

Michael Korn

From: Myles Perkins [mperkins@jbg.com]
Sent: Monday, September 12, 2011 5:12 PM
To: mike.feldstein@dupontcircleanc.net
Subject: ANC Baptist Church Development Site

Mike - My name is Myles Perkins and I am moving into the Richmond on Friday. I chose to move to the Richmond because of the density in the neighborhood, the vibrancy of the streets, and the proximity to retail and Metro. I am writing to offer my perspective and full support for the Keener Squire project on the Baptist Church parking lot. The developer and the owner have the right to build a much larger and denser project, yet to make it more aesthetically pleasing they have offered to decrease the density. This seems like a no-brainer to me. If the neighborhood fights their request for a height variance everyone could end up losing with a denser less attractive building. I was at the ANC meeting last week and a vast majority of the attendees were in favor, the only objections seemed to have little sound reason to oppose the project other than a general sense of NIMBYism.

Unit size seemed to be a concern, some feared that small units would attract students. In my experience it's actually the opposite. If a 1 BR is renting for \$2,500 and a 2 BR is renting for \$3,200/month which one will attract roommates or students? I've also lived in the district on and off for the last 10 years and am still waiting for my first great roof deck party. They happen very rarely, I've never heard noise from one and I think the developer promised to close the roof by 11.

In general, I am surprised a surface lot on 17th Street has lasted this long undeveloped. It's an eyesore and I can't imagine a better use for this space. It will only improve neighborhood, throw your support behind this project. I will be at the meeting on Wednesday.

Thanks,

Myles

1401 17th Street
Apt 807
Washington, Dc 20036



Myles Perkins
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NOV 15
BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18272
EXHIBIT NO. 37

Michael Korn

From: Michael Franck [michael@francklohsen.com]
Sent: Monday, September 12, 2011 1:55 PM
To: 'kevin.oconnor@dupontcircleanc.net'; 'victor.wexler@dupontcircleanc.net';
'mike.silverstein@dupontcircleanc.net'; 'phil.carney@dupontcircleanc.net';
'will.stephens@dupontcircleanc.net'; 'ramon.estrada@dupontcircleanc.net';
'mike.feldstein@dupontcircleanc.net'; 'bob.meehan@dupontcircleanc.net';
'jack.jacobson@dupontcircleanc.net'
Subject: 17th & O Street

Dear Commissioner,

First of all I want to thank you for your service to the ANC. It is a position that can at times seem, I imagine, that you are not appreciated. However I certainly understand all that you do and am most appreciative of your efforts to strengthen our neighborhood.

Having living in the Dupont Circle neighborhood since 1987, I have seen a lot of positive change. A project that has caught my attention in particular is at 17th & O Street, the Baptist Church property. In my walk between my condo at the Chastleton and my office at 1715 N Street, I pass the site daily. It was not until recently that I learned about the extraordinary development that is proposed for that underutilized lot in our neighborhood. I want to express my full support for the project as planned by Keener Squire and as design by Eric Colbert. It's somewhat rare that an architect commends another architect, but this project is worthy of praise for many reasons most of which were stated at the meeting held last week at the Dupont Circle Hotel. The style is respectful and consistent with nearby buildings, the scale is perfectly commensurate with adjacent buildings, and the placement of the building on 17th Street is superior.

Other observations with regard to this project are:

- A seemingly overwhelming support as exhibited at the ANC zoning subcommittee meeting held last week.
- The only opposition seemed to be from a few residents at the Richmond who seem to oppose exactly what they have with regard to height and location of balconies.
- A unheard of move by the developer to build LESS than what is allowed in terms of square footage. The fact that they could build even more is a tribute to their desire to be a good neighbor. And it would be a great tragedy for them to build what they are allowed to by right as it would have a negative impact on the precious nature of the Baptist Church as well as diminish the light/sun that would fall on O Street and on the Park across the street.
- I'm in full support of the variance to allow for the 90' across the entire building so that this design can work financially for the developer and the owner and so that the currently proposed massing can be built.
- I understand that if the ANC won't support this, the developer could decide to revisit and build a much larger project by right.
- One comment that surprised me was with regard to size of the units. I have no idea why that would be of any consequence. Being an owner in the Chastleton, there is a broad mix of unit types ranging from studios to 1 and 2 bedroom units. This mix is important as some people can't afford, or don't want, a larger place to live. The city is where such people live and their yard is one of the many nearby parks and their family room is in the many coffee shops and restaurants in the area. I think the developers awareness of the market demands is dictating the small units which are very popular in our unique neighborhood and vital for the life and energy needing in this important DC neighborhood.

