

4247 Nash Street, NE
Washington, DC 20019
November 9, 2010

Mr. Anthony Hood, Chairman
DC Zoning Commission
441 4th Street, NW, Suite 200S
Washington, DC 20001

Re: Case Numbers: 05-28B & 05-28C

Dear Chairman Hood,

On August 17, 2010, I wrote to the DC Zoning Commission to request that CityInterests and/or their counterparts be denied zoning changes and/or approvals, as they relate to the Parkside development until they can adequately demonstrate that the affected communities have been considered and can benefit (in a tangible way (community desires and needs incorporated into the plan)) from a such mammoth project; all environmental concerns and hazards have been addressed, considered and evaluated through the proper governmental agencies; and traffic concerns and security measures have been adequately evaluated and ensured before, during and after the project has reached completion.

Attached are recent email communications from me to CityInterests. Throughout this litany of emails, I have repeatedly requested detailed project information since June 1, 2010. I am terribly troubled that a developer would continually refuse to provide specific information to an affected taxpaying homeowner. At no time, has CityInterests indicated why they would provide the requested information. The string of emails, which are attached, demonstrate and verify my repeated and often daily requests.

Again, I am appealing to you (DC Zoning Commission), the chartered organization that has the power to strongly encourage CityInterests and other developers to do right by the citizens and residents of Washington, DC. In addition, I would request that my letters of opposition be entered for the official hearing records.

ZONING COMMISSION
District of Columbia

CASE NO.

05-28B

EXHIBIT NO.

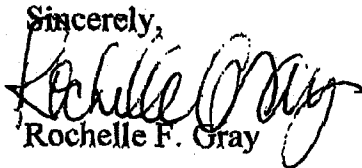
20

2010 NOV -9 AM 10:33

In closing, if CityInterests and other like developers are this unresponsive and unaccountable to the public and to those affected communities, I do not understand how they can be a good fit for the District of Columbia, as we are trying to become "One City" as proposed by the DC Mayor-elect, Vincent Gray.

I can be reached at (202) 352-7264, if you would like to contact me. Otherwise, I will look forward to hearing from you in the very near future. Thank you for your immediate attention and cooperation.

Sincerely,

A handwritten signature in black ink, appearing to read "Rochelle Gray", written over the printed name.

Rochelle F. Gray

RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

ROCHELLE FRAZIER GRAY

Sent: Monday, November 08, 2010 4:33 PM

To: ROCHELLE FRAZIER GRAY; Christopher Lopiano [clopiano@cityinterests.com]; Jonathan Novak [jnovak@cityinterests.com]

Cc: yalexander@dccouncil.us; vgray@dccouncil.us; kbrown@dccouncil.us; pmendelson@dccouncil.us; scslayton@starpower.net; j58barker@yahoo.com; eastlandgardens@yahoogroups.com; saveourcommunity@googlegroups.com; althia187@aol.com; amuslim@dccouncil.us; beverlywbutler@aol.com; donna.burriss@hp.com; ecm890@msn.com; gottlieb.simon@dc.gov; hllandrea@yahoo.com; hlomax0@aol.com; justinawil@verizon.net; rking24289@aol.com; sheila.israel@gmail.com; hasan_sirraj@bah.com; xhenry99@yahoo.com; JRMeyers@DCCOUNCIL.US

11/8/10

Rochelle F. Gray

From: ROCHELLE FRAZIER GRAY

Sent: Saturday, November 06, 2010 12:25 PM

To: ROCHELLE FRAZIER GRAY; Christopher Lopiano; Jonathan Novak

Cc: yalexander@dccouncil.us; vgray@dccouncil.us; kbrown@dccouncil.us; pmendelson@dccouncil.us; scslayton@starpower.net; j58barker@yahoo.com; eastlandgardens@yahoogroups.com; saveourcommunity@googlegroups.com; althia187@aol.com; amuslim@dccouncil.us; beverlywbutler@aol.com; donna.burriss@hp.com; ecm890@msn.com; gottlieb.simon@dc.gov; hllandrea@yahoo.com; hlomax0@aol.com; justinawil@verizon.net; rking24289@aol.com; sheila.israel@gmail.com; hasan_sirraj@bah.com; xhenry99@yahoo.com; JRMeyers@DCCOUNCIL.US

