

MOUNT VERNON PLACE, LLC

July 8, 2004

BY MESSENGER

Ms. Carol J Mitten
Chairperson
D C Zoning Commission
441 4th Street, N W , Suite 210
Washington, D C 20001

ZONING COMMISSION
District of Columbia

CASE NO. 04-18
EXHIBIT NO. 4

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2004 JUL -8 AM 9:58

Re Zoning Commission Case No 04-18, Mount Vernon Triangle (MVT)

Dear Ms Mitten and Members of the Commission

This letter is to respectfully request that the Zoning Commission include in the Notice of Public Hearing a provision "in the alternative" if it votes to set down for public hearing proposed new section 170x of Chapter 17 (DD Overlay District) This alternative provision, the text of which is set forth in Exhibit "A", would allow one curb cut on the south side of K Street, N W in Square 516 Square 516 abuts K Street, N W between 4th and 5th Streets, N W The proposed text, as drafted by the Office of Planning, would prohibit all curb cuts on K Street except for the Wax Museum site on the north side of K Street

Square 516 is one of the longest blocks in the downtown area If no curb cut is allowed in a block of this unusual length, all buildings constructed within this square will be forced to become behemoths Such buildings will be required to be "super-sized" in order to obtain access to required parking and loading facilities if no curb cut is allowed on K Street

Furthermore, the security concerns of the U S Immigration and Naturalization Service (INS), which occupies a large building in the southeast quadrant of Square 516, may dictate that no loading activities be allowed to occur on the south side of any buildings constructed in the northeast quadrant of Square 516 [This quadrant is occupied by Lot 58] Lot 58 is one of our holdings in the Mount Vernon Triangle area which we propose to develop with three (3) buildings (See attached site plans) This site is one of 14 contiguous parcels in the MVT area that we control which have been master planned by Hartman Cox and Sasaki Associates

To illustrate our concerns and particularly the damage that the proposal as drafted would have on our master plan, we enclose a site development plan that depicts the three (3) smaller buildings that we propose to develop along K Street on Lot 58 We also enclose a site development plan that depicts one (1) "giant" building that we would be forced to build if no curb cut is allowed on K Street As you will see, the length of Square 516 along K Street between the north-south alley and Fourth Street (i e , a portion of Square 516 only) is three hundred and sixty (360) feet, a length that is longer than many downtown blocks

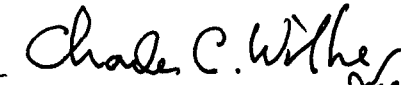
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As members of the Mount Vernon Alliance and the Mount Vernon Zoning Task Force and because of our strong commitment to the Mount Vernon Triangle area, we have been working very closely and cooperatively with the Office of Planning on the proposed text amendment. We were surprised however to learn that OP had chosen to recommend that no curb cuts be allowed on K Street (except at the Wax Museum site)

Based on the foregoing, we believe it is necessary and advisable for the Zoning Commission to advertise an approach "in the alternative" that allows for at least one curb cut in Square 516. This approach will provide the public and all affected property owners with adequate notice of this issue and an opportunity to provide testimony to the Zoning Commission regarding this important matter.

We appreciate your consideration of our concerns and our request. Thank you.