- The roof deck is an area I addressed specifically at the meeting last week. My personal experience at the Chastleton, a building very comparable in the size and in the management by Keener Squire, is that roof decks are quite boring places where you seldom see or hear anyone. They are an amenity which helps sell or rent units, but are NOT party places. The house rules at the Chastleton spell out specific times of use, certain behavior, quiet hours, and are monitored by camera and security guards and the rules are strictly enforced by Keener Management. So the unreasonable comment made by a Richmond resident with regard to the Beacon hotel as a comparison is not at all a fair comparison.
- Currently, there is no green space in the parking lot at O Street and 17th Street. The proposed landscape improvements will be significantly more than what is there, and again, know and living in a Keener Managed building, it is exquisitely maintained as per the example of the Chastleton and many other of KS properties in the Dupont Circle neighborhood.
- Finally, parking. As in the example of the Chastleton, most residents use their feet, a ZipCar, a bicycle or a moped. Very few owners use or even own a car. The parking being provided in this development will more than easily accommodate the building, the church, and will not have an impact on the neighborhood. The Richmond has a similar parking structure under their building which opens onto 17th Street and actually detracts from 17th Street as opposed to the parking entry for this proposed project which is off the alley. All move ins/move outs, service, parking, etc. will be on the alley leaving a nicely landscape yard on both the O Street and the 17th Street sides uninterrupted by a driveway or an entry.

Again, I want reiterate that Keener Squire is a developer that has greatly enhanced our Dupont Circle neighborhood. They have created great projects that are beautiful and well managed, and they have a vested interest in our immediate neighborhood and live/work in the area as well. This project is a good one for our community and will bring more life, prosperity, and optimism during a time where there is a great need for positive growth.

I strongly encourage you to approve the most recent plans as recently submitted for the 17th and O Street project.

Thanks again for your service and have a great week,

Michael

.....

MICHAEL M. FRANCK
PRINCIPAL

FRANCK & LOHSEN ARCHITECTS

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FRANCKLOHSEN.COM

Michael Korn

From: Katherine Wray [kwrap76@gmail.com]
Sent: Tuesday, November 08, 2011 10:47 AM
To: Michael Korn
Subject: Fwd: Support for proposed development at 17th and O Sts. NW

----- Forwarded message -----

From: "Katherine Wray" <kwrap76@gmail.com>
Date: Sep 13, 2011 10:37 AM
Subject: Support for proposed development at 17th and O Sts. NW
To: <jack.jacobson@dupontcircleanc.net>
Cc: <mike.feldstein@dupontcircleanc.net>, <kevin.oconnor@dupontcircleanc.net>, <bob.meehan@dupontcircleanc.net>, <victor.wexler@dupontcircleanc.net>, <mike.silverstein@dupontcircleanc.net>, <phil.carney@dupontcircleanc.net>, <will.stephens@dupontcircleanc.net>, <ramon.estrada@dupontcircleanc.net>

Mr. Jacobson,

My name is Katherine Wray, and I am a 10+ year resident of Dupont Circle. I currently live in the Regent Apartments at 16th and R Streets. I would like to voice my support for the multifamily project that Keener Squire Properties is proposing for the First Baptist Church parking lot at 17th and O Streets, NW, and, in particular, the height variance they are requesting.

I attended the ANC meeting at the Dupont Hotel on Sept. 6th and was very happy to see so many other supporters show up for Eric Colbert's explanation of the proposed project. I came away with a few concerns regarding the heavily weighted opposition coming from the Richmond Condo across O St.

First and foremost, coming away from last week's meeting, it is clear that most of the participants are in favor of the project as proposed and honestly have nothing but good things to say about Keener Squire and the way it has handled similar transactions in the past. The Regent Apartments, where I live, is owned and managed by Keener Squire, and it is a professionally managed and maintained property situated in a phenomenal location.

