

**THE PALISADES CITIZENS ASSOCIATION
OF WASHINGTON, DC**

February 6, 2009

The Honorable Anthony Hood, Chairman
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20004

2009 FEB -6 PM 1:14

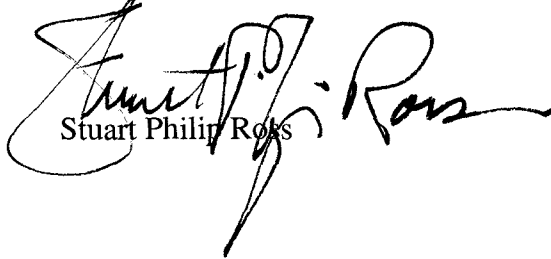
DIST. OF COLUMBIA ZONING

**Re: Zoning Commission Case Number 08-21
Athena Group LLC – Consolidated Review of a Planned Unit
Development and Related Map Amendment at Square 1356**

Dear Chairman Hood:

I am the President Emeritus of the Palisades Citizens Association (“PCA”) which has an interest in the above-entitled matter as stated in the attached Hearing Statement of PCA. We have enclosed twenty (20) copies of the Hearing Statement as required in this matter.

Very truly yours,


Stuart Philip Rots

Enclosures

ZONING COMMISSION
District of Columbia
CASE NO. 08-21
EXHIBIT NO. 45

PALISADES CITIZENS ASSOCIATION

CASE NUMBER 08-21

**STATEMENT OF STUART PHILIP ROSS
IMMEDIATE PAST PRESIDENT**

Submitted February 6, 2009

2009 FEB -6 PM 1:45
OFFICE OF ZONING

During my allotted period of time I will discuss the following reasons why the Palisades Citizens Association ("PCA"), an Association of over 1,200 households, opposes the Canal Parc's request for rezoning through designation of a PUD, unless the terms and conditions for approval set forth in the ANC3D Resolutions of November 11, 2008, are met. Those terms and conditions, which under District of Columbia law are to "be given great weight," are a part of the record in this proceeding.

- The proposed development does not meet the standards of a PUD in that, as previously recognized by the Zoning Commission, the "benefits" are insufficient to justify the request for the zoning changes. Indeed, the developers are attempting to use a PUD filing to shoehorn into the Palisades a residential density that exists no where else in the area surrounding the subject property.
- The developers seek permission to build four story townhouse structures in a neighborhood of three story townhouses. This will totally change the character of the neighborhood by interrupting sight-lines of existing homeowners and creating a "canyon effect" on MacArthur Boulevard.
- The developers seek to increase the density of residential housing on the property by 42% over what could currently be built on the property.
- The uncalled for and incompatible density of the proposal can be easily seen in the proposed 20 foot wide streets as compared to the 36 foot wide streets in the immediately adjacent Canal View subdivision.
- The protected wetlands on the property do not have a 25 foot set-back, as the National Park Service has suggested is appropriate, from the nearest structure.
- The proposal does not comply with the ANC3D's Resolution, which is to be given great weight by the Commission, that Building be 38 feet high and three stories to the top of the roof and all other buildings 40 feet to the top of the roof and three stories in height.
- It is impossible to analyze the developers revised proposal, or confirm their numbers, because they have not submitted a site and grading plan.

The PCA requests the Zoning Commission only grant the Map Amendment and PUD subject to the full list of conditions set forth in the ANC's Resolution of November 11, 1008. In the alternative, the PCA requests that the application be denied.