Sincerely,

 
Robert M Gladstone ~~me~~ Charles C Wilkes

Enclosures

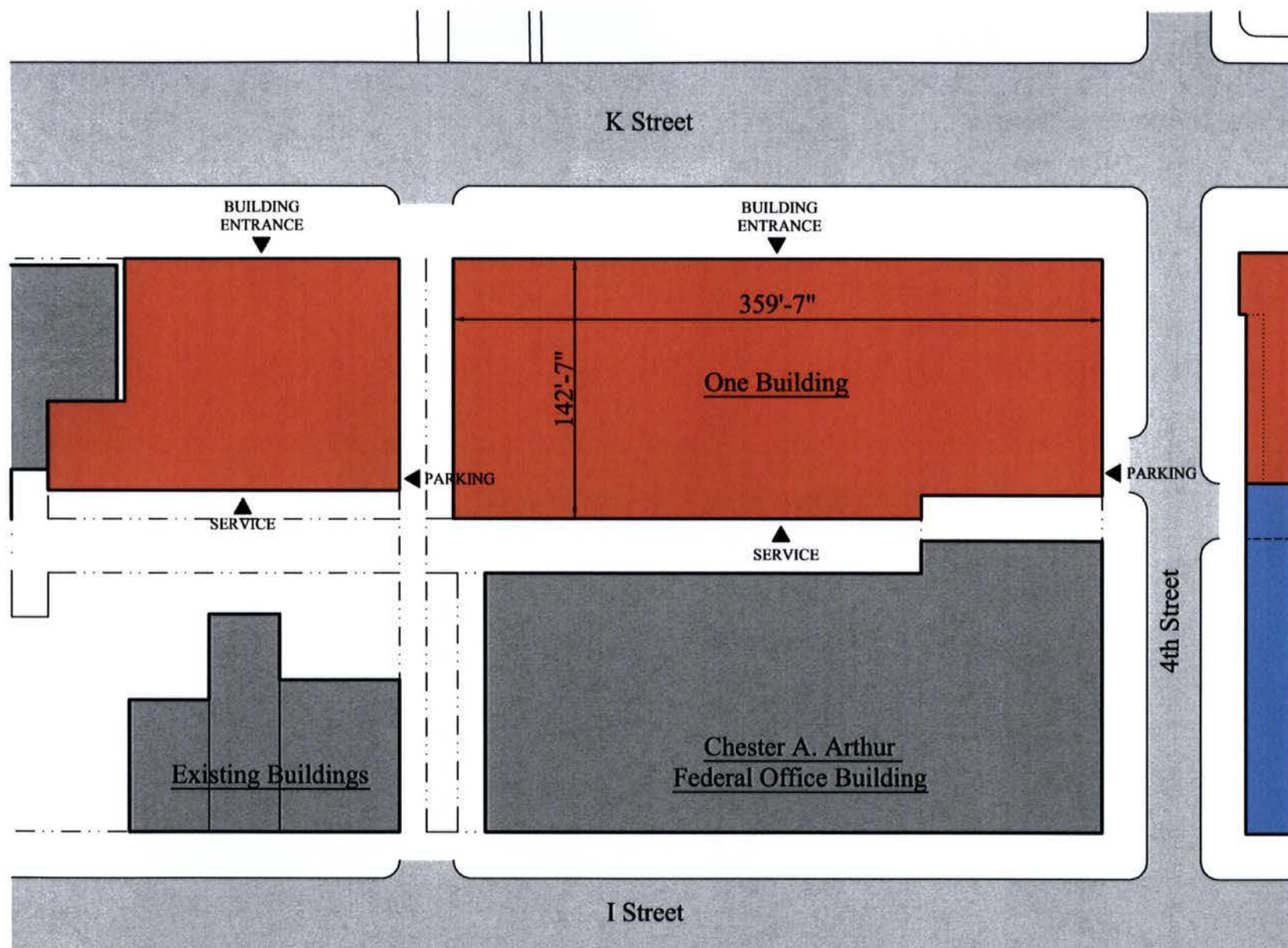
cc Mr Andrew Altman
Ms Ellen McCarthy
237167

EXHIBIT "A"

Advertise in the Notice of Public Hearing the following provision "in the alternative"

Revise Proposed Section 170x 9(a)(1) as follows:

"There shall be no driveways on the south side of K Street, between 4th and 7th Street, N W." or, in the alternative "There shall be no driveways on the south side of K Street, between 4th and 7th Street, N.W. except that no more than one driveway shall be allowed in Square 516 between the existing north-south alley and 4th Street (i.e., within current Lot 58)."