The complaints of the Richmond residents about a 90' building are interesting given that the Richmond is 90' tall itself. The idea that this "monstrosity" will ruin the "urban fabric" is totally nonsense. The reality is that well-planned, high-quality, dense, new residential construction couldn't be better for that location and will only add to its fabric, not detract from it. Visually it will be a positive addition, and more importantly its residents will be young professionals who are active and interested in a vibrant community.

In terms of the overall size of the building, I do not feel that extending the 90' zoning eastward causes any warranted concern from the neighbors. By concentrating this density, Keener Squire does not need to extend the envelope over to/on top of and disrupt the church's annex, which provides the many community outreach programs that I learned about during the last meeting. While Keener is allowed, by-right, to do this, it has been clearly expressed by both the church and the developer that this is not the preferred option. The fact that both parties in this endeavor support this design with a slight height variance should mean a lot more than a few sour apples in a condo building that don't want anything to change, regardless of the fact that it will be better for the community, principally the church next door!

The reality of today is that Washington, DC, is the place to be for jobs and is, therefore, attracting a lot of highly-educated young professionals. These people want to live in high-quality buildings. They are happy to, and even prefer in many instances, to live in smaller units with the tradeoff being lower rent payments so they can actually afford to live in their desired neighborhood in a quality residence. Today's young professionals demand certain amenities in the buildings where they live, chiefly a rooftop deck. Keener Squire understands this, again—they have been doing this for a long time and know what people want. They are including these amenities within the project to enhance the day-to-day experience of its future occupants. It is great that the developer is committed to providing affordable high-quality housing that allows young professionals to live downtown.

The second to last point of concern I would like to address is the potential for noise. At the meeting, the Richmond residents were accusing Keener Squire of setting up the roof so that its residents would most likely host rock concerts and be a loud nuisance to the community (a reference was made to the Beacon Hotel—a completely inapt comparison). I've lived in buildings with roof decks in Dupont Circle, and they have never been either crowded or noisy. I know that some Keener Squire buildings have curfews on the roofdecks, and I understand that the 17th & O one will as well. Even IF there was a minimal amount of activity on the roofdeck, the 90' height would make it even with the Richmond's roof and would be less of a disturbance to its residents than being 20' below the top floor.

The last point is with parking. Parking is always an easy target and the concerns couldn't be farther off the mark. The woman who stood up at the meeting complaining about the inevitable traffic jam with the new residents could not continue her argument after the developer made it clear that most young professionals want to live downtown so they can walk and use public transportation and few of them actually own cars (I think they would know since they collect the checks from the monthly pass holders). The underground lot then becomes extra capacity available to rent to the nearby residents.

Please feel free to contact me with any questions. I will be at the meeting this Wednesday night to lend my support for the project.

Thank you for your time,

Katherine Wray

Michael Korns

From: Kelly LeTard [letard.kelly@gmail.com]
Sent: Tuesday, November 08, 2011 3:14 PM
To: Michael Korns
Subject: Fwd: Support for 17th & O Apartment Building

Here it is!

----- Forwarded message -----

From: Kelly LeTard <letard.kelly@gmail.com>
Date: Tue, Sep 13, 2011 at 6:00 PM
Subject: Support for 17th & O Apartment Building
To: mike.feldstein@dupontcircleanc.net, kevin.oconnor@dupontcircleanc.net,
bob.meehan@dupontcircleanc.net, jack.jacobson@dupontcircleanc.net, victor.wexler@dupontcircleanc.net,
mike.silverstein@dupontcircleanc.net, phil.carney@dupontcircleanc.net, will.stephens@dupontcircleanc.net,
ramon.estrada@dupontcircleanc.net

Dear Commissioners,

Recently, it came to my attention that there is some opposition to a proposed apartment building at 17th & O. As a renter in the area who plans to stay in the neighborhood for a while, I was intrigued by the concerns brought up in the ANC meeting on September 7 and others that I have heard. I attended the meeting on 9/7 and plan to attend the meeting tomorrow, but wanted to express my support for this building to you by e-mail in case I do not get the opportunity to speak tomorrow.

