

ZONING COMMISSION
District of Columbia

CASE NO. 06-26
EXHIBIT NO. 20

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December 1, 2006

VIA HAND DELIVERY

District of Columbia Zoning Commission
441 4th Street, N.W.
Suite 210S
Washington, D.C. 20001

Re: Rocky Gorge Development, LLC
Zoning Commission Case No. 06-26

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Dear Members of the Commission:

In advance of the public hearing scheduled for December 21, 2006, Rocky Gorge Development, LLC, the Applicant in the above-referenced case, submits the following additional information pursuant to 11 DCMR §3013.8. These materials supplement the materials previously filed with the Zoning Commission by the Applicant, including its application and prehearing statement filed with the Commission on August 14, 2006.

Following to the Zoning Commission's determination to set the PUD and Map amendment applications for hearing, the Applicant has held discussions on a number of occasions with the community as well as the D.C. Office of Planning and D.C. Department of Transportation. The Applicant has been pleased with the reception it has been shown by all, including widespread support in the North Michigan Park community for its proposed second phase of the Emerson Park Townhomes project. To that end, the Applicant encloses for the Commission's reference a letter to the Applicant received from Advisory Neighborhood Commission (ANC) 5A dated November 29, 2006, confirming that the ANC considered the applications at its September 27, 2006 public meeting and, with a quorum present, voted unanimously to support the applications. (Attachment A).

At the September 27 meeting, the ANC directed that a task force be convened of interested community stakeholders within ANC 5A03 to prioritize and determine how the \$75,000 funds proposed to be provided by the Applicant as part of the applications would best serve the community. Per that direction, a meeting was convened on November 28, 2006, and attended by representatives of ANC 5A03 and ANC 5A04, the North Michigan Park Civic Association, the Friends of North Michigan Park Civic Association, Inc., the Concerned Citizens of North Michigan Park, other interested residents, and the Applicant. At that meeting, the parties decided that the funds would be targeted toward a variety of important community projects, as enumerated in the

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letter included as Attachment B, and the funds would be managed by the Friends of North Michigan Park Civic Association, Inc. The parties in attendance at the meeting, representing a wide range of interests within the community and the active participants in the first phase PUD approval for the Emerson Park project, indicated their support for the project and the community benefits package proffered by the Applicant.

Finally, for the Commission's reference, the Applicant is attaching the resume of Mark Stires, a principal with Bowman Engineering, who the Applicant intends to call as an expert witness in site development and land engineering (Attachment C). In addition to Mr. Stires, the Applicant plans to call the witnesses noted in its August 14, 2006 filing, all of whom have previously been recognized by the Commission as experts in their respective fields.

Thank you for your consideration of these items in anticipation of the public hearing scheduled for December 21, 2006. Please do not hesitate to contact the undersigned with any questions.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Dennis R. Hughes

Enclosures

cc: Advisory Neighborhood Commission 5A,
Levin Lee, ANC 5A-03
Joseph Bowser, ANC 5A-04
Arthur Jackson, DC Office of Planning