

February 21, 2018

1405 W Street, NW, #600
Washington, DC 20009
Re. BZA case 19705

Gentlepersons,

I hereby submit comments in opposition to Madison Investments application for development of the Martha's Table space on 14th Street, NW, between V and W Streets NW.

I am the President of the Lumen Condominium Association. The Lumen, with 18 condominium units, is located approximately 100 feet from the proposed development and unit owners will be seriously detrimentally affected should some of the Madison Investments requests be granted.

Very truly yours,

A handwritten signature in black ink, appearing to read "Pamela Talkin". The signature is fluid and cursive, with a horizontal line extending from the end.

Pamela Talkin
ptalkin@gmail.com
202-341-1043

(Attachments)

To: Advisory Neighborhood Commission Members
Clifford Moy, Secretary, Board of Zoning Adjustment
Anthony Hood, Chair, Zoning Commission
Historical Preservation Review Board

From: Lumen Condominium Association
1405 W St NW

Re: Opposition to variances/exceptions and design approval requested by Madison Investments for development of former Martha's Table space on 14th St, NW between V and W Streets, NW (BZA case 19705)

We write in opposition to:

- The entrance to the building being located on W Street, NW
- The garage entrance being located on W Street, NW
- The request for exceptions to the height restrictions

Our building is located on a narrow one-way street about 100 feet from the north side of the proposed development. If the developer's requests are granted, traffic congestion and noise will increase significantly on our street, emergency vehicle access will be impeded and daylight will be diminished.

As a preliminary matter, we agree with the points raised by our neighbors who have signed the attached memorandum. We also do not oppose the development of the Martha's Table site as a mixed use building. We bought our condos because we love the vibrancy of the area and city life. We simply oppose the developer's proposal to have the building and garage entrances on W St, NW and its requests for exceptions to the requirements applicable to other developers, as we will be seriously affected if the building and garage entrances are on our street and the exceptions are granted. In addition, we ask that access to the project's garage be via V St NW or the alley running east-west and the garage entrance be in the rear of the new building.

The Lumen building is directly across a narrow one-way residential street from the proposed development. We have compelling concerns about the entrance location, proposed height and scale of the building and the access to garage parking from our residential street. Madison has not presented sufficient reasons to justify its requests for special exceptions under Subtitle K of the applicable DC regulations. Moreover, Madison is manipulating the system by proposing the entrance on W St merely to take advantage of the street elevation to gain some extra building height, while ignoring the impact of hundreds of residents/visitors and vehicles being required to use the narrow street rather than the more appropriate and longer 14th St side of the building.

The large number of units in the proposed development, as well the small number of parking spaces in the garage, will lead to significantly increased traffic and congestion on our

narrow one-way residential street. This will be compounded further if the building's entrance is on W St when it should be on 14th St NW where the true face of the building lies. It is particularly troubling because emergency vehicles use this street frequently and will be impeded. If the entrance is on W St, traffic will back up while cars, taxis and ride-share vehicles drop off and pick up residents and visitors and trucks make deliveries. On the other hand, 14th St, is two-way and four lanes and can better handle the increased traffic for all purposes. Access to the garage from W St, NW as Madison proposes will be similarly problematic on our small street. Rather, the approach should be through the alley from V St, NW a primarily commercial street with very few residents and less traffic, or from the alley to the east. Of all the options, a garage entrance on W Street creates the biggest detriment to the Lumen as well as to the tenants of the new building.

The proposed 9-story building, without step backs no less, is three stories higher than the Lumen and four stories or more higher than other nearby buildings on the block. Because W Street NW is so narrow, daylight (particularly between the autumn and spring equinoxes) will be affected and diminished for those of us on the north side of the street. It goes without saying that noise on our quiet street will also increase significantly with the influx of people and vehicles. There should be no exception granted to the height and size restrictions and applicable setback/step back requirements. We note that even Union Row, built years ago with some disregard for height restrictions, has setbacks/stepbacks and several alley accesses to its rear parking areas.

Finally, the proposed development is out of scale with adjacent streets and is not in harmony with the ARTS zoning intent of preserving the character of our neighborhood. A massive building is nearing completion on the 1400 block of U St and the Madison development just a block away will only further destroy the fabric of the area, while adding no community benefit. Area apartment buildings consistently have vacancies and the large number of apartments proposed by Madison fills no neighborhood or District of Columbia needs.