The building itself seems to be a typical building found in the neighborhood. The smaller building size proposed would be much more esthetically pleasing than the what would happen if they aren't allowed to build to 90 feet for the entire building. Plus, it has the right size apartments needed in the area. The building I live in is comprised of one bedrooms and studios. It fits the needs of the young business professional who fit so well in the neighborhood. My building has a roofdeck as does the building right next to mine. There are never problems with noise. I couldn't imagine there would be any other issues with all of the greenery proposed for the roof and especially with the how they changed where the doors were positioned.

I live near the Regent and the Chastelton, which are both managed by the same management company and have never heard any noise from these buildings at any time of day or night. The buildings are well-managed. I had the opportunity to live in one some years ago and really enjoyed the management company as a renter and now, I particularly enjoy them as a neighbor. (I have pets and none of the Keener buildings allow pets.) There is never trash around the buildings or unnecessary noise. They are clean, attractive buildings which bring value to the neighborhood.

A point that caught my attention the most at the 9/7 meeting was how aggressively the company reached out to the neighbors and provided them with time for feedback and then addressed their concerns. This is the kind of company I want in my neighborhood. I want buildings managed by owners who are concerned about the neighbors and are there to address any concerns that may arise. It is my understanding that this building will have security and desk managers who will be able to deal with any concerns - this is always a good thing.

I hope I've been able to adequately express my support for the proposed building. I hope you take this into consideration.

Thank you for your time!

Regards,
Kelly LeTard

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Kelly Riva LeTard
1530 16th Street, NW Apt 505
Washington, DC 20036
(540) 905-2131

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Kelly Riva LeTard
1530 16th Street, NW Apt 505
Washington, DC 20036
(540) 905-2131

Michael Korn

From: Ronald S. Shapiro [shapiro@sislaw.com]
Sent: Tuesday, November 08, 2011 2:09 PM
To: Michael Korn
Subject: FW: Keener Squire - 17th & O Project

From: Ronald S. Shapiro
Sent: Wednesday, September 14, 2011 3:32 PM
To: 'mike.feldstein@dupontcircleanc.net'; 'kevin.oconnor@dupontcircleanc.net'; 'bob.meehan@dupontcircleanc.net'; 'jack.jacobson@dupontcircleanc.net'; 'phil.carney@dupontcircleanc.net'; 'mike.silverstein@dupontcircleanc.net'; 'will.stephens@dupontcircleanc.net'; 'ramon.estrada@dupontcircleanc.net'
Cc: 'victor.wexler@dupontcircleanc.net'
Subject: Keener Squire - 17th & O Project

I wanted to drop each of you a line on the above matter. Victor Wexler and I have just had a fairly lengthy conversation concerning this project, and the reasons I strongly favor it. I am a lifelong resident of the District of Columbia having grown up in southeast and then northeast Washington, as well as Prince George's County, Maryland. I attended college at the University of Maryland and law school at GW's National Law Center. My two law partners and I are owners of 4 buildings in the Dupont Circle district (1742 N St., which we occupy as our law firm, 1740 N St., 1705 N St. and 1749-1751 St. Matthews Ct). As I mentioned to Mr. Wexler, I have seen a significant increase in the movement to create a vibrant city living atmosphere in and around the Dupont Circle neighborhoods. The proposed Keener Squire building at 17th & O will clearly be an added plus to our neighborhood. I have known Gary Squire and Claude Keener for several years, and am familiar with their surrounding Dupont Circle properties (rentals primarily, as well as coops and condos). They deliver a very clean product, know their business very well and what will work in this demographic area. They self manage their properties on a 24/7 basis, and their properties are maintained in a first class manner. Our beautiful City has come a long way in returning to a true neighborhood feeling from the suburban flight of the late 1960s – late 1990s. As an owner in the neighborhood, we welcome openly the idea of encouraging new, young professional residents coming into the City. We are fortunate to have Keener Squire doing the things they are doing to better our community, and this project will be no exception.

Thank you for your time, and if you have any questions concerning my endorsement please do not hesitate to contact me.

Ronald S. Shapiro, Esquire
SHAPIRO LIFSCHITZ & SCHRAM
1742 N Street, N.W., Washington, DC 20036
shapiro@sislaw.com
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Michael Korn

Subject: FW: Please support FBC

Date: Mon, 12 Sep 2011 12:46:48 -0700
From: jack111@yahoo.com
Subject: Re: Please support FBC
To: charlan757@hotmail.com

Thanks for reaching out to me, Christi. Nothing I've seen or heard would cause me to reject the proposed project. It seems like a well considered and presented plan, and at this point I'm in favor of it as proposed.

