

**Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3-D
P.O. Box 40846
Palisades Station
Washington, D.C. 20016**

July 8, 2009

By facsimile

Mr. Anthony Hood,
Chairman, DC Zoning Commission
Suite 200/210S
441 4th Street NW
Washington DC 20001

**RE: Subject: Zoning Commission Case Number 08-21 (Athena Group, LLC:
Consolidated Review of a Planned Unit Development and Related Map Amendment @
Square 1356)**

Dear Chairman Hood:

As you are well aware, ANC3D has worked diligently for many months with the developer, with the Zoning Commission, with interested community groups and with its own advisors – planning experts, architects and lawyers – all in an attempt to mold the above referenced project into a proposal that will benefit the community and the city. While there has been progress since the first proposal, ANC3D still can not support this PUD as presented in the final amended application submitted to you on June 25, 2009.

In fact, when ANC3D held its properly noticed and regularly scheduled monthly meeting on Wednesday, July 1, 2009 at Sibley Memorial Hospital's Ernst Auditorium, with all Commissioners present at all times, the Commissioners voted 5 – 3 to oppose Athena's final submission.

It is the Commission's view that, through the proposed PUD, Athena is requesting way too many significant variances without adequate offsetting benefits to the neighborhood. More specifically, ANC3D is especially troubled by the four story units in buildings 5, 6A and 6B. These 16 homes would likely set a new precedent for building height in the lower MacArthur Boulevard area which presently contains 2 and 3 story older single family homes and garden apartments, many of which are likely to be replaced with new construction in the next few years. The community's concern is that all new developers will also want to be able to build four story buildings, which will change this sunny community's character drastically. Similarly, ANC3D can not endorse the construction of 34 units on this small, 2.78 acre, site. Thirty-four units is considerably more than the 18 units which could be built there according to the ANC's architect and plenty more than even Athena's "of right" calculation of 28 units. Thirty-four units will have

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a huge traffic and population impact on this already congested corner of the city. Because the proposed development is so crowded internally, the residents, their cars and those of their guests will spill out into the greater community.

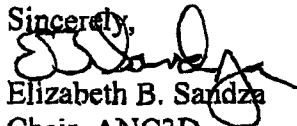
The ANC's other reasons for opposing Athena's final application include the fact that the affordable units are still not indistinguishable; the interior streets are too narrow and there is not enough street parking or green space – and most of what the developer offers as offsetting amenities, are things that benefit the new development itself – not the greater community.

Therefore, ANC3D requests that the Zoning Commission either deny this PUD application outright or scale it back to be more in keeping with the existing lower MacArthur Boulevard community.

ANC3D requests that the Zoning Commission give its determination the great weight to which it is entitled in your decision.

Thank you.

Sincerely,



Elizabeth B. Sandza
Chair, ANC3D

Cc: Phillip Feola

2009 JUL 23 PM 2:01
COMMUNITY DEVELOPMENT
CITY OF CHICAGO

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At one time during this process, ANC3D offered to compromise at 32 units, but only with other serious trade offs including that all buildings would remain at no more than 3 stories and 40 feet tall.

TO: Anthony Hood, Chairman, DC Zoning Commission

From: Elizabeth B. Sandza, Chair, ANC3D

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Number of Pages: 3, including cover

Billing No. 399050-000771

Message: Dear Chairman Hood: Please find attached a corrected letter stating ANC3D's vote on the final Canal Parc proposal by Athena. ANC3D voted 5-3 to oppose Athena's final proposal for Canal Parc, not 6-2.

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DEWEY & LEBOEUF LLP