Accordingly, we request that the building and garage entrance not be located on W Street NW and that the developers not be given an exception to applicable height restrictions.

February 12, 2018

From: Concerned Neighbors (*See list of signatures below*)

To: Advisory Neighborhood Commission Zoning Board, Board of zoning adjustment, and the Historical Preservation Review Board

Re: Opposition of Madison Investments, LLC proposed redevelopment of the Martha's Table space on 14th Street, NW between V and W streets, NW. BZA case number 19705.

I. Overview

We ask the ANC Zoning Board, the DC Board of Zoning Adjustment and the Historical Preservation Review Board carefully consider our request that the proposed project be adjusted to the following:

- A six story building (five stories with a penthouse level)
- The project should be stepped down, or reduced in size as the elevation decreases to account for the change in elevation between W down to V streets.
- The proposed number of parking spots is ok if Madison agrees to reduce the scale of the project
- Move all common area from the 14th street side of the project to the rear of the project along the alley way to minimize potential noise impacts on the least number of individuals

II. The scale of the project should be reduced

According to Madison's plans to redevelop the Martha's Table space, Madison is proposing to build a 9 story building (8 stories and a penthouse). This means the proposed project will be similar in height to the Reeves center (located to the south of the project), 3 stories taller than the Lumen condominium building (located to the north of the building) and 4 stories taller than the apartment buildings located to the west of the project. The scale and size of the proposed development project we feel will have negative impacts on our neighborhood.

For example, there is an influx of high end apartment rentals in the U Street neighborhood creating an oversaturation of housing in the area, leaving vacancies at almost all of the rental buildings in the neighborhood. Building a project, the size of the Reeves center will have a negative disruption on our residential neighborhood for years, leading to potentially decreased values in home prices during construction (as no one wants to live next to a construction site), impacts on traffic to accommodate construction (lane closures on 14th street for large pieces of equipment), etc.

Additionally, Madison Investments seems to be acting in bad faith by selecting the side of the building (W street) with the highest elevation grade to measure the zoning requirements of the project. The site of the proposed project is on a hill, that decreases in elevation from W to V streets. Madison's

Attachment

project does not reduce in height to account for the slope of the hill. The height of the project seems to exceed the height requirements in the zoning laws on the V street side. Other projects that have been built on 14th street, north of the proposed project, are reduced in height to match the decrease in elevation on 14th street. We recommend that Madison's project also be reduced in height to match the decrease in elevation along 14th street.

We are not zoning experts and do not fully understand all of the relief Madison is asking for to build the project. However, we do understand that Madison needs the relief to be granted in order to build a 9 story building (8 floors and a penthouse). If the relief is not granted, it's our understanding that this will require Madison to reduce the number of floors or scale of the project. Again, we request that the relief or the request for the exemption to the zoning requirements by Madison not be granted to reduce the scale of the project.

III. The proposed number of parking spots is acceptable if Madison agrees to reduce the scale of the project

At its current scale, the project does not provide enough parking spaces to adequately accommodate the potential residents of the building and all of the visitors to the retail spaces proposed. We believe that 75-80 parking spots are acceptable, if Madison reduces the height of the building and thus the number of residential units to six floors (five stories plus a penthouse level).

IV. All proposed common areas should be moved the alley side of the project

Madison has proposed a number of outdoor communal spaces including two roof decks and an open air space on the third level above the historic garage. Currently, the roof decks are on the 14th street side of the proposed project. We recommend that Madison move these common spaces to the western side of the project (the alley side) to reduce impacts on the greatest number of people that could be impacted. The buildings on the western side of the project towards V Street are not residential buildings. Moving common spaces to this side of the building will limit potential noise and privacy issues for individuals that live across the street from the project on either W street or 14th streets.

V. Conclusion

As residents who live in the neighborhood we request careful consideration of our concerns. We have a vested interest in preserving the few remaining blocks in our neighborhood that have not been redeveloped. This neighborhood is our home, and we advocate for development of these areas in a way that preserves the historic character of our neighborhood. We do not oppose development of the Martha's Table Space, but encourage development that is in the proper scale to reduce impacts to the existing neighborhood. We ask that you not provide the relief requested by Madison to construct the proposed project and that you require Madison to reduce the scale of the building.

Thank you for your careful consideration of these concerns.

Name	Address (or building name)	Signature