

Nan S. Wells
5057 Overlook Road, NW
Washington, DC 20016
November 28, 2008

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

Re: Zoning Commission # 08-21 (Canal Parc), 4460 MacArthur Boulevard, NW

Dear Chairman Hood:

As a member of ANC3D, I have participated in the discussions of our Commission regarding the proposed Canal Parc development. We reviewed the project on two occasions at regular meetings and in a third special meeting held on November 11. The Commissioners also made two site visits, and like others, I made additional individual visits to the site to evaluate the proposal.

As I stated during the special meeting on November 11, even with the restrictions proposed in ANC3D's resolution, the project would still have an unacceptable and deleterious impact on the site itself and on the surrounding community. It would also set a very bad precedent for future development projects. Therefore, I opposed the final resolution approved by ANC3D.

While two-thirds of the 2.77 acre property is zoned R-1-B, the developer is seeking approval of PUD R-5-A. Athena has failed to demonstrate that the proposed benefits and amenities of the PUD are sufficient to outweigh the very negative effects of the increased density of the site under this proposal. The project will have substantial impacts on already congested traffic, important wetlands, and available green space. In addition, there will be limited access for fire and rescue vehicles, creating a dangerous situation. The site should have both smaller and fewer buildings.

I urge the Zoning Commission to reject the Canal Parc proposal as proposed and support the Canal View Homeowners Association recommendation that the entire site be zoned R-1-B and that other conditions be imposed as stated in their letter to the Zoning Commission.

Thank you for considering this letter.

Sincerely,


Nan S. Wells
Commissioner ANC3D03

ZONING COMMISSION
District of Columbia

CASE NO.

08.21

EXHIBIT NO.

27

2008 DEC - 1 AM 37

U.S. OFFICE OF ZONING

FAXED FROM

Nan S. Wells

Consultant

5057 Overlook Road, NW

Washington, DC 20016

Phone: (202) 362-3409

Fax: (202) 362-2242

TO: Aara Burkin

DATE: 12-1-08

Message:

*Thanks so much for your
assistance.*

Nan Wells

Fax to: 727-6072

Number of pages (including cover sheet): 2

2008 DEC -1 AM 10:38

D.C. OFFICE OF ZONING

Nan S. Wells
5057 Overlook Road, NW
Washington, DC 20016
November 28, 2008

2008 DEC -1 PM 12:19

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

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Nan S. Wells
Commissioner ANC3D03

ZONING COMMISSION
District of Columbia

CASE NO. 08-21
EXHIBIT NO. 27 (fax)

FAXED FROM

Nan S. Wells

Consultant

5057 Overlook Road, NW

Washington, DC 20016

Phone: (202) 362-3409

Fax: (202) 362-2242

TO: Donna Hanousek

DATE: 12-1-08

Message:

Thanks so much for your
help! Letter on Canal Park
attached.

Nan Wells

Fax to: 727-6072

Number of pages (including cover sheet): 2