



The Whitman
UNCONVENTIONAL ELEGANCE

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July 25, 2014

FIRST CLASS MAIL AND ELECTRONIC MAIL

Advisory Neighborhood Commission 2F
5 Thomas Circle NW
Washington, DC 20005

FIRST CLASS AND ELECTRONIC MAIL (waltcain@gmail.com)

Community Development Commission for ANC 2F
Attn. Walt Cain, SMD 2FO2
1325 15th St, NW #1004
Washington, DC 20005

Re: Marriott Project (9th and L St.)
Developer: QC 369, LLC
Zoning Case Number 14-09

To Whom It May Concern:

On behalf of the Whitman Condominium Unit Owners Association ("Association") and its Board of Directors, I am respectfully submitting this letter. The Whitman Condominium ("Condominium") is located at 910 M St NW, Washington DC 20001 and is adjacent to the lot(s) within Square 369 being developed by QC 369, LLC ("Developer"), so as to construct a Marriott Residence Inn and Courtyard by Marriott. ("Marriott Development"). While we are excited that Marriott plans to further develop the area and look forward to the project, our letter serves as the Association's statement opposing certain aspects of the Marriott Development. We ask that this statement of opposition be considered when the Community Development Commission meets on July 30, 2014 to discuss the Marriott Project and its formal recommendations, if any, to the Advisory Neighborhood Commission 2F ("ANC"). We further request that this statement be considered and incorporated into the ANC's record, regarding its discussions concerning its recommendations and report to the Zoning Commission regarding Case Number 14-09.

Background

The Condominium is a twelve-story building containing 185 residential units and 205 parking spaces. All parking is accessed via a public alley which runs on the side of and then behind the Condominium, leading into an underground parking garage, housed solely within the Condominium. 7th Floor units feature private roof decks and Penthouses offer two levels with balconies. The Condominium currently enjoys relatively unobstructed views of the Capitol, the Washington Monument, and general cityscape, including the side of the Condominium that faces the proposed Marriott Project. The Condominium also has a roof top deck, where a pool and patio area are located.

The Association consists of all of the unit owners of all of the residential units within the Condominium and is charged with the governance of the Condominium through the Association's Board of Directors. The Board of Directors has the authority to administer and manage the affairs of the Association.

We understand that the Developer has submitted an application to the Office of Zoning requesting approval of a consolidated Planned Unit Development (PUD) and related map amendment on various Lots located within Square 369, which is located at the intersection of 9th and L St. NW (the "Subject Property"). Based on our review of the submitted application, the Developer intends to demolish two existing historic buildings on L St, and to remove rear portions of six historic buildings on 9th St. Following completing of this demolition, the Developer plans to construct a residential building, a Marriott Hotel, incorporating a Courtyard by Marriott and a Residence Inn, and to also provide for retail and service uses within the Subject Property. The Developer has proposed that the Hotel will not exceed 110 feet in height, although the Zoning Application contains some ambiguity in that regard. The Hotel building is proposed to be 568,921 square feet and to have 233 parking spaces.

Currently, the Subject Property is split-zoned DD/C-2-A and DD/C-2-C and the Developer has asked to rezone the Subject Property to split-zone DD/C-2-A and DD/C-3-C. We understand that the Developer has also requested relief from several provisions of the Zoning Regulations. Specifically, 1) Section 411 of the Zoning Regulations to allow for separate roof structure enclosures for the residential portion of the building, 2) Section 2001 related to loading facilities, so as to permit the Developer to provide two berths at 45 feet deep and a service/delivery space at 25 feet deep, 3) Section 2115.4 to vary from the requirement that compact parking spaces must be in groups of five, 4) to permit flexibility in terms of the final design related to a number of other aspects of for the proposed buildings, such as, but not limited to, the number of units, interior components, number and location of parking spaces, exterior signage and other items.