Best,
Jack

Jack Jacobson
Commissioner, ANC 2B04
1701 16th St., NW; #630
Washington, DC 20009
202-251-7644 (mobile/primary)
jack.jacobson@dupontcircleanc.net
"Like" me on [Facebook!](#)

From: Christi Harlan <charlan757@hotmail.com>
To: jack.jacobson@dupontcircleanc.net
Sent: Monday, September 12, 2011 3:31 PM
Subject: Please support FBC

Hi, Jack. I was one of four people who had the privilege of speaking last week before the zoning committee as residents of ANC 2B and as members of First Baptist Church . All of us are hopeful the Commission will approve the church's request for zoning variances that will enable the development of our parking lot, giving the church a much-needed income stream that will allow us to continue to offer the Child Development Center, free musical performances and meeting space for support groups—all of which benefit the neighbors of First Baptist.

As I told your fellow commissioners and our neighbors, I love Dupont Circle as much as I love my church. That is why I took the lead in keeping the neighborhood informed when the Cairo undertook the brick repointing project that produced noise and dust for more than a year. I made sure businesses and residents of adjoining buildings were aware of the plans and progress in the project through the distribution of flyers, interviews with the Dupont Current and Intowner and presentations to the ANC.

I am exercising the same care in my support for the development proposed by Keener-Squire. I would not support my church's development plan if I thought it would harm my neighbors. I believe the plan we have presented is the best possible option for the church and the neighborhood. I hope you agree. I would be happy to answer any questions you have.

Best regards—Christi Harlan 202-460-5660

Michael Korns

From: Lindsay Reishman [lindsay@reishmanrealestate.com]
Sent: Monday, September 12, 2011 12:30 PM
To: mike.feldstein@dupontcircleanc.net
Cc: kevin.oconnor@dupontcircleanc.net; bob.meehan@dupontcircleanc.net;
jack.jacobson@dupontcircleanc.net; victor.wexler@dupontcircleanc.net;
mike.silverstein@dupontcircleanc.net; phil.camey@dupontcircleanc.net;
will.stephens@dupontcircleanc.net; ramon.estrada@dupontcircleanc.net
Subject: Proposed Building at 17th and O

Members of the ANC,

As a former property owner and a current business owner in Dupont, I want to voice my support for the proposed building at 17th and O. It seems that generally the neighborhood is in support of the building, but I know a few people at The Richmond have concerns. It seems to me that the proposed design is well thought out, provides valuable additional housing to the neighborhood, and is in fact less dense than what could be built on this site. I think the developers and the architect have done a nice job taking into consideration the context of the building in the neighborhood. I also am not overly sympathetic with the concerns regarding potential noise from the roof deck. This is not a commercial roof deck, but a residential one. Traditionally these are more sparingly used and don't generate noise complaints in the neighborhood (for example the Boston House has 270 units with a shared roof deck and it doesn't get complaints).

I'm happy to discuss further if that would be of any help. Thank you for considering my opinion.
Lindsay



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Lindsay Reishman
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202-319-1786 (fax)
Lindsay@ReishmanRealEstate.com

****We've moved! New address:**
1506 19th ST NW, Suite #1
Washington, DC 20036

Michael Korns

From: Noah Mehrkam [nbm@arclandgroup.com]
Sent: Wednesday, September 14, 2011 2:45 PM
To: mike.feldstein@dupontcircleanc.net; kevin.oconnor@dupontcircleanc.net;
bob.meehan@dupontcircleanc.net; jack.jacobson@dupontcircleanc.net;
victor.wexler@dupontcircleanc.net; mike.silverstein@dupontcircleanc.net;
phil.carney@dupontcircleanc.net; will.stephens@dupontcircleanc.net;
ramon.estrada@dupontcircleanc.net
Subject: ANC Meeting - 17th & O Street apartment building

Dear Commissioners:

I have spoken to several of you and left messages for the rest stating my full support for the proposed apartment building on the now vacant and underused First Baptist Church parking lot on 17th Street.

This building will provide much needed housing affordable to young professional residents, who will in turn help sustain and enhance the vibrancy of the 17th Street retail corridor.

