensure success for them and a dialog to the applicant after this session. Thank you..**

**Sincerely,  
Milton T. Dorsey**