Subject: RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

11/6/10

Rochelle F. Gray

From: ROCHELLE FRAZIER GRAY

Sent: Tuesday, November 02, 2010 9:34 AM

To: Christopher Lopiano; Jonathan Novak

Cc: yalexander@dccouncil.us; vgray@dccouncil.us; kbrown@dccouncil.us; pmendelson@dccouncil.us; scslayton@starpower.net; j58barker@yahoo.com; eastlandgardens@yahoogroups.com; saveourcommunity@googlegroups.com; althia187@aol.com; amuslim@dccouncil.us; beverlywbutler@aol.com; donna.burriss@hp.com; ecm890@msn.com; gottlieb.simon@dc.gov; hllandrea@yahoo.com; hlomax0@aol.com; justinawil@verizon.net; rking24289@aol.com; sheila.israel@gmail.com; hasan_sirraj@bah.com; xhenry99@yahoo.com; JRMeyers@DCCOUNCIL.US

Subject: RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

11/2/10

Rochelle F. Gray

From: ROCHELLE FRAZIER GRAY

Sent: Monday, November 01, 2010 11:31 PM

<http://www.longandfoster.com/owa/?ae=Item&t=IPM.Note&id=RgAAAADoIldDFKz...> 11/9/2010

RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

1 450 2 01 1 -

To: Christopher Lopiano; Jonathan Novak

Cc: yalexander@dccouncil.us; vgray@dccouncil.us; kbrown@dccouncil.us; pmendelson@dccouncil.us; scslayton@starpower.net; j58barker@yahoo.com; eastlandgardens@yahoogroups.com; saveourcommunity@googlegroups.com; althia187@aol.com; amuslim@dccouncil.us; beverlywbutler@aol.com; donna.burriss@hp.com; ecm890@msn.com; gottlieb.simon@dc.gov; hllandrea@yahoo.com; hlomax0@aol.com; justinawil@verizon.net; rking24289@aol.com; sheila.israel@gmail.com; hasan_siraj@bah.com; xhenry99@yahoo.com; JRMeyers@DCCOUNCIL.US

Subject: RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

11/1/10

Rochelle F. Gray

From: ROCHELLE FRAZIER GRAY

Sent: Friday, October 29, 2010 11:48 AM

To: Christopher Lopiano; Jonathan Novak

Cc: yalexander@dccouncil.us; vgray@dccouncil.us; kbrown@dccouncil.us; pmendelson@dccouncil.us; scslayton@starpower.net; j58barker@yahoo.com; eastlandgardens@yahoogroups.com; saveourcommunity@googlegroups.com; althia187@aol.com; amuslim@dccouncil.us; beverlywbutler@aol.com; donna.burriss@hp.com; ecm890@msn.com; gottlieb.simon@dc.gov; hllandrea@yahoo.com; hlomax0@aol.com; justinawil@verizon.net; rking24289@aol.com; sheila.israel@gmail.com; hasan_siraj@bah.com; xhenry99@yahoo.com; JRMeyers@DCCOUNCIL.US

Subject: RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

10/29/10

Mr. LoPiano,

I hope you are not indicating that you **will not provide** a concerned resident critical information that has been requested on MANY different occasions until they attend some future scheduled meeting. Am I misunderstanding you?

Additionally, just because you have made other presentations to different entities does not absolve you from supplying pertinent and requested information to an affected community that you have not presented in (i.e., Eastland Gardens). Moreover, from my recent email readings, the Mayfair Mansions Tenant Assn President indicated that they have not been formally included and privy to the CityInterests' presentations.

