

Nan S. Wells
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and
Thomas M. Smith
4601 Tilden Street, NW
Washington, DC 20016
February 9, 2009

Chairman Anthony Hood
DC Zoning Commission
441 4th Street, NW
Washington, DC 20001

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

Dear Chairman Hood:

As members of ANC3D, we have participated in the discussions of our Commission regarding the proposed Canal Parc development. We reviewed the project at 4 regular meetings of the ANC, most recently on February 4, 2009, and in a special meeting held on November 11, 2008. The Commissioners also made two site visits, and like others, we made additional individual visits to the site and participated in other community meetings to evaluate the proposal.

As stated during the special meeting on November 11, and last week at the meeting on February 4, 2009, even with the restrictions proposed in ANC3D's resolution, the project would still have a damaging impact on the site itself and on the surrounding community. At the ANC meeting on the 4th, 3 of the 7 Commissioners voted to amend the resolution to direct that the development be based on the existing zoning and without a PUD.

The development would provide a very bad precedent, or even set a standard, for future development projects in the immediate community along MacArthur and in the larger ANC3D area. At this time, the existing zoning for two-thirds (2/3) of the site is R-1-B and the remaining one-third (1/3) is zoned R-5-A. The site should have smaller and fewer buildings that are limited to 3 stories. The developer continues to insist on building 37 townhouses, up to 4 stories and 50 feet high, on 2.77 acres which contain important wetlands and are contiguous to parkland and other houses that are zoned R-1-B.

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. All these issues have been discussed on numerous occasions with the developer, who is unwilling to work with the community to make needed changes.

We urge the Zoning Commission to reject the Canal Parc proposal, as proposed, and keep the existing zoning without a PUD. Thank you very much for considering this letter.

Sincerely,



Nan S. Wells
Commissioner ANC3D03



Thomas Smith
Commissioner ANC3D02

ZONING COMMISSION
District of Columbia

CASE NO. 08-21

EXHIBIT NO. 48