

Chairman Anthony Hood
Zoning Commission
One Judiciary Square
441 4th Street NW
Suite 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2008 NOV -5 AM 10: 17

Re: PUD Application #70 - 15A
Zoning Commission Case# 08-21

10/27/2008

Dear Chairman Hood,

We are writing to express our support for the Canal Parc project (formerly MacArthur Court.) We live in the two single-family homes on Lingan Way that are immediately adjacent to the proposed development site. We have engaged in discussions with Athena over the past several months and have elected to endorse their project for a number of reasons.

Though initially intended for single family home development, the property next to us has laid barren for the four years since our homes were built. Riverside hospital, immediately across the street from us, has been closed for over a year, and is an unattractive abandoned building. We are pleased at the prospect of having this fallow and undeveloped property developed into a planned residential neighborhood.

Athena has addressed our concerns regarding the zoning change (from R1C to R5A) on the two properties next to ours by ensuring that these will be flagship models, and will be limited to one home on each. They also downsized the number of units on these lots from three homes to two. Third, and most importantly, they have also ensured that we would have access to our road, Lingan Way, in front of our homes, which was acquired by Athena when they purchased the surrounding properties. These particular concessions have gone a long way to ensure our endorsement. Athena has been responsive to our concerns, and we anticipate they will be respectful and good neighbors.

Our single reservation with respect to this development has to do with the DDOT and the issue of "connectivity" in which Lingan Way (the private small strip of road in front of our) would be connected as a thoroughfare with Lingan Road, NW. We have expressed our strong objections to the DDOT in the attached letter. Connectivity is a dangerous proposition for our children, pedestrian and vehicular traffic and the neighborhood. We appreciate that Athena shares our perspective in objecting to any connectivity.

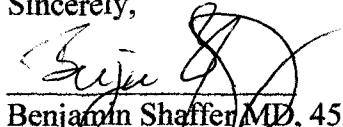
We are confident that Athena is committed to a high quality residential community that will integrate with the surrounding neighborhood. We support the submitted PUD and look forward to the development of Canal Parc.

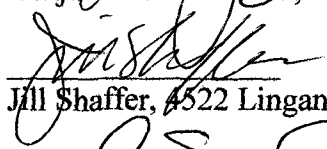
ZONING COMMISSION
District of Columbia

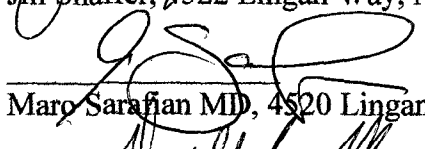
CASE NO. 08-21

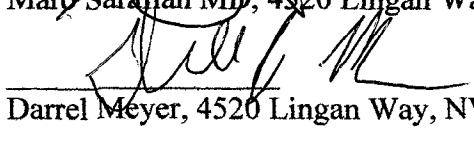
EXHIBIT NO. 15

Sincerely,


Benjamin Shaffer MD, 4522 Lingan Way, NW, Washington, DC


Jill Shaffer, 4522 Lingan Way, NW, Washington, DC


Maro Sarafian MD, 4520 Lingan Way, NW, Washington, DC


Darrel Meyer, 4520 Lingan Way, NW, Washington, DC

CC:

Spence Spencer
President
The Palisades Citizens Association
4836 MacArthur Blvd, NW
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Gene Tucker
President
Canal View Homeowners Association
4602 Laverock Place, NW
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Bob Avery
President, FCCA
4442 Greenwich Pkwy, NW
Washington, DC 20007

Jeff Jennings
DDOT - Policy & Planning
Ward 3 Transportation Mgmt Specialist
2000 14th Street, NW, 6th Floor
Washington, DC 20009

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Dear Jeff

10/26/2008

We are writing this letter on behalf of the community who live and work along Lingan Road and Lingan Way, NW, as well as the developer of Canal Parc (formerly MacArthur Court), Athena and Willco Residential. We understand that DDOT is considering connecting Lingan Road, NW to the proposed Canal Parc town home project. We are strongly opposed to any such connectivity for the following reasons.

Lingan Road is very narrow and is more an alley than a road. Two reasonably sized vehicles cannot pass one another simultaneously. The sharp turn at the West corner of Macarthur Blvd obligates any driver entering Lingan Road to make a wide turn. This maneuver is impossible if there is any car at the road's entrance.

During rush hour in the morning and late afternoon, ingress and egress is difficult. *Permitting more vehicular traffic by residents of the proposed development will only compound current congestion.* Once recognized as a "short cut", this road will be an attractive bypass to MacArthur Blvd during rush hour and be inevitably exploited, even by those not residing within the Macarthur Court development.

Lingan Road already is subject to complete obstruction whenever any delivery truck or sanitation vehicle services the area. When this occurs, traffic flow completely halts in both directions. This affects the entire Lingan neighborhood, including business owners and their patrons, and the residents of the surrounding town homes, condos and houses. This hardship needn't be exacerbated by encouraging more traffic.

Furthermore, Lingan Road is unsafe for vehicular traffic and pedestrians alike. There are four relatively "blind" tight entrances off Lingan Road, three of which are not visible until you are upon them. Although neighborhood visitors and residents already must use considerable caution to avoid collisions, increased traffic will inevitably lead to accidents and injury.

Finally, the most significant adverse impact of permitting Lingan Road connectivity to the proposed development is to the safety and well-being of our neighborhood residents, especially our children. Since there is no sidewalk along any of Lingan Road or Lingan Way, virtually all ingress and egress is at one's own peril. Whether on foot, bike or pushing a stroller, the only way in and out is by walking ON THE ROAD itself. Risks are especially significant at the multiple turn-offs along the road.

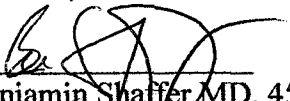
In summary, the residents, businesses, and patrons along Lingan Road and Lingan Way, as well as the developers of Canal Parc, strongly oppose any changes to the current

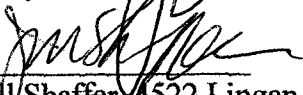
dysfunctional but tolerable road and traffic patterns of our neighborhood. Allowing more traffic along this already-unsafe and limited route is unsound.

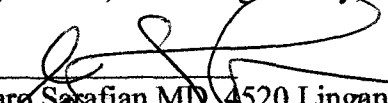
We hope this insight will be of value in any considerations with respect to Lingan Road, NW. We look forward to the opportunity of furthering this dialogue, and invite you to visit so that you can personally appreciate the very real risks associated with this ill-advised proposition.

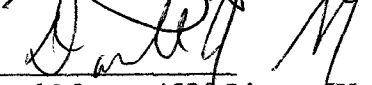
Thank you for your consideration.

Sincerely,


Benjamin Shaffer MD, 4522 Lingan Way, NW, Washington, DC


Jill Shaffer, 4522 Lingan Way, NW, Washington, DC


Maro Sarafian MD, 4520 Lingan Way, NW, Washington, DC


Darrel Meyer, 4520 Lingan Way, NW, Washington, DC

Cc:

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Ward 3 Transportation Mgmt Specialist
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