

As a long-standing resident of Seaton St in the Striver's Row Historic District, I am writing to express deep concerns regarding the high-rise project being proposed at 1617 U Street.

Given the total lack of transparency on the part of city agencies, the surrounding residents have been left in the dark regarding any and all details. That's not surprising given that the proposed structure is an 11 story behemoth that will tower over the surrounding historic rowhouses on V Street, 17th Street & Seaton Street. Clearly, the players who have been brokering this deal behind closed doors are well aware that their best hope at maximizing the site's ROI is to keep as many residents as possible in the dark.

This project should not even be considered, let alone "rubber stamped" until all the facts are on the table and made public. A short list of these include:

1. What is to become of the Police & Fire stations? That's of major importance to our Ward 1 neighborhood. No consideration should be given to this project until those plans are revealed with specificity, including proposed locations and their financial implications. We – taxpayers – have a *RIGHT* to know.
2. Has a Developer been selected? If not, the candidate list should be public knowledge.
3. What studies (if any) have been conducted to determine the impact of daylight on surrounding streets? This is a basic component of any normal review process, so where are those graphics?
4. A 10 or 11 story building along narrow V Street is a completely preposterous proposal. Therefore, what massing diagrams have been prepared to allow for an informed analysis of any/all impacts this project will present to the immediate neighbors?

These are just some of the pertinent *FACTS* that we (residents, homeowners & taxpayers) have a *RIGHT TO KNOW*. Our right as taxpayers is of particular relevance given that we are talking about handing over *PUBLIC LAND* to a private developer. Developers, construction companies, etc. will be enriched at the city's expense, with no articulation of what is being provided in return.

Inserting MU10 zoning on this site is completely unjustified, and thus far there has not been a single attempt to explain the thought process behind it. The tallest buildings around, or even nearby, this site *do not exceed 8 stories*, and that's along 16th St – a major corridor. There are three (*8*) story apartment buildings at the intersection of 17th & T Street. They are historic in nature, and set back *considerably* on all exposed sides, with extensive landscaping.

There are currently too many unanswered questions to proceed with any approvals related to this wholly inappropriate proposal.

1. Who has decided that relocating vital public services is in the interest of anyone other than the developer (that's not a rhetorical question).
2. What is the logic behind allowing a 10+ story building in a historic residential neighborhood currently zoned for (4) stories, and surrounded by 3 story rowhouses?
3. Where is the massing diagram(s) that would allow for an informed analysis of the project impact on surrounding properties?

Until there are actual plans, it is completely disingenuous to pretend that neighborhood input is being sought.

Joseph P. Gorman, AIA 1708 Seaton St NW