Rochelle F. Gray

From: Christopher Lopiano [clopiano@cityinterests.com]

Sent: Friday, October 29, 2010 11:29 AM

To: ROCHELLE FRAZIER GRAY

Cc: JRMeyers@DCCOUNCIL.US

Subject: RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

Ms. Gray,

We have made many presentations to the community in a variety of venues regarding our development plans for the land we own at Parkside and continue to do so. We have answered every question posed to us at these public forums. We are anxious to make a presentation to the Eastland Gardens Civic Association and I have requested several times to be put on agenda, but that has not happened. I am happy to bring written material, just tell me approximately how many folks you expect to attend.

<http://www.longandfoster.com/nwa/?ae=Item&t=IPM.Note&id=RgAAADoIldDFKz...> 11/9/2010

RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

Chris

Rochelle F. Gray

From: ROCHELLE FRAZIER GRAY

Sent: Friday, October 29, 2010 11:04 AM

To: Christopher Lopiano; Jonathan Novak

Cc: yalexander@dccouncil.us; vgray@dccouncil.us; kbrown@dccouncil.us; pmendelson@dccouncil.us; scslayton@starpower.net; j58barker@yahoo.com; eastlandgardens@yahoogroups.com; saveourcommunity@googlegroups.com; althia187@aol.com; amuslim@dccouncil.us; beverlywbutler@aol.com; donna.burris@hp.com; ecm890@msn.com; gottlieb.simon@dc.gov; hllandrea@yahoo.com; hlomax0@aol.com; justinawil@verizon.net; rking24289@aol.com; sheila.israel@gmail.com; hasan_siraj@bah.com; xhenry99@yahoo.com; JRMeyers@DCCOUNCIL.US

Subject: RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

10/29/10 (eleven (11) days later) still no response or plan of action?

Rochelle F. Gray

From: ROCHELLE FRAZIER GRAY

Sent: Wednesday, October 27, 2010 2:20 PM

To: Christopher Lopiano; Jonathan Novak

Cc: yalexander@dccouncil.us; vgray@dccouncil.us; kbrown@dccouncil.us; pmendelson@dccouncil.us; scslayton@starpower.net; j58barker@yahoo.com; eastlandgardens@yahoogroups.com; saveourcommunity@googlegroups.com; althia187@aol.com; amuslim@dccouncil.us; beverlywbutler@aol.com; donna.burris@hp.com; ecm890@msn.com; gottlieb.simon@dc.gov; hllandrea@yahoo.com; hlomax0@aol.com; justinawil@verizon.net; rking24289@aol.com; sheila.israel@gmail.com; hasan_siraj@bah.com; xhenry99@yahoo.com; JRMeyers@DCCOUNCIL.US

Subject: RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

10/27/10

Rochelle F. Gray

From: ROCHELLE FRAZIER GRAY

Sent: Monday, October 25, 2010 4:17 PM

To: Christopher Lopiano; Jonathan Novak

Cc: yalexander@dccouncil.us; vgray@dccouncil.us; kbrown@dccouncil.us; pmendelson@dccouncil.us; scslayton@starpower.net; j58barker@yahoo.com; eastlandgardens@yahoogroups.com; saveourcommunity@googlegroups.com; althia187@aol.com; amuslim@dccouncil.us; beverlywbutler@aol.com; donna.burris@hp.com; ecm890@msn.com; gottlieb.simon@dc.gov; hllandrea@yahoo.com; hlomax0@aol.com; justinawil@verizon.net; rking24289@aol.com; sheila.israel@gmail.com; hasan_siraj@bah.com; xhenry99@yahoo.com; JRMeyers@DCCOUNCIL.US

Subject: RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

10/25/10

Dear Mr. LoPiano & Mr. Novak,

I am anxiously awaiting your response to the attached emails and answers to my questions. It has been

<https://owa.lonoandfoster.com/owa/?ae=Item&t=IPM.Note&id=RgAAAADoIldDFKz...> 11/9/2010

RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

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more than a week since you received the emails below. Thank you.