My understanding is that a larger building could be built as a matter of right, but that granting these design variances will enable the developer to integrate a very nice project into the neighborhood. This should be done, as the developer is a proven owner and operator of quality properties in the immediate neighborhood.

I sincerely hope you will support this project and allow the process to advance quickly, turning this long-vacant lot into a productive part of the neighborhood.

Sincerely,
Noah Mehrkam
202-441-6156

Michael Korn

From: James Erwin [jameserwin4@gmail.com]
Sent: Tuesday, November 08, 2011 10:19 AM
To: Michael Korn
Subject: Fwd: Support 17th & O Street Development

----- Forwarded message -----

From: James Erwin <jameserwin4@gmail.com>
Date: Wed, Sep 14, 2011 at 1:37 PM
Subject: Fwd: Support 17th & O Street Development
To: Michael Korn <MKorns@keenermanagement.com>

FYI

----- Forwarded message -----

From: ramon estrada <ramon.estrada@dupontcircleanc.net>
Date: Wed, Sep 14, 2011 at 10:56 AM
Subject: RE: Support 17th & O Street Development
To: jameserwin4@gmail.com

Hello, James...thanks for your thoughtful email about the request for a variance by the First Baptist Church.

I look forward to the discussion at tonight's ANC meeting.

Please feel free to say "hello!"

RAMON

Ramon Estrada, MBA
Commissioner ANC 2B09
Chairman Emeritus ANC 2B

www.RamonEstrada.org

Date: Mon, 12 Sep 2011 18:09:24 -0400

Subject: Support 17th & O Street Development
From: jameserwin4@gmail.com

To: ramon.estrada@dupontcircleanc.net

Ramon,

I am a resident of Caroline Street in your ANC district. We met briefly when you were campaigning, and also at a Caroline Street cookout last year. I consider myself reasonably active politically, and I have voted in all of the recent local elections.

I am writing to you in support of a development project that will be reviewed at the ANC meeting this Wed. The development is a planned residential building located at 17th and O Streets. The project will be integrated with the First Baptist Church, which adjoins that property.

Briefly, the reasons for my support are:

1. First Baptist Church is a partner in the project with Keener-Squire Properties. The Church obviously is in support of the project and they are a very positive contributor to the community. Keener Squire is a local company (based in Dupont Circle) with a good track record of delivering quality projects in the neighborhood.
2. As I understand it, the density proposed is actually less than what the zoning will permit. The developer is integrating an existing church facility into the design so the building will end up being smaller than what could be built by right. The current design fits well with the neighborhood and will not overburden this location with maximum density.
3. The developer will deliver smaller units (1-BR & studio) that will be more affordable than larger units. These new units will provide an attractive residential option for our neighborhood, and increase the tax base and number of people patronizing local businesses.
4. I believe the developer is asking for a height variance to 90 feet on one side of the building. From the information that I have seen, this does not present a problem to the community from a design perspective. Many of the surrounding buildings are at that height anyway.

I am planning to attend the ANC meeting on Wed to see how this turns out. I think most of the people opposing this are located in the building across O Street, which is 90 feet and has balconies.

I think this project is well designed, and should be approved.

Thanks for your consideration.

James Erwin

Michael Korns

From: Lynn Hackney [lhackney@urbanpace.com]
Sent: Tuesday, November 08, 2011 3:14 PM
To: Michael Korns
Subject: FWD: 15th & O Street Apartment building

Hi Michel,

See Below

Regards,

Lynn

Lynn Hackney
President
Urban Pace
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Washington, DC 20036
202.841.2439 phone
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www.urbanpace.com

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www.twitter.com/UrbanPace

----- Forwarded Message -----

From: Lynn Hackney <lhackney@urbanpace.com>
To: <mike.feldstein@dupontcircleanc.net>
Cc:
Date: Wed, 14 Sep 2011 17:37:23 -0400
Subject: 15th & O Street Apartment building

Please note that my partner and I live at 1761 Church Street (16 years and counting) and we support the apartment development at 15th and O street. I also own a business on 17th. We are lucky to have a quality developer like Keener Squire building the site and the plans as designed will be an asset to the street. Please call me with any questions.