The Condominium lies to the north of the Subject Property. There is an approximately twenty-foot wide public access alley which runs north/south, along the western side of the Condominium permitting vehicular access from M St. That north/south alley connects to a thirty-foot wide public access alley which runs east/west along the rear of the Condominium and

thereby permitting vehicular access from the north/south alley and M. St. into the Condominium's parking garage and loading dock.

The Developer intends to block off portions of the north/south alley and construct a portion of the Hotel Building in that location. The Developer also intends on constructing their Hotel Building right up against the east/west alley, with the rear wall of the Hotel Building thirty feet from the parking garage and loading dock for the Condominium. Additionally, the Developer proposes to place a loading dock in a portion of the east/west alley which appears to be directly across from the Condominium's garage entry and loading dock. Finally, there is concrete pathway running north/south, along the eastern side of the Condominium building. This pathway is currently fenced off from M St. The Developer's plans are somewhat unclear on whether the Developer proposes vehicular access to the Marriott building through this pathway.

A copy of the Condominium's plat highlighting the alleys and pathway described above, are enclosed for your review

The Association has the following general categories of objections and concerns regarding the Marriott Project:

- Blocked Accessibility to the Condominium's Loading Dock
- Blocked Accessibility to the Condominium's Parking Garage
- Safety Concerns Related to Proposed Use of Alleys
- Traffic Congestion on M Street Between 9th and 10th St
- Deterioration of Aesthetics and General Quality of Life due to proposed uses

We will address these various concerns in more detail below

Blocked Accessibility to Loading Dock

The Developer's plans appear to include reconfiguration and blocking off of various alleys which currently run in between, adjacent to, and through the Subject Property and the Condominium's property. By erecting the Marriott building in its proposed location and closing off the alley located adjacent to the Condominium, which runs north/south to M and L St, the Developer is proposing to eliminate a significant amount of space that is currently utilized by larger vehicles that require access to the Condominium, including delivery, trash and moving vehicles, all of which travel into the alley to access the Condominium's Loading Dock. On a daily basis, these larger vehicles utilize space within the aforementioned alley to perform maneuvers to gain said access. Further, the Developer's plans appear to include overhangs into and over the alley that detrimentally impact the turning radius for these larger vehicles, which provide essential services to the Condominium's residents. Finally, the Developer's plans appear to include a loading dock for the Marriott Building, which is located directly across from the Condominium's loading dock and parking garage entry door. Said location would certainly cause unreasonable and unsafe congestion between the two areas. It would be impractical to

implement this sort of plan for two high traffic access points, both of which are essential to the operations of the two buildings.

In short, the proposed location of the Marriott Building, the reconfiguration/blocking of the alleys, and the proposed location of the loading dock, all effectively completely bar larger vehicle access to the Condominium. Even assuming a vehicle can get through the alley to access the rear of the Condominium, its driver would likely encounter a blocked loading dock/garage because of what one could expect to be routine and frequent deliveries for the various retail, service and residential needs of the Marriott Building residents, guests, service providers and employees.

Blocked Accessibility to the Parking Garage

As noted above, the reconfiguration of the alleys, including the complete blocking off of the alley running north/south to L St., as well as the location of the proposed loading dock at the Marriot Building, will result in unreasonable and extreme congestion for residents who are simply trying to enter and exit their Condominium. The Marriott's loading dock will increase substantially the amount of traffic in the alley that is proposed to be the sole access point for the Whitman residents to enter their parking garage and also impact the safety for pedestrians and vehicles utilizing that area as well.

Blocked Accessibility to the rear of the Condominium for Emergency Vehicles

The Association also has concerns related to the proposed configuration and use of the alleys for emergency vehicle access. The proposed use of the alley for another loading dock will increase the volume of vehicular traffic in the alleys running between the buildings. The Association is concerned that with increased vehicular and pedestrian traffic, congestion in the alleys will prevent emergency vehicles from accessing the rear of the Condominium building (as well as the rear of the Marriott building) in the event of a fire or other hazard. Further, the increased vehicular traffic in the alleys also will pose a safety hazard for the many pedestrians who frequently utilize the alleys to gain access to the nearby park and M and L St.