Sincerely,
Rochelle F. Gray

From: ROCHELLE FRAZIER GRAY

Sent: Monday, October 18, 2010 4:11 PM

To: Christopher Lopiano; Jonathan Novak

Cc: yalexander@dccouncil.us; vgray@dccouncil.us; kbrown@dccouncil.us; pmendelson@dccouncil.us; scslayton@starpower.net; j58barker@yahoo.com; eastlandgardens@yahoogroups.com; saveourcommunity@googlegroups.com; althia187@aol.com; amuslim@dccouncil.us; beverlywbutler@aol.com; donna.burriss@hp.com; ecm890@msn.com; gottlieb.simon@dc.gov; hllandrea@yahoo.com; hlomax0@aol.com; justinawil@verizon.net; rking24289@aol.com; sheila.israel@gmail.com; hasan_siraj@bah.com; xhenry99@yahoo.com; JRMeyers@DCCOUNCIL.US

Subject: RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

10/18/10

Dear Mr. LoPiano,

Thank you for responding to my request; however, I also feel a need to clarify a few key elements.

According to you, you met with the Parkside community on 10/14/10 to present development plans and did not invite me or other residents from my community, given that on 10/12/10 you were officially notified through my email (attached below) that I, along with other members of my community, had many unanswered questions. One might believe that you are appeasing and courting the ANCs that favor CityInterests' development plans and that you are deliberately attempting to exclude the people/communities who have the most concerns?

You indicated that I have received misinformation, which is quite possible, but given CityInterests' refusal to address our community and concerns, who should accept this blame? I have attended as many meetings as possible, even some dating back to 2004, I have written CityInterests, DCPCA and to my ANCs. So again, tell me where this fault lies? Maybe you should review some of the sign-in rosters from Lano/BOA community meetings, when they presented in the Paradise community, among other communities before you lead others to believe that I am less active in my community.

Mr. LoPiano it seems that you are eluding to the fact that this plan is the SAME, but just with different players? So, are you trying to make me and others believe that the PUD dated 2/27/2006 included a UDC Community College, DCPCA facility, "birth-5" educational facility and senior housing?

First, the Parkside Civic Association does not reside over the Eastland Gardens Civic Association (which was established in 1935, long before the Parkside community was formed) nor is it an umbrella organization, as you may have been lead to believe.... "As you may know, the Parkside Civic Association is an umbrella organization representing the neighborhoods comprising the greater Parkside community, including Eastland Gardens." Nor is the Parkside Civic Association an umbrella for the HillCrest Civic Association or Deanwood Civic Association. And while you may have made contact with the President of the Eastland Gardens Civic Association, Mr. Greg Rhett, this does in no way absolve you of responsibility. Prior to you speaking with him in April 2010, what other attempts have you made to inform residents and encourage participation from our community. In addition, as you may know, very few Civic Associations are attended by every resident (on average 5-20%, if that) of that community; therefore, your total reliance on this population seems irresponsible and less than sincere.

<https://owa.longandfoster.com/owa/?ae=Item&t=IPM.Note&id=RgAAAADoIldDFKz...> 11/9/2010

Second, while I am a member of the Eastland Gardens Civic Association, first and foremost, I am and have been an active homeowner, resident and taxpayer of the District of Columbia and I have not seen or heard of one advertisement disseminated (in recent weeks and months) in my community to invite Eastland Gardens residents or/and Kenilworth Court residents to a community meeting from your organization, CityInterests, not from the ANC board.

Third, I requested information from you and while your response was lengthy, it failed to address my concerns (the need for increased quality retail, PEPCO (utility), environmental, etc.) or include the requested information (statistical data, a deliverance of such traffic study, etc.) If you have a completed traffic study, to whom has it been distributed?

Fourth, during your last verbal presentation to the ANC on 9/14/10, you did not hand-out materials or leave any written documentation of the Parkside development plans for the audience and/or community to review plan details, such as elevations and building square footage.

Fifth, you make mention of the fact that you answered all of the questions of the ANCs, of which only 4 of the 7 commissioners were in attendance. However, since 6/1/10, I have had many questions and thoughts (see the below attached email), which were directed to CityInterests and DCPCA, yet you chose not to respond to my request from 4.5 months ago. In addition, it seems that you are trying to make others believe that you are truly concerned and responsive, when in fact; others from my community have expressed the same concerns and requested information, but again CityInterests has not responded.