Regards,

Lynn

Lynn Hackney
President
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www.twitter.com/UrbanPace

Michael Korn

From: Ljochs@aol.com
Sent: Tuesday, September 13, 2011 10:26 AM
To: victor.wexler@dupontcircleanc.net
Cc: mike.feldstein@dupontcircleanc.net; kevin.oconnor@dupontcircleanc.net; bob.meehan@dupontcircleanc.net; jacobson@dupontcircleanc.net; mike.silverstein@dupontcircleanc.net; phil.carney@dupontcircleanc.net; will.stephens@dupontcircleanc.net; ramon.estrada@dupontcircleanc.net
Subject: 17th & O streets Development

I am writing in support of the First Baptist Church and Keener-Squire Properties development at 17th and O Streets, N.W.

As I understand it from these development partners, nearly all of the people at the last ANC zoning subcommittee meeting were in support of the project as proposed, including many people who are not associated with the church. The opposition consists almost solely of a handful of residents at The Richmond, which is itself 90 feet tall and has numerous balconies facing its neighbors. The building being proposed is 40% smaller than what is allowed by-right, a materially significant reduction from what a larger "by-right" project that could be brought to the site. Of course, the development partners have a right to build what they think the market is demanding, and given that they have the "right" to develop a 300 unit building, the planned smaller development seems to be in the better interest of the community.

As you know, small units are very popular in the DuPont neighborhood. Young professional renters make a big contribution to the community. Smaller units provide housing to people who cannot afford the price of DuPont Circle townhomes or larger condominiums. Such smaller unit size as proposed also seems to be in the best interest of the community.

I also understand that the complainants take issue with the proposed residential roof deck and claim that it will produce noise complaints. These complainants referred to the noise from the Beacon Hotel to support these claims. However, the Beacon Hotel has a restaurant and bar that hosts parties and other events, and is not a residential roof deck that can only be used by the residents. Further, the development partners have offered to reconfigure the roof deck and buffer it at the request of the complainants.

As for parking, most young professionals in the DuPont neighborhood do not own cars. Moreover, the parking being provided for the project meets the required zoning numbers and is more than enough to accommodate those tenants that may have cars.

Having been in the DuPont neighborhood for more than 30 years, I have no doubt that the proposed project will contribute to the betterment and well being of this community.

Laurance J. Ochs

1748 N Street, N.W.

Brown, M Carolyn (WAS - X75990)

To: Brown, M Carolyn (WAS - X75990)
Subject: FW:

-----Original Message-----

From: David Lamb [mailto:dbl@lambsoffice.com]

Sent: Wednesday, September 14, 2011 8:33 AM

To: 'kevin.oconnor@dupontcircleanc.net'; 'bob.meehan@dupontcircleanc.net'; 'jack.jacobson@dupontcircleanc.net';

'victor.wexler@dupontcircleanc.net';

'mike.silverstein@dupontcircleanc.net'; 'phil.carney@dupontcircleanc.net';

'will.stephens@dupontcircleanc.net'; 'ramon.estrada@dupontcircleanc.net'

Subject:

Dear ANC Members: I am writing in support of the application of Keener Squire for the construction of a multifamily building at 17th and O Streets.

I am familiar with the location in that I pass it each day on the way to my office at 1740 N Street. I have had my offices on N Street since 1971 as a former owner and as a tenant. My offices are now at 1740 N Street. Based on the length of time in the area I am very familiar with the property. I am also familiar with other properties owned and managed by Keener Squire. I am acquainted with people who have leased from them. I also am an owner of a multifamily property, though not in Washington. Based on my knowledge of the developers and their track record I strongly endorse their project and I encourage your approval of the use. I fully understand that there are those that have registered concern that the project may in some way interfere with their quiet enjoyment of their property. It is my experience with Keener Squire that they are fully aware of the concerns and that they intend to address those concerns. As the owner and manager of other properties in the area they do not want to sacrifice their reputation over a single project. They are developers who remain behind to manage their properties. I don't doubt that they will pursue other projects in the area in the future and they would not want this property to reflect as a negative in that regard. I doubt that anyone would challenge that there is a need for apartments of a type and quality as planned and that the addition of people to the immediate area will enhance the area.

I urge that you approve their request.

David B. Lamb, Esquire
1740 N Street, N.W.
Suite One
Washington, D.C. 20036
Telephone (202) 785-4822

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