

January 11, 2007

Zoning Commission for the District of Columbia
C/o The Office of Zoning
441 4th Street NW, Suite 220 South
Washington, DC 20002

Via fax#: 202-727-6311

CASE NO. 05-39

Dear Sirs/Madams,

I am writing to ask that you deny the Archdiocese of Washington and Catholic Community Services (the "Applicant") the request to change the current zoning map from R-4 to R-5-B in order to build the St. Martin's apartments.

I am a resident on the 1800 block of North Capitol Street NE (about 250 feet away from the proposed project) and I have very serious concerns about the proposed project which has significant planning flaws that, inevitably, will negatively affect the surrounding neighborhood. While I strongly believe in and understand the urgent need for affordable housing, and while I also believe that the Applicant's heart is in the right place, I have grave concerns about the proposed project for the following reasons:

- **SIZE:** a behemoth project of 4-5 story buildings, with 178 unit apartments, is being proposed in the middle of 2 story historic row-house and town-house neighborhoods and right in front of one of the jewels of this city, the historic McKinley Tech. Sirs/Madams, as you are well aware, McKinley Tech is an appropriately predominant 3 story historically restored building among 2 story row-houses and town-houses. **A 5 story monolith of a complex is grossly out of place.**
- **TRAFFIC CONGESTION:** the sudden injection of 400 plus new residents, a considerable number of whom may have personal vehicles, in the middle of a residential area, on blocks that do not have direct access to any major road, is a recipe for a definite traffic gridlock in front of a school where young children are being dropped off to and picked up from. Inevitably compounding this difficult situation will be the fact that the proposed projects' garage entry and exit is on T Street NE, which becomes a one-way street during the morning rush hour/school drop off time and in the evening during school pick up time. **The Applicant's traffic study grossly neglects to factor in these glaring facts and realities.**

Sirs/Madams, you may well be aware that the reason the Department of Transportation designated T Street NE into a one-way street during these morning and evening hours was because of a fatal accident involving a child going to

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EXHIBIT NO.37

school. The proposed project, and the amount of traffic it will generate, in addition to frustrating morning commute, puts at risk the safety of our children.

- **PARKING:** already, neighborhood residents are experiencing great difficulty locating parking near their residences due to both increases in neighborhood population and number of cars per household. Frequently, my wife and I find ourselves parking our car three to four blocks away from our home. We are middle aged, so we do not mind the walk. But our neighbors, the majority of whom are senior citizens, have increasingly found it difficult to even run simple errands for fear of having to walk one too many blocks for lack of parking.

The proposed project's underground garage comes neither free nor cheap to intended new residents. Faced with a choice between paying a hefty monthly fee and trying one's luck with street parking, it is inevitable that a considerable number will opt for trying to park on the street to minimize monthly cost. And it is only natural that one would want to do that. However, unfortunately, residents' of the proposed project and existing residents' of the neighborhood will be competing for a street parking space that has already become scarce, if not rare.

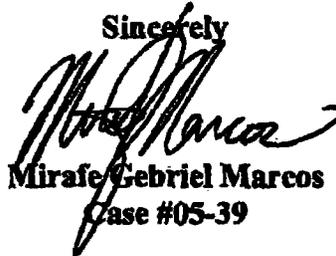
- **STRUCTURAL DAMAGE TO EXISTING HOMES:** almost all the houses surrounding the proposed projects, including those on our block which is located about 250 feet away, average around 90 years old. The proposed project plans to remove a considerable amount of hill that currently fills the site. There is a significant amount of dirt that will have to be removed from the site, which will involve heavy transportation trucks. This of course assumes that beneath the hill lies no rock that may have to be dynamited in order to move. Regardless, the amount of heavy equipment that will be involved to excavate the hill has the potential to shake the structural foundation of the houses. **There is a precedent of this in the neighborhood.** Most of my neighbors along North Capitol Street, who are long time residents, sadly recall the structural damage caused to their property, including the one I own and reside in, when the overpass road was built on North Capitol Street between Seaton and W.

