MARGARET SMALLWOOD
1026 3rd Street, N.E.
Washington, D.C. 20002

November 26, 2002

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Ms. Carol Mitten
Chairperson
D.C. Zoning Commission
441 4th Street, N.W.
Second Floor
Washington, DC 20001

Re: Zoning Commission Case No. 01-28TE – PUD for 200 K Street, N.E. – Request for Party Status in Opposition and Delay of December 12, 2002 Public Hearing

Dear Chairperson Mitten:

My name is Margaret Smallwood and I live at 1026 3rd Street, N.E. I am writing this letter to you so that I can be given party status in this case. At this point I feel that it is necessary that I be given party status in opposition to the case. I do not have a lawyer. I feel that it is very important that the Zoning Commission hear from residents of this neighborhood that have lived in this neighborhood for a long time, with the property at 200 K Street, N.E. in such horrible condition.

I have been told that I need to describe how I am impacted by the PUD revision request in a manner that is different than the general public. I own one of only three properties in the 1000 block of 3rd Street that is not included in the project. My house is located adjacent to the proposed residential building.

The new residential building is one long and continuous building on 3rd Street. The building is too tall and massive compared to my house. This project will also impact me specifically because of the construction of such a large project right next to my house and because this large building will tower over my home and will block sunlight to my house.

I also think that it would be best if the Zoning Commission decided to delay a hearing for this case until the developer has had the chance for further meetings with the community. I know that many members of the community had many problems with the developer's presentation at the November 13th ANC 6A

ZONING COMMISSION
District of Columbia
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Exhibit 22

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.22

zoning and licensing committee meeting. At the November 13th meeting it was decided that the developer would make another presentation to the ANC 6A zoning and licensing committee meeting on December 5th. I do not believe that there is enough time between the developers presentation on December 5th and the public hearing on December 12th for the community and the ANC to properly review the buildings and the impact on the community.

I think that pushing back the hearing will allow the developers, the ANC, the community and the District government to address many serious issues that exist. One of these issues is whether the new residential building will have middle income families. Many of the people who live in this neighborhood are afraid that they will not be able to stay in this neighborhood because prices are getting so high. The developer has not talked about this, but he should answer these questions before he gets to the Zoning Commission.

I also have questions about all of the community aspects of the original project, such as the supermarket, the plaza and the work training center. I want to know when those parts of the project will be built, because I think that people's taxes will go up because of this project, they should also get some benefit for having this project in their neighborhood.

I think that I have satisfied the requirements to be a party in this case, especially since my home is next door to the project. I also think that the case should be delayed for the reasons that I have already mentioned.

Sincerely,

Margaret Smallwood

Margaret Smallwood
1026 3rd Street, N.E.