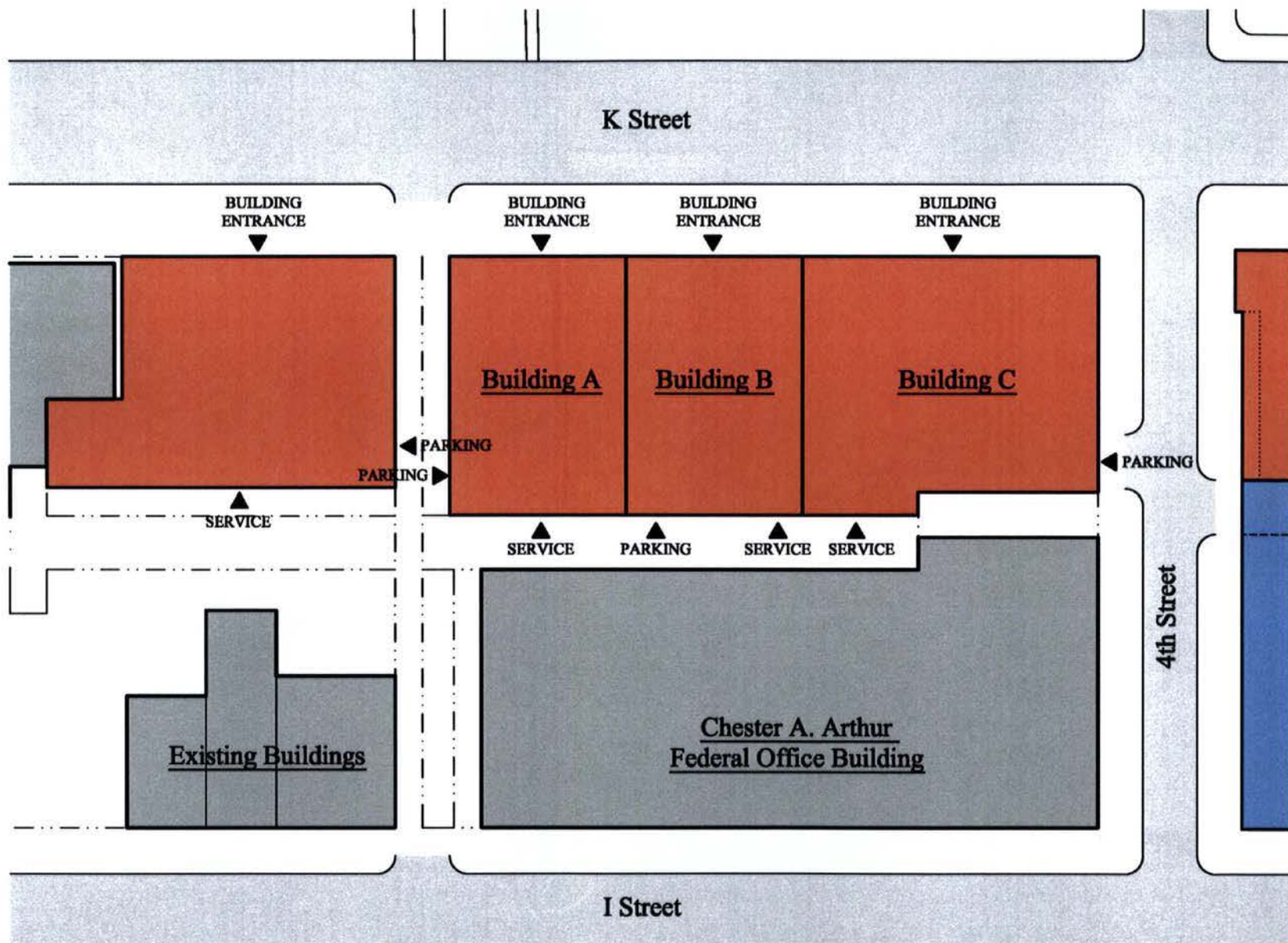


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Square 516 - One Building
 Parking, Service, and Building Entrance Locations

0' 40' 80'





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Square 516 - Three Buildings
 Parking, Service, and Building Entrance Locations

