

February 1, 2016

Chairperson Anthony Hood
DC Zoning Commission
411 4th St NW #200 South
Washington, DC 20001

Chairman Hood and Commissioners:

I'm writing to give my qualified support for the 1401 Pennsylvania Avenue Project, Case 15-12.

I live at 1422 Ives PL SE and purchased my home in January 2010; my property line is 3 feet – possibly less – from where this development will sit. When I first learned of this project, I was extremely concerned having gone through a nightmarish experiences several years earlier with both the developer of 1420 Ives and DCRA. I assumed the headache around the Penn project would match its scale.

So far I have found this not to be the case and I want to note that Robin Betteral, Cas Rieglar's representative for this project, has been professional, responsive and cordial since the first planning meeting I attended last spring. In short, she's been great. Robin has been to my house on several occasions to meet with some of the Ives neighbors and addressed our questions and concerns. She has also attended meetings at the homes of our 14th Street neighbors. I am very appreciative Cas Rieglar made changes in some of the design plans based on these conversations in addition to signing off on the MOU the group of neighbors put together.

I am excited about the development and the retail plans for this space.

That said, I echo and support the very thoughtful and detailed letter from my neighbor Corey Holman (926 14th St SE) in his letter of support to the commission and Kirk Beatley and Lisa Holden (1435 Pennsylvania Ave SE) in their party status request, especially in regard to size of this project. This is a residential neighborhood where the surrounding homes are primarily 2 stories tall (with a handful of 3 story units). The 1401 Penn Project towers over the neighborhood and some of the architect's illustrations present an illusion of space between the development and the surrounding homes that does not exist.

The southeastern corner of the building as it appears in the "proposed overall view" (attached) is a prime example of this. The green area is not open space, but rather the fenced in properties of 1420-1426 Ives. The only thing separating the wall of the parking garage (circled in red) and our property lines is a three foot wide easement. Additionally, the step backs are taller than our houses. It's massive, imposing and out of character with the surrounding homes.

In their final report, the Office of Planning recommended the developer increase the step downs on the west side of the project. I respectfully ask the Zoning Commission not only to require the developer to do this, but also to extend the OP's recommendation to the southeastern corner of the development. We need something that is a better architectural fit with the size and character of our neighborhood.

Thank you very much. I appreciate your time and attention to my concerns

Regards,

A handwritten signature in blue ink that reads "Marguerite Nutter". The signature is written in a cursive style with a long horizontal line extending to the right.

Marguerite Nutter
1422 Ives PL SE



1401 PENNSYLVANIA



ARCHITECTURE

PROPOSED OVERALL VIEW
FROM SOUTHWEST
November 4, 2015