

December 18, 2018

RE: Letter of opposition to BZA application # 19887 / Marjorie Hutchinson

To Whom It May Concern:

Our names are Aparna Krishnamoorthy and Krishnan Karaikudi, and we are the owner-occupants of 21 Randolph Place NW. We have lived at this address since August 2016. Our home is located within 200 feet of 1724 North Capitol Street NW, the property currently being considered for change of use. We are writing in opposition to application #19887 because it does not address and resolve significant parking, traffic, and trash issues that are directly related to the (1) uniqueness of the intersection of North Capitol Street NW and Randolph Place NW and (2) current takeout business operation (Jam Doung).

First, the intersection of Randolph Place NW and North Capitol Street is unique in a number of challenging ways. Randolph Place NW is the first traffic-light signal after the North Capitol Street tunnel, and many drivers going southbound turn right on Randolph Place to use it as a shortcut. Randolph Place is also a two-way street; however, compared to other two-way streets in the city, it is quite narrow, leading to many residentially parked cars getting side-swiped by speeding drivers cutting through the neighborhood. Furthermore, the unit block of Randolph Place NW is zoned for 2-hour non-residential parking during day-time hours with parking available without any restriction in the evenings. In contrast, the unit block of R Street NW (which is one-way traffic) is zoned for Zone 5 residential parking only, forcing more non-residents to park on our block, particularly those who are already frequenting other popular eateries within walking distance of 1724 North Capitol Street NW (e.g., Pub and the People, Big Bear Cafe, Red Hen).

Second, the current takeout operation already in place creates traffic and trash issues on our street. Many takeout customers regularly park illegally at the intersection of Randolph Place NW and North Capitol while they wait for their food. When they park that close to the intersection, it becomes impossible for cars to both safely enter and exit Randolph Place at the same time, where there is currently significant congestion. In addition, customers routinely litter onto the street, which could increase rodent activity on our block. Application #19887 seeks additional operating hours and new indoor and outdoor seating, but a high-traffic restaurant with two floors and a terrace will only compound the present trash issues, which need to be addressed.

That said, Jam Doung has been a local business and neighbor for many years, and we would be very pleased to support their application if the following corrective and preventive actions are ordered and implemented

- Changing the unit block of Randolph Place NW to a one-way street going east-bound;
- Requiring Jam Doung staff to pick up trash within 200 feet of their building daily
- Painting of stripes or a box and a tow-away sign installed by DDOT on both sides of Randolph Place NW at the corner of North Capitol Street to discourage illegal parking;
- Requiring Jam Doung staff to instruct all customers to not park illegally at the corner of Randolph Place NW and North Capitol Street and to report any violators immediately to D.C. parking enforcement;

We urge the zoning board to give careful consideration to the above corrective actions, as well as the comments from other neighbors located on the unit block of Randolph Pl NW.

Regards,

Aparna Krishnamoorthy and Krishnan Karaikudi

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