

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B**



VIA FACSIMILE AND MAIL

September 19, 2005

Ms. Carol J. Mitten, Chair
District of Columbia Zoning Commission
One Judiciary Square
441 4th Street NW
Washington, DC 20001

2005 SEP 19 PM 1:40
D.C. ZONING COMMISSION

Re: Zoning Commission Case No. 02-51A
Rhode Island Associates LP – PUD Modification
1616 Rhode Island Avenue NW

Dear Chairman Mitten:

At its regular meeting on September 14, 2005, the Dupont Circle Advisory Neighborhood Commission ("Commission" or "ANC 2B") considered Zoning Commission Case No. 02-51A, a proposed modification of an approved planned unit development ("PUD") to develop an office building on a portion of the project site. With nine of nine Commissioners in attendance, a quorum at a duly noticed public meeting, the Commission approved the following motion by a vote of 9-0:

ANC 2B opposes the proposed modification of the PUD at 1616 Rhode Island Avenue NW because the proposed modification does not offer a "commendable number or quality of public benefits." 11 DCMR §2400.2. In particular, the Commission opposes the proposed modification because of the adverse effects on the neighborhood that would result from the proposed modification to the previously approved PUD, including:

1. the loss of neighborhood-serving amenities and the decreased neighborhood pedestrian street traffic on evenings and weekends (including potential resulting adverse effects on public safety) that would result from the requested change from hotel to office use;
2. increased traffic and parking problems resulting from the proposed conversion from hotel to office use, because office workers are more likely to drive automobiles than hotel guests, who are more likely to travel by taxi or metro; and

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District of Columbia
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3. the lack of an adequate amenities package offered by the applicant in connection with the proposed PUD modification.

The Commission further opposes the application because the legal standards for a PUD modification have not been met.

The Commission has retained Stephen N. Gell, Esq. to represent the Commission on this matter. Mr. Gell may be reached at (202) 625-8311. Commissioner Mark Bjorge (ANC 2B05) is the Single Member District Commissioner who is handling this matter for the Commission. Commissioner Bjorge may be reached at (202) 256-2556.

Mr. Gell is authorized to file a supplemental written report on the Commission's behalf that will contain 1) a list of witnesses who will testify on behalf of the Commission; 2) a summary of the testimony of each witness; 3) an indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts; 4) and the total amount of time being requested to present the Commission's case.

ON BEHALF OF THE COMMISSION.

Sincerely,



Darren A. Bowie
Chairman

cc: Mr. Arthur Jackson
Office of Planning
(via facsimile)

Paul Tummonds, Esq.
Pillsbury Winthrop Shaw Pittman
2300 N Street NW
Washington, DC 20037-1128
Counsel for Applicant

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Dupont Circle Advisory Neighborhood Commission 2B



FACSIMILE TRANSMISSION COVER SHEET

TO:

Ms. Carol J. Nitter, Chair
Zoning Commission
(202) 227-6072

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Darren A. Bowie, Chair
Dupont Circle Advisory Neighborhood Commission 2B
(703) 265-7761

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9/19/05

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ZC Case No. 02-51A
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