

Dear Friends and Neighbors,

I am writing to let you know that I am **OPPOSED to the proposed PUD to be located at 1401 – 1433 Pennsylvania Avenue, S.E. (PUD 15-12)** as it is currently planned and designed.

My reasons for opposing this PUD are as follows...

As the proposed PUD will include 170 to 190 residential units in addition to new retail shops on the first level, but provide only 50 - 58 underground parking spaces for all new-incoming residents as well as new shoppers to share, our already limited parking choices will be further limited on a very drastic level! How does one develop 190 residential units, some of which will undoubtedly house multiple motor vehicle drivers and therefore likely motor vehicle owners, as well as retail shoppers and salespeople who may or who may not rely on public transportation for traveling back and forth, and not impose themselves on the already established neighborhood struggling to find legal parking now?

As proposed, the structure will stand nearly 80 feet tall! This is **four times (4 X's) the height of our own twenty-foot (20 feet) tall houses**, our homes. This structure will cast a shadow over our homes, and impose on our sense of privacy while at the same time blocking the natural light and the circulation of fresh air around our homes. We were told that the structure will be designed in a "wedding cake" like fashion, except that a wedding cake has multiple tiers and "set-backs" and this structure has only a single ten foot wide "set-back" on the east end of the structure. In their efforts to maximize the number of living units from which the owner/Developer will receive financial benefit they have misled our community into believing that this project will not overwhelm our neighborhood. But how can a huge building, four times the height of our own houses and taking up nearly a quarter of the entire block, not overwhelm the neighbors? This project is a great intrusion on the standards of living which all of us have enjoyed up to now, by overwhelming the entire block upon which you live, and overwhelming the parking upon which you rely when returning home with your own automobile!

There is no "green space" contiguous to this property. This 80 foot tall structure with 170 to 190 living units will take up the entire lot, from the

corner to the middle of the block and overflow to the rear of the property. There will be very limited pedestrian space along Pennsylvania Avenue, all of it overshadowed by the tallest building in our Capitol Hill neighborhood! The only green space the Developer is willing to provide already exists to the benefit of our neighborhood, but is actually across the street from the project; which street will become much more heavily trafficked as the volume of pedestrian and motor vehicle activity increases, including delivery trucks long after construction is finished. This area will become so heavily congested that our quality of life will decline drastically.

There is absolutely no precedence for this development as there is not an eighty foot tall building in any Capitol Hill residential area thus far. We have no idea the true negative impact that this will have on our homes and our families.

There is a reason that we all choose to live in residential neighborhoods of low lying townhouses rather than to live in the "downtown" D.C. or Roslyn, Virginia, "hi-rise" communities; with and amongst those huge, monstrous high-rise structures imposing on our comfortable and open living spaces. Considering all of the other developments ongoing in our immediate neighborhood, none as massive and overwhelming as this particular development being proposed for our own city block, this project is too big and massive and it will cause too much congestion for our "small town" atmosphere and community to absorb. This project, as currently proposed, will stand 20 feet taller (or more) than the Jenkins Row/Harris Teeter condo building directly across the intersection of 14th Street and Potomac Avenue. If we had wanted to live next to the railroad tracks, we would have bought our homes there; not here!

We're all familiar with the various adages, "be careful of what you ask for...", "too much of a good thing is bad..," and "everything in moderation..." This project as currently proposed is excessive. And, in fact, it is extreme excess to the benefit only of the new land owner and Developer, while at the same time excessive to the detriment of all of us who have called this community "home" over the years!

Additionally, it appears that the Developer deliberately omitted my own name and contact from any of the "community news" mailings and notices which they shared with neighbors, not informing me of the planned meetings to discuss neighbor's possible concerns regarding the proposed

PUD. My family received information and notices of these meetings from random neighbors on a sporadic basis, often after the fact, which prevented my family from learning of all the negative impacts this project will have directly upon my own home of nearly thirty years.

When we were made aware of the proposed project and sought information from the Developer, both on general basis and on specifics, the information was not provided in a timely enough manner for us to make educated decisions as to whether or not the project may create any negative impact or cause for concerns; ie., when we requested specifics on height and density of the project directly abutting our home we were not provided this information until two hours after a deadline for us to request "Party of Interest" status at the Board of Zoning hearing scheduled for February 4, 2016, even though our multiple requests for the information were made over several weeks in advance of the deadline date.

It appears that once the developer thought it too late for us to oppose the project as proposed they finally forwarded the information which we had sought for weeks ahead of the deadline. We see now how the structure abutting my own home will extend 80 feet up in the air and at least 30 feet out beyond the rear door of my home, creating a tunnel-like effect and blocking all light, fresh air and view of my yard, while my home and rear garden are also subjected to the whim of building residents whose windows look out over, and whose balconies will overhang, my home and garden.

Up to now the Developer has provided only limited and selective information to us, those who will be immediately and negatively impacted by the size and the scope of this proposed development. Please go to the Board of Zoning website at https://app.dcoz.dc.gov/Content/Search/ViewCaseReport.aspx?case_id=15-12 to learn more.

DON'T LET YOUR VOICES BE SILENT UNTIL IT'S TOO LATE TO HAVE AN IMPACT ON THE DIRECTION THIS PROJECT SHOULD GO...

Your Neighbor,



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