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August 15, 2003

Jerrily R. Kress
Director
DC Office of Zoning
Suite 210
441 4th St., NW
Washington, DC 20001

ZONING COMMISSION
District of Columbia
Case 03-13
Exhibit 56

Dear Mr. Kress and members of the Zoning Commission, Carol J. Mitten, Chair, Commissioner James Hannaham, Commissioner John Parsons, Commissioner Anthony Hood, Commission Peter May:

Thank you for hearing my 3 minute testimony about zoning **Case No. 03-13 , No. 03-12 (Consolidated Unit Development-Arthur Capper/Carrollsburg HOPE VI Project)**. I also thank you for being recognized as a party to the PUD application and regret that I waived my right to ask questions of the applicants.

I do however need to bring recent developments to your attention.

A. The office of Planning testified to your commission that they have never altered their plan and that they never stated the privately owned homes would remain. **This is false**.

Enclosed is the tape recording from the Dec. 2002 ANC 6B meeting in which Sheryl O'Neill of the DC Office of Planning stated
"We looked at some of the existing strings of row houses, for instance this church right here and decided that they should remain on site partly because many of those are home ownership units, partly because the diversity and history of them is an important unit to the neighborhood. So we modified the plan to be able to retain them and the new houses will be built on the blocks surrounding them."
ANC 6B Chairwoman, Julie Olsen will also submit a letter along with Commissioner Neil Glick's you already have. Commissioners Mary Wright and Robert Siegel will also confirm this is how they lied to the community. Enclosed is a taped copy of the ANC meeting Dec. 2002

B. The original plan at the office of planning shows that the private homes were to be left intact. As researched by Mr. Gary Peterson of the Capitol Hill Restoration Society. You may ask to see these plans yourself. They never discussed the demolition of these 20 properties with the CHRS when seeking there approval.

C. Mr. David Maloney with the DC Office of Historic Preservation has sent you a letter dated Feb.5, 2003 stating the development would have "no adverse impact on the historic nature of the city". This letter was based on the original plan when 2 or 3 stand alone dilapidated structures were to be removed not the 20 fully habited privately owned homes. Please speak with him about this; I am trying to get him to send a letter also.

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D. Council Members; Hon. Harold Brazil, Hon. Jim Graham, Hon. Sandy Allen, Hon. Phil Mendelson, Hon Adrian Fenty and Hon. Jack Evans are concerned about the demolition of these privately owned properties. They all should be submitting letters to the Commission.

D. The Capitol Hill Restoration Society is opposed to the demolition of these privately owned properties.

E. ANC 6 D is opposed to the demolition of these privately owned properties.

F. The May 2003 Preliminary PUD states that they would be acquiring 20 properties and the estimated cost would be 1.8 million dollars. That would be 90,000 per townhouse

How can my 2 story, 2 bedrooms with a finished basement with full bath, circulating A/C new kitchen appliances, furnace, hot water heater and roof etc. only be worth 90,000 when the market rate is 170,000.

Where on Capitol Hill could I find an equivalent place for 90,000?

Smoke and mirrors! Why are these 20 turn of the century structures so important when you have 1645 new units?

Of the over 938 market/affordable rate units they never stated how many would be affordable. My guess is that 930 units will sell for way over 600,000 and 8 will be moderate income. Where was the power point color code of that breakdown?

For a federal grant of 36 million dollars, where is the money going to come from? I'm sure all the lawyers, Arcitects and Planners have already billed ¼ of that amount. How much money will the DC taxpayers shell out in 3 years when they come to the city asking for money to finish the project?

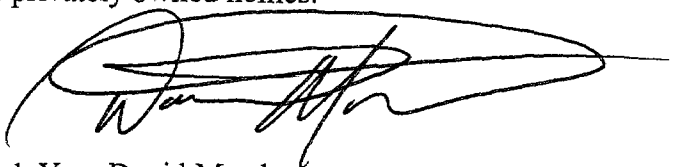
They state we would have access to the river. Where? The Dept. of Transportation federal complex? With this post 911 world, I feel that the Federal Government will block this as the Marines are not letting the neighborhood children's groups access to the field due to security concerns.

3 acres of green space. 2 ½ will be the canal park, the other ½ is spread across 30 acres. Are they counting tree boxes if so, that is few trees. Roughly 3,500 people for 3 acres.

Where is a recycling center?

Parking? There will be little.

Please reject their plan of the demolition of these privately owned homes.



Thank You, David Meadows