In closing, please understand that my intent is not to continue going back and forth with you, but to secure accurate information on any and all projects that will have an immediate and long-term effect on my community and me. It would behoove us all to find a solution, possibly in the form of plan awareness, changes and compromises that will adequately address the needs and provide services for the community as a whole, versus a small segment of the population, where the opposition is little.

I look forward to hearing from you, attending an organized community meeting before you request a "Letter of Support" from the ANC and receiving critical documents that address my concerns. Should you like, I can be reached at (202) 352-7264. Thank you for your prompt attention, assistance and cooperation.

Sincerely,
Rochelle F. Gray

From: Christopher Lopiano [clopiano@cityinterests.com]

Sent: Monday, October 18, 2010 12:47 PM

To: ROCHELLE FRAZIER GRAY; Jonathan Novak

Cc: yalexander@dccouncil.us; vgray@dccouncil.us; kbrown@dccouncil.us; pmendelson@dccouncil.us; scslayton@starpower.net; j58barker@yahoo.com; eastlandgardens@yahoo.com; saveourcommunity@google.com; althia187@aol.com; amuslim@dccouncil.us; beverlywbutler@aol.com; donna.burriss@hp.com; ecm890@msn.com; gottlieb.simon@dc.gov; hllandrea@yahoo.com; hlomax0@aol.com; justinawil@verizon.net; rking24289@aol.com; sheila.israel@gmail.com; hasan_siraaj@bah.com; xhenry99@yahoo.com; JRMeyers@DCCOUNCIL.US

Subject: RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

Ms. Frazier Gray,

CityInterests has always been willing to answer any and all questions about our plans for the vacant land we own at Parkside during the many presentations we have made in the community. We do not control the agenda of these community

meetings. Our presentation at the September ANC 7D was a rescheduling of the presentation we were to make at its June meeting, but due to the events and conduct of that meeting, we were unable to present. As you know, there are no ANC meetings in July and August, so we returned in September. At the September meeting, I answered all of the questions asked of me by the commissioners. It is the commissioners' decision whether to open the floor for questions from the audience. That said, CityInterests has presented to ANC 7D regarding Parkside numerous times over the past several years as our plans have progressed. At many of those meetings we have answered many questions from both the commissioners and the audience.

In addition, we have made numerous presentations to other community organizations. Most recently, we presented to the Parkside Civic Association this past Thursday evening, October 14th, regarding the proposed CCDC building. Dean Connie Spinner presented on behalf of CCDC and I presented for CityInterests. Dean Spinner answered all questions about CCDC, its mission, curriculum and operations. I answered all questions about the building, our zoning request for second stage approval and I presented the results of our draft traffic study and answered questions related to it. As you may know, the Parkside Civic Association is an umbrella organization representing the neighborhoods comprising the greater Parkside community, including Eastland Gardens. We have presented to the Parkside Civic Association regarding our Parkside development at least four times, including specific presentations addressing CCDC and the early childhood education center (Educare of DC). The Educare of DC project recently received a unanimous vote of support from ANC 7D (4 - 0) and a letter of support from the Parkside Civic Association.

I am sorry that you have not attended many of these meetings because some of the misconceptions you have about the nature and status of the Parkside PUD may have been cleared up. I have the impression from your email below that you believe we are requesting approval of the Parkside master development plan. In fact, that plan was approved by the Zoning Commission in September 2006. The approval is for 3,000,000 square feet of development on 15.5 acres of land that have been vacant and off the tax rolls since 1972. The 2006 order was a first stage approval of a master plan that represented a transit-oriented development (TOD) that is consistent with the city's desire to take full advantage of the Metro Stations whose development east of the Anacostia River have lagged the rest of the District and surrounding jurisdictions. The Parkside PUD will have a strong connection to the Minnesota Avenue Metro Station across Kenilworth Avenue, NE. It is a multi-modal transportation site which in addition to Metro has direct access to a limited-access highway, bus routes and a soon to be developed walking and bicycle trail.