Sirs/Madams, the proposed project is grossly out of proportion and out of character for our neighborhood. It exemplifies bad planning at its worst! As the great author and poet, Maya Angelou wisely said, *living a life is like constructing a building: if you start wrong, you will end wrong.* **The proposed project, in its current form, is wrong for our neighborhood.**

Please deny the request for a zoning change. My family and like-minded neighbors hope that a denial of zoning change will, at the very least, convince the developers to scale down the project. **I strongly support affordable housing, but I strongly oppose irresponsible development.**

Sirs/Madams, lastly, I implore that you give weight to the opinion, whether in support or opposition, of those of us who live in the neighborhood and in the immediate vicinity of the project, and not to residents of Maryland and Virginia, whom the developers have been showcasing as their staunch supporters. In this matter, whether in support o opposition, the voices of the neighborhood residents should come first!

Sincerely



Mirafel Gabriel Marcos
Case #05-39

GOVERNMENT OF THE DISTRICT OF COLUMBIA
District Division of Transportation
 2000 14th Street, N. W., 7th Floor
 Washington, D. C. 20009

Fax # 202-671-0617 Phone # 202-671-2730/40

TRANSPORTATION POLICY & PLANNING ADMINISTRATION

FAX SHEET

Send To: Company name	Office of Zoning	From:	W. Jacar/Melton/TPPA
Attention	Cl. Ford May	Date	1/12/07
Office location	441 4th St NW	Office location	Reeves Center
Fax number	727-6072	Phone number	671-1597

If you did not receive all pages, please call 202 671-1597

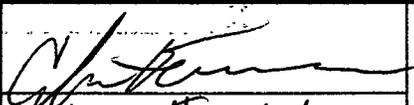
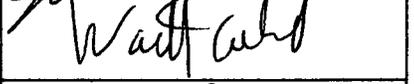
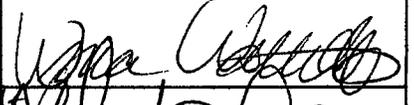
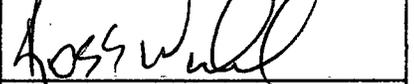
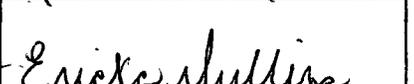
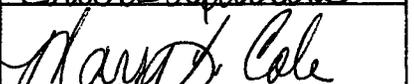
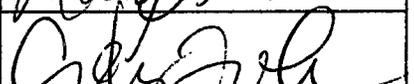
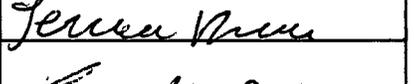
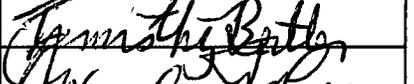
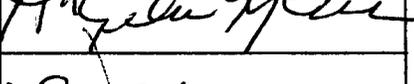
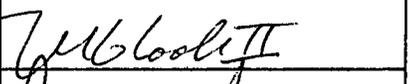
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 Reply ASAP
 Please comment
 Please review
 For your information

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COMMENTS This is DDOT-TPPA's review for BZA case #: 17540. Please disregard the letter/memo dated December 27, 2006 from Ken Lader for BZA Case #: 17541. That memo was sent in error.

d.

We, the residents of Eckington, petition the zoning board and the commissioners of ANC5c to deny the request for a planned unit development and map amendment from R-4 to R-5. We feel that such a large structure violates the integrity of the existing neighborhood. Application # ZC05-39.

<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
Angela Freeman	110 Todd PL NE	
Wail M. Khalid	1920 1 st ST NE	
UOMA WAHAB	1920 1st ST. NE	
R M FABIAN	1932 1ST ST. NE	
ROSS WARNER	1937 19 ST NE	
Erica Mullis	1936 1 st ST NE	
Mary Cole	1938 First street NE DC	
Cydney Fowler	127 U Street NE, DC	
Tom Pettilo	127 U Street NE, DC	
Ruthanne Buck	127 U ST. NE DC	
TERRANCE PRINCE	102 U ST NE DC	
Timothy Butler	106 U ST N.E.	
Angela Kyle	121 U ST NE	
Lee Alexander	47 T. ST NE	
MICHAEL COOK	53 T STREET NE	
Roxann Miller	59 T ST. N.E	

I certify that I witnessed the collection of the signatures on the other side of this page.