Traffic Congestion on M Street Between 9th and 10th St.

The Association has serious concerns that the proposed route for large vehicles utilizing the Marriott Project's loading dock behind the Condominium, via the north/south alley from M. St., will cause massive traffic back-ups and congestion on what is a narrow and largely residential portion of M St. We anticipate that larger vehicles will have great difficulty making the turn from M St. into the north/south alley and therefore maneuvering will likely cause serious traffic delays. To further complicate matters, this portion of M St. is crucial for residential parking.

Deterioration of Aesthetics and General Quality of Life

The Association seeks clarification on the proposed penthouses for the Marriott Projects. It is unclear what the final height and width will be for the mechanical penthouses. Further, the plans are not clear on the precise location of these penthouses either. The Association objects to any height, location or width that would impact detrimentally the views and noise levels on the Condominium's existing roof top deck.

Further, the Developer's plans are not clear regarding where trash compactors and dumpsters will be located. The Association objects to any proposed location for these items that abuts the Condominium property or the thirty-foot north/south alley, as well as the 10th St. park, due to noise related to pick-up, offensive odors, and rodent infestations.

The Developer's plans are not clear related to the location for hotel ventilation systems. These systems can often cause significant and unreasonable noise levels, which will detrimentally impact the Condominium resident's use and enjoyment of their property. The Association objects to any proposed location for such which abuts the Condominium property or the thirty-foot north/south alley.

The Association also objects to the obstruction of natural light, which will result from the proposed improvements. The proposed height and straight vertical design on the north side of the proposed buildings will likely prevent natural light from reaching the windows of the Condominium units which face South and the 10th St. Park. Certainly, such dark and uninviting conditions run contrary to the intended use of the park.

Finally, the Developer does not address how it intends to stage and conduct construction efforts related to the Marriott Project. For example, the Developer has failed to provide any details on where construction materials, equipment, vehicles and temporary structures will be placed/stored during the construction of the Marriott Project. The Association requires clear detail on these items and objects to any obstruction of the existing alleys and/or any locations which will negatively impact the Condominium residents', guests' and contractors' ability to access the Condominium garage or loading dock. Further, the Developer has not provided any detail regarding the proposed demolition efforts related to the project. The Association requires more detail concerning the Developer's plans, including measures which ensure the protection of all existing surrounding improvements, including the Condominium, at no cost or significant inconvenience to the owners of those improvements.

The Association has a number of proposed modifications to the plans which may address the various concerns raised. For example:

- 1) Relocation of the proposed Marriott building to push back from the thirty-foot alley. This would allow for more space for larger vehicles to utilize when accessing the Condominium loading dock and garage, as well as any proposed loading dock for the Marriott Project.

- 2) The north/south alley should not be blocked off completely, but should remain open to allow sufficient space for vehicles to maneuver on to the east/west alley.
- 3) Relocation of the proposed loading docks to either underground space, or not directly across or in close proximity to the Condominium's loading dock and garage
- 4) Underground location of any dumpsters.
- 5) Larger vehicle access to the Marriott Building from 9th St or L St. only

The Association certainly recognizes the contemplated benefits of the Marriott Project, including its compatibility with the nearby Marriott Marquis and Convention Center. The Association welcomes the proposed rejuvenation of some portions of the existing historic buildings, which are in serious need of remediation. That being said, the Association has real and significant concerns related to the proposed design for the buildings and plans for access points, in terms of practicality, safety and overall aesthetics related to the proposed and existing uses. The Association vigorously objects to any proposed design which limits, hinders or otherwise interferes with the free and reasonable access and enjoyment to the Condominium building by residents, guests, contractors and employees. Further, as explained above, many of the concerns of the Association relate to the impact of the Project on not only the Condominium residents, but also the surrounding residents, proposed guests and contractors for the Marriott building, and other persons utilizing the surrounding streets. For this reason, the Association is requesting more specificity on the items referenced above, consideration of the above proposed modification, greater consultation with the Developer, and involvement of the ANC and CDC to address our modest requests, while also noting our formal objections to the various issues raised in this letter.

