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July 15th, 2008

Anthony Hood
Chairperson, D.C. Zoning Commission
441 Fourth Street, N.W.
Second Floor
Washington, DC 20001

RE: EYA, LLC and the Missionary Society of Saint Paul the Apostle: Saint Paul's PUD Application
Hearing (Z.C. Case 07-27)

Dear Chairperson Hood,

I, Silas Grant, Jr. serve as the representative for Advisory Neighborhood Commission 5C (ANC 5C) in Z.C. Case 07-27. As stated in the letter from ANC 5C, I would like to request a waiver of the DCMR Title 11, Section 3022 which states that the ANC shall file a written report with the Zoning Commission at least seven (7) days in advance of the hearing. I would like to thank all of the participating parties for constantly keeping the citizens of the District of Columbia informed with every matter concerning zoning in this city.

As the affected Single Member District representative, I've worked with the community, ANC 5C and EYA, LLC along with the Missionary Society of Saint Paul the Apostle to ensure that information regarding this case has been disbursed within the public view. The community input process for the proposed EYA project at St. Paul's college has gone on for approximately a year as of July 2008. The community has gathered on several occasions to observe the presentation of the development proposal. Citizens have also discussed the impacts of the development and the concerns that exist with the project. In my role as the Advisory Neighborhood Commissioner, I've made valiant attempts to moderate the conversation as well as identifying substantial feedback from the community as a whole. I've worked to engage dialogue between the citizens and EYA. The feedback has been verbal for the most part but, there has also been comments documented through surveys collected from the meetings. Although, the many of the citizens did not choose to have their comments documented, I have received phone calls and had citizens stop me in the community to ask questions and voice their concerns about the project in recent days. Many of the citizens feel that the project in principal is satisfactory but, there are concerns as well. Many of the concerns have been talked about in several of the community meetings. However, after an evaluation of the process, I've come to the conclusion that concerns have not been as thoroughly addressed and resolved as possible. I've spoken to EYA about reassessing the concerns and developing concrete answers to them. EYA has agreed to reassess concerns expressed by the community. Despite the time and effort that has been taken to discuss and work through many of the major concerns, as the representative for the community, I still believe that there should be more time put into these matters. If this development goes forward, EYA will be in our community for quite some time. With that being said, the product put in place will be with the community for a lifetime. I want to be clear on that point because, as an elected official I have to represent my constituents. My job is to be as thorough as possible to ensure that the neighborhood is protected. I must say that EYA has done a great job of meeting with the

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citizens and entertaining all matters concerning this project. My hope is that this level of dedication will continue. I also want to state that my feelings and thoughts aren't what solely drive my decision-making process in community matters. There are times when my views don't fall in line with each and every constituent. Our views could very well be far from similar. However, I am always responsible for hearing and responding to the views of each and every citizen. At this moment, traffic/parking and community amenities in exchange for the zoning exception are the major concerns that citizens have about this project.

Parking

It has been stated that 166 of 237 homes within this project will be built with 2-car garages. The existing community wants to be ensured that the project is self-sustained with parking. In the original plans and drawings submitted by EYA, LLC, the project included 2-car garages for each unit. In response to the plans, the Office of Planning requested that the scale of parking provided by the project be lowered. It is my understanding that the Office of Planning is moving toward a stance of providing less parking to encourage the increased use of public transportation and other forms of shared transportation. The immediate community impacted by this proposed development is predominately residential. This community is not equipped with an abundance of retail and amenities within walking distance to facilitate such an idea. Even with the growth of retail development within Ward 5, citizens within the immediate community impacted by this project will still have a need for vehicular transportation. At this moment, each household has a parking space in the backyard of the property and the on street spaces are adequate to accommodate the number of vehicles in the community. A project being proposed that does not include adequate parking could upset the quality of life within this community. With this being said, I have stated a concern about this matter with the developer. EYA, LLC has promised to entertain the idea of each unit having the option of a 2-car garage. This option has not been confirmed and I hope to work with EYA, LLC to have this matter addressed in the coming weeks.

Traffic

A traffic study has been conducted for the area surrounding the proposed development site. The results of the study have shocked some of the citizens of the area. Many expected a higher impact from this development seeing that this project could bring an excess of 500 new residents. However, the intersections studied have traffic coming from all parts of the city. Intersections that have been studied such as Michigan Avenue and Harewood Road, 7th and Monroe or 4th Street and Michigan Avenue don't truly address the immediate community's concerns. The impact of 200-500 new cars on an intersection won't heavily impact an intersection such as Michigan Avenue and Harewood Road which at this point may have 10,000 cars crossing its way each day. The concern is not the traffic coming from the St. Paul's site to the major intersections but the traffic through the streets that lead to these major intersections.

There was also discussion about a possible exit/entrance at the 3000 block of 4th Street. Based on responses from DDOT and the engineers that have been retained by EYA, LLC, the existing driveway is not feasible as an exit/entrance. There was also discussion about having an exit/entrance at the mid-point of the 4th street side of the campus. However, the amount of green space that would have to be eliminated and the slope of that portion of property did not make sense to be destroyed. Then there was a brief discussion about the possibility of widening the roadway where the United States Conference of Catholic Bishops (USCCB) is housed (3211 4th Street, N.E.). There was a brief set of email traffic between EYA and one resident in the community but this issue was not closed. The community never received a formal response from USCCB about this option. This is a concern that I considered pivotal in getting support and consensus from the community.

Amenities

The proposed amenities to be administered to the community in exchange for the PUD exception are as follows:

- (a) *Affordable Housing*
- (b) *Homeownership Training*
- (c) *Enhancements to existing Triangle Park in the community*
- (d) *Shaed Elementary School Improvements*
- (e) *Streetscape and Infrastructure Improvements*
- (f) *Ward 5 Employment Opportunities*
- (g) *Collegiate Scholarships*
- (h) *Small Business Grants*
- (i) *Edgewood Civic Association Contribution*

Residents in the community are requesting that they be able to tweak many of these items in an effort to strengthen what the community gains in return for the PUD exception. The validity of some of these items being considered amenities is still in question by members of the community. While we have discussed amenities throughout the process, we have not had one scheduled meeting totally dedicated to amenities. As the representative for ANC 5C09, I have planned to reconvene with the community to iron out the details of the amenities package for this project.

Summary

In conclusion, I would like to reiterate that I support the project in principal. However I cannot officially support the project until the community concerns have been discussed in further detail in an effort to provide resolutions. In my role as Advisory Neighborhood Commissioner, I must go to every length to ensure that citizens are treated fairly and have an opportunity to have input on what affects their community. The citizens have had an opportunity to vent and express themselves but, the parties involved in making this project a success must take an assessment of the process. How many issues can we "leave on the table" as items that we just can't fix? The traffic is a concern, parking in the development must be self-sustained, and the amenities must have a positive impact on the citizens of the immediate area. The reoccurring theme is focusing on the immediate area affected. As we move closer to a decision on this project, the people who will hear the knocking of hammers, buzzing of saws, rumblings from dump trucks and engines of new cars in their communities have to be considered.

I would like to thank Jack Lester and EYA, LLC once again for all of the hard work and time spent on ironing out the possibilities of this project. At this moment, to receive a consensus and full support from the community, we have to continue to figure out what's going to be best for the citizens of the area surrounding St. Paul's College. It is my hope that the Zoning Commission will not rule on the PUD application or grant the PUD exception at this hearing in an effort to ensure that the issues on the table are addressed and resolved.

Sincerely,



Silas Grant, Jr. (Advisory Neighborhood Commissioner, 5C09)