X  _____

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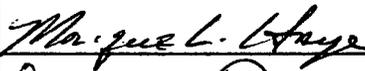
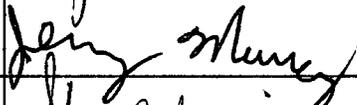
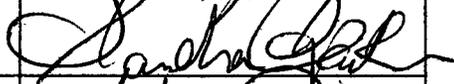
<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
Marie Valentine	117 U St N.E.	M Valentine
Jacob Folley	127 NE U St, 20002	Jacob A. Folley
Betty W. Garner	13 U St N.E.	Betty W Garner
ROBIN FOSTER	155 U St N.E.	Robin Foster
William Foster	155 U St NE	William Foster
THEODORE FOLWOOD	159 U ST N.E.	Theodore
MELISSA FOX	159 U ST N.E.	Melissa
JAMES AGATHARIS	165 U St NE	James Agatharis
Joyce Harris	165 U St NE	Joyce Harris
Wilbert Stanley	173 U St NE	Wilbert Stanley
B. Turner	27 U St NE	B. Turner
C. Foster	23 U St NE	C. Foster
N. Adams	17 RI Ave NE	N. Adams
J. Louther	11 Rhodes Island Ave N.E	J. Louther
Colleen Carrigan	18 Todd Place N.E.	Colleen Carrigan
Brian Saughnessy	18 Todd Place N.E.	Brian Saughnessy

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Stephanie White

Stephanie White

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<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
Michael L. Sistiore	126 Todd Place	
Ch. L. McCall	116 Todd Pl.	
Monique L. Hayes	53 Todd Pl.	
Gladys Peacock	168 Todd Pl.	
Vincent Anderson	145 Todd Pl. N.E.	
Jesse Smith	147 Todd Pl N. E	
Diana Scrivner	153 Todd Pl N.E	
Mary E. Jayne	169 Todd N.E.	
Dyce Scrivner	173 Todd Pl N.E	
JERRY MURRAY	112-Todd Pl.	
Stacy Williams	118 Todd Pl. N.E.	
Yvonne King	57 Todd Pl. N.E. WDC	
Sandra Jackson	19 Todd Place NE	
William Jackson	19 Todd Place NE	
Greg Evans	19 Todd Place NE	
Donald Hopp	19 Todd Place NE	
Ken Currie	19 Todd Place NE	

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x Adolph Adew

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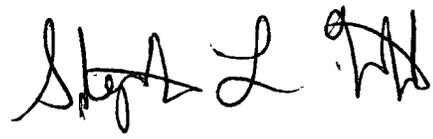
<u>NAME</u>	<u>ADDRESS</u>	<u>SIGNATURE</u>
JOHN H. M. ALLISTER	114 TODD PL.	John H. M. Allister
MARYANN TOLBERT	132 Todd Pl. NE	Maryann Tolbert
Charles Tolbert	132 - Todd, NE	Charles Tolbert
Cristine Barrett	122 Todd Place NE	Cristine Barrett
Scott Jay	120 Todd Place NE	Scott Jay
Catharine Schurz	120 TODD PLACE NE	Catharine Schurz
Adolph Cobb	122 Todd Pl, NE.	Adolph
Jamaal Thorne	128 Todd Place N.E.	Jamaal Thorne
Steve Rollins	1421 1st NE	Steve
Rhonnda Coghill	1927 FIRST ST. NE.	Rhonnda Coghill
Stacy Peters	1929 First St. NE	Stacy Peters
Athena Mammis	1929 First St NE	Athena Mammis
Madel Braden	1929 1st St NE	Madel Braden
Rain K. Williams	1929 1st St NE.	Rain K. Williams
Tanessa K. DeLorbo	1933 First St NE	Tanessa K. DeLorbo
DAWN Hartridge	1939 First St N.E.	Dawn Hartridge
Timothy BENNETT	1939 FIRST ST N.E.	Timothy Bennett
Susan Lilavos	130 Todd Pl NE	Susan Lilavos

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x Susan P. Lomas 2/16/06

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Stephen White

A handwritten signature in cursive script, appearing to read 'Step L White'.