On behalf of the Association and the residents of the Whitman Condominium, we thank you for taking time to consider the issues raised in this letter. If you require any additional information from the Association, please do not hesitate to contact the undersigned.

Sincerely,

THE WHITMAN CONDOMINIUM UNIT OWNERS
ASSOCIATION AND ITS BOARD OF DIRECTORS

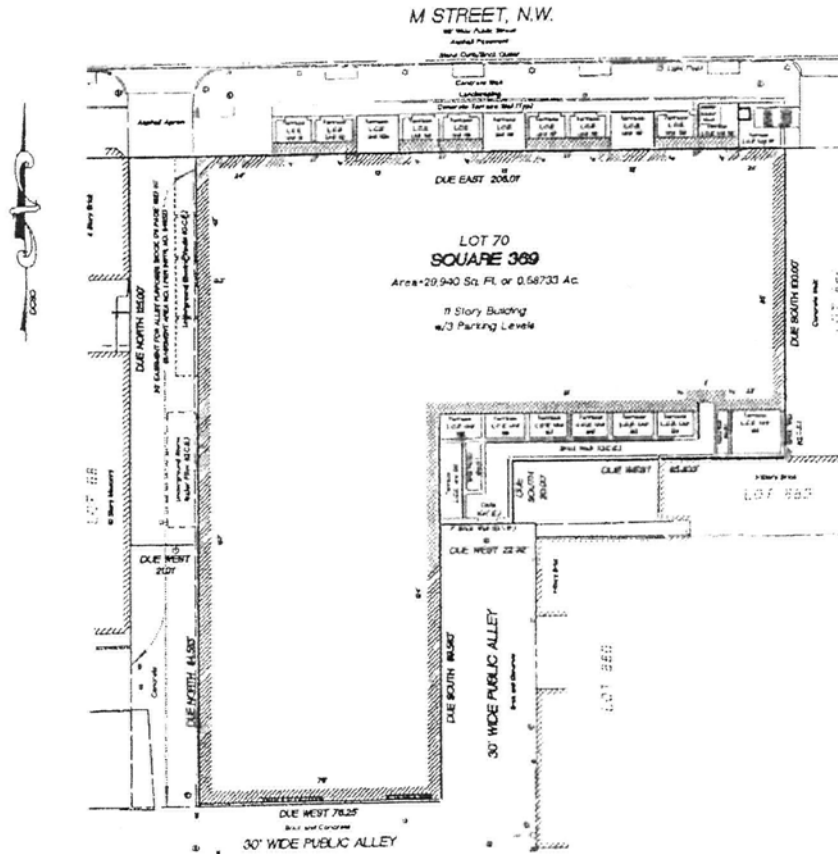


By. _____

Carlos H. Arce
Member and Secretary, Board of Directors

cc: Todd A. Sinkins, Esq.
Kathleen N. Machado, Esq.
Property Manager
Zoning Commission
Q369, LLC

PRELIMINARY
 PLAT OF CONDOMINIUM SUBDIVISION
 LOT 70, SQUARE 369
 THE WHITMAN
 910 M STREET, N.W., WASHINGTON, DISTRICT OF COLUMBIA



- NOTES:
1. "D.C.E." denotes General Common Element.
 2. "L.C.E." denotes Limited Common Element.
 3. All line dimensions are measurements and are based on physical measurements taken within the units to the units' finished surface walls, floor and ceiling. However, they are intended to include such unmeasured items as doors, porches, balconies, stairs and windows. See Condominium Declaration for specific details.

Survey and Plat by
A. MORTON THOMAS AND ASSOCIATES, INC.
 Engineers and Surveyors
 1750 Tennessee Parkway, Rockville, MD 20852
 Phone 301-881-2543 Fax 301-881-0881
 AMT No. 103-419-0023