

OFFICE OF ZONING

ZONING COMMISSION
District of Columbia

441 4TH ST NW., SUITE 200

CASE NO. C9-03

WASHINGTON, D.C. 20001

EXHIBIT NO. 97

I, RONALD MITCHELL, 2904 ALABAMA AVE, SE, WASH, DC, 20020, AM APPEARING AT ZONING COMMISSION HEARING ON THURSDAY DECEMBER 10, 2009, TO OPPOSE THE APPLICATION OF SKYLAND HOLDINGS, LLC FOR PLANNED DEVELOPMENT AND ZONING MAP AMENDMENT OF SKYLAND TOWN CENTER, FROM 2626 NAYLOR ROAD SE, TO 2846 ALABAMA AVE., SE, WASHINGTON, D.C. 20020, I HAVE QUESTIONS CONCERNING THE PROPOSED SITE:

(1) IF THE SITE CONSISTS OF APPROXIMATELY 18.7 ACRES AND REDEVELOPMENT PLANS INCLUDE 500 UNITS OF HOUSING; WHAT TYPE OF HOUSING COULD FIT ON 18.7 ACRES; IF MY MATH IS PARTIALLY CORRECT BY DIVIDING 18.7 ACRES BY 500 AND CONVERT ACRES INTO FEET AND FEET INTO SQUARE FEET; THIS LEAVES APPROXIMATELY 4 SQUARE FEET PER UNIT; NO ONE COULD^{LIVE} IN THESE UNITS. COULD THE DEVELOPER ADDRESS THIS ISSUE?

(2) I HAVE NEVER HAD A DEFINATE EXPLANATION AS TO WHERE HOUSING WILL BE SITUATED ON PROPOSED SITE. WILL THE DEVELOPER CLEAR-UP MY CONCERNS? THESE CONCERNS INCLUDE

ENTRANCES, PARKING, PUBLIC ALLEY ACCESS,
AND TRAFFIC CONGESTION (THIS INCLUDES
ADDITIONAL NOISE).

(3) WILL THE DEVELOPER ANSWER TO MY SATISFAC-
TION THE PROPOSED RETAINING WALL BEHIND
CERTAIN UNITS? IS THIS AN ATTEMPT TO DAM-
UP THE FLOW OF AN EXISTING STREAM WITH
RETAINING WALL? I HAVE ECOLOGICAL CONCERNS
AS TO IMPACT THE RETAINING WALL ^{WILL} HAVE
ON WATERSHED AND WOODLAND AREA DIRECTLY
OPPOSITE THIS WALL.

THANK YOU,
RONALD MITCHELL

I DO NOT WANT TO LIVE NEAR
A DEVELOPMENT THAT LOOKS LIKE
THIS.

THANK YOU,
RONNIE MITCHELL



**Is this what you want your
Hill East Neighborhood
to look like?**

Hill East Citizens Against Office Development