

Zoning Commission
c/o the Office of Zoning
441 4th Street, NW Suite 410 South
Washington DC 20001
Fax: 202-727-6072
Case Number 05-39

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As a resident of Eckington for many years, I am writing to oppose the St. Martins apartment building. I live at 1937 Summit Place NE, within 200 feet of the project. My reason for opposition is the size of the proposed project.

As a resident who lives within 200 feet of the proposed building I, more than any resident of Maryland, Virginia, or DC resident outside of the 200 foot radius, would be most affected by the current project and therefore my voice should be weighted heavier than those citizens who will not be affected. Currently the intersection of Todd Place and Lincoln Ave NE is a dangerous block, however DC's crime and violence is contained and it does not leak onto my block only 3 blocks away. In the same way any adverse affects of this project would not affect those who aren't close.

I do not want the land rezoned because I would rather St. Martins build town houses consistent to the rest of the neighborhood to use as affordable housing rentals. The size of the proposed project is too big for this residential neighborhood.

Unknown neighbors

Currently on our block we know our neighbors - we know which house contains the drug dealer, which is the crack house, which house is running the prostitution ring and while we don't have enough proof to report any of them, if the police were to ask us we could tell them the exact address. In an apartment building we would not know who belongs to the neighborhood - we could not tell police the address of any criminal and we couldn't even be sure he lived in our neighborhood. Kids at McKinley and kids in the apartment could have "turf" wars and we would have NO control because we could not tell the police who is from where.

Crime

We have criminals on our block already - if you take the current mix of our 1 block and multiply by 10 (a low estimate of the number of people that will live in St. Martins) that means we will have 10 more drug dealers, 10 more crack houses, and 10 more prostitution rings. Currently none of the criminals on our block have been caught - due to lack of proof and lack of police resources. Police capacity will not be increasing with this new increase of people, furthermore, now we could notify the police as to who and where the criminals are - in an apartment we could not the inability to manage crime will decrease exponentially.

Traffic

St. Martins did a traffic study in the winter of 2006, however in the spring of 2006 T Street became a one-way street from Summit Place to Lincoln Avenue during rush hour, because of the already heavy congestion of parents dropping off children to City Lights, Hyde, and McKinley. Now the only way out of the neighborhood to get to North Capitol is U Street or going around McKinley onto 2nd street. McKinley is only 1/3 of the way full and there exists an empty for-sale apartment building on Lincoln Avenue. If you add the 2/3rd of McKinley, 300 new people from St. Martin's apartments and 200 people in the existing apartments when they sell, on one small residential one lane streets, then you have the recipe for severe traffic congestion and difficulty in maintaining street integrity. This is too much wear and tear for residential streets, too much traffic for a residential area.

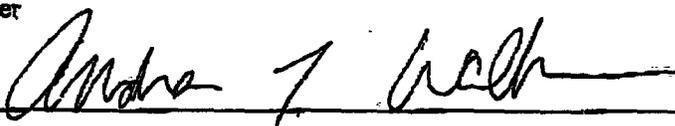
Parking

Currently we are at capacity with parking. Houses on Summit Place have raised backyards so there is no potential for parking in our yards. With the proposed St. Martins project, where they have said that they will require that residents pay to park, we will then be over capacity as most people would not pay for parking.

St. Martin's has tried to make this issue into an affordable housing vs. anti-affordable housing. Frankly if St. Martin's wanted to include 30% market rate apartments or build condos instead, I would still be against this re-zoning. My ANC representative has told me that despite the majority of 200 footers opposing the project she personally is for it and would vote for it. Therefore our voice has not been heard in this particular situation and St. Martin's has not really had to talk to us knowing that our representative will support them no matter what.

Andrea Walker

Signature: _____



ZONING COMMISSION
District of Columbia

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EXHIBIT NO. 27

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