

D.L. ZONING

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4430 Lingan Road, NW
Washington, DC 20007

March 11, 2009

VIA CERTIFIED MAIL

Mr. Anthony J. Hood
Chair
DC Zoning Commission
441 4th Street, NW, Suite 210-S
Washington, DC 20001

ZONING COMMISSION
District of Columbia
CASE NO. 08-21
EXHIBIT NO. 63

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

Dear Commissioner Hood:

My name is Mychael D. Cohn and I live directly next door to the proposed development called Canal Parc. My address is 4430 Lingan Road and I have been living here since December 2005. I am very eager to see Canal Parc approved so that the construction of the project can move forward as I do not enjoy living adjacent to an out-of-place hospital that is quite an eyesore.

To be clear, I live in the row of townhomes directly adjacent to what the developers call Building 6. It has come to my attention that the ANC commissioners have spoken passionately about the need to lower height to protect mine and my neighbors' homes. It is critical that you know that I do not share the concerns of the ANC. I think the proposed development is appropriate in its height and scale, and I want Canal Parc to be approved and to move ahead as soon as possible.

Quite frankly I never loved living next to an in-patient hospital for troubled youth. There have been a number of late night occurrences that are loud, disruptive, and out-of-place for the residential community in which I live.

After the hospital closed last year, I was excited because I thought that the Canal Parc development would be starting soon and I was looking forward to a clean, family friendly neighbor. But as you know, this project has not started, and if the opponents have their way it might never start, which would be a terrible loss to our community.

Perhaps I should have attended more ANC and Palisades Community meetings (PCA). Perhaps I was wrong to assume that the ANC and PCA would represent the homes closest to the subject property. It is clear that the most aggressive opponents are the

people who do not live near 4460 Macarthur Blvd. One of the arguments I heard was that these opponents were worried about traffic. That part of Macarthur Blvd currently has terrible traffic and I can't imagine adding only 37 homes will make it worse than it already is. And it will certainly be an improvement over the hundreds of staff, patients and visitors who previously visited Riverside Hospital each day.

I have seen the plans from the Developer. The townhomes are going to fit beautifully with the neighborhood; the green space is a major improvement to what is currently there; and I am thrilled that a high end residential community is what I will see from my home. I hope you will consider my position and approve this PUD.

Thank you for your time and consideration.

Respectfully Yours,

A handwritten signature in black ink, appearing to read "Mychael D. Cohn". The signature is fluid and cursive, with the first name "Mychael" being more prominent than the last name "Cohn".

Mychael D. Cohn

Cc: ANC 3D, by email
Palisades Citizens Association, by email
Foxhall Citizens Association, by email
Canal View Citizens Association, by email
Phil Feola, by email
Maxine Brown-Roberts, by email
Jeffrey Jennings, by email