Presidential Owners, Inc.
1026 16th Street, N.W.
Washington, D.C. 20036

September 20, 2002

Zoning Commission of the District of Columbia
441 4th Street, N.W., Suite 210
Washington, D.C. 20001

Re: Zoning Commission Case No. 02-24
1601 K Street, N.W.
Square 184, Lot 74
Washington, D.C.

Dear Members of the Zoning Commission:

I am writing on behalf of The Presidential, a cooperative apartment building at 1026 16th Street, housing approximately 40 residents. The Presidential is located in the same block as the proposed planned unit development. Our residents are both owners and tenants of the cooperative apartments.

The Presidential would like to request party status in Case No. 02-24, as a **PARTY IN SUPPORT** of the requested modification. Our support for this modification should not be construed as withdrawing our opposition to other aspects of the underlying proposal, about which we testified at length in Case No. 98-14C and which is not before you at this time. However, inasmuch as the Applicant has made significant strides to resolve certain concerns that the residents of The Presidential had about the project, we enthusiastically endorse the proposed modification.

As we outlined in our July 8, 2002 letter to the Commission, the proposed modification addresses following concerns:

- the relocation of parking garage entrance from 16th Street will eliminate potential vehicular and pedestrian conflicts on 16th Street;
- the relocation of the parking garage entrance from 16th Street and the revised Landscaping Plan will protect and enhance the greensward that distinguishes Lower 16th Street;

ZONING COMMISSION
District of Columbia
Case 02-24
Exhibit 23

ZONING COMMISSION
District of Columbia
CASE NO.02-24
EXHIBIT NO.23

- the relocation of the penthouse at least ten additional feet from 16th Street will reduce the potential visual intrusion along 16th Street created by the 125-foot, C-4 portion of the project; and
- the additional detailing of the facade enhances the design of the 16th Street elevation.

These modifications will enhance and protect the special qualities of Lower 16th Street, provide for a safer pedestrian experience, and provide a better overall design.

We will not appear through legal counsel and Scott Seligman will speak on behalf of the residents. We do not plan to make a formal statement or to call any witnesses; Mr. Seligman will be available to respond to questions.

Thank you for your consideration.

Sincerely,

Scott Seligman

Scott Seligman
Secretary
Board of Directors