The master plan was the result of a year-long community planning process held in 2005 in which many residents of the greater Parkside community participated. This community process culminated in a three part planning charrette that produced the basis of our PUD application. That application had the strong support of the community, including the ANC and many civic associations. This first stage approval is a flexible document that requires the developer to come back to the Zoning Commission and request approval for each individual project (second stage). Since approval, we have had two second stage approvals: The Victory Square affordable senior apartments and the Parkside Town Homes. Both of these projects are significantly less dense and generate significantly less traffic than the two parcels were entitled to by the 2006 PUD order. CCDC is our next second stage PUD approval request. We expect to have our zoning hearing early in 2011. Prior to that hearing we will continue to present to the community, including ANC 7D.

The other issue which needs clarification is the issue of traffic reports. There seems to be an impression that we have not studied traffic impacts. Not true. There was an independent, third-party traffic study conducted for our PUD application in 2005-06. It projected traffic generated by the full 3,000,000 square feet of development to which we are currently entitled, as well as other developments planned for the Minnesota Avenue/Kenilworth Avenue area. Simply put, the conclusion of the study found that the Parkside PUD would not generate unacceptable levels of traffic - that all intersections studied would continue to operate at current or acceptable levels of service. This report was part of our first stage application, it was reviewed by DDOT which concurred with the findings, and it was considered by the Zoning Commission. It is part of the public record. We also updated that study in 2007 when we made second stage application for the senior building and town homes (highly unusual to be required to resubmit traffic studies for second stage applications) and the results were the same as the initial study. We now have underway another update that looks specifically at the effect of the CCDC proposed use upon traffic. The draft report indicates that the studied intersections will continue to operate at acceptable levels of service.

We have not presented only to ANC 7D as you allege in your email. We have conducted a community outreach effort throughout the community. The entire master plan was the result of an extensive, inclusionary community planning process. We continue to reach out. I have requested at least twice this year to be placed on the Eastland Gardens Civic Association

RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

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agenda. I asked Greg Rhett at the opening of *Ray's the Steaks* in April and after the June ANC 7D meeting. I have never heard back.

I want to emphasize that we have not requested - in this application or in any previous second stage applications - any increase to the approved density. We are still proposing to develop the 3,000,000 square feet that we are entitled to by the Zoning Commission 2006 approval. We are bringing quality retail, jobs and residences - affordable, work force and market rate - to Parkside. From our recent presentations, we believe many of your neighbors strongly support this vision.

Christopher LoPiano
Director of Development
City Interests, LLC
2900 K Street NW, Suite 401
Washington, DC 20007
202-944-4710 (O)
202-944-4704 (F)
202-495-8928 (M)
clopiano@cityinterests.com

From: ROCHELLE FRAZIER GRAY [mailto:ROCHELLE.FRAZIERGRAY@Longandfoster.com]

Sent: Friday, October 15, 2010 11:24 PM

To: Christopher Lopiano; Jonathan Novak

Cc: yalexander@dccouncil.us; vgray@dccouncil.us; kbrown@dccouncil.us; pmendelson@dccouncil.us; scslayton@starpower.net; j58barker@yahoo.com; eastlandgardens@yahoogroups.com; saveourcommunity@googlegroups.com; althia187@aol.com; amuslim@dccouncil.us; beverlywbutler@aol.com; donna.burriss@hp.com; ecm890@msn.com; gottlieb.simon@dc.gov; hlilandrea@yahoo.com; hlomax0@aol.com; justinawil@verizon.net; rking24289@aol.com; sheila.israel@gmail.com; hasan_siraj@bah.com; xhenry99@yahoo.com

Subject: RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

Importance: High

10/15/10 (three days later)

Rochelle F. Gray

From: ROCHELLE FRAZIER GRAY

Sent: Tuesday, October 12, 2010 2:50 PM

To: clopiano@cityinterests.com; jnovak@cityinterests.com

Cc: yalexander@dccouncil.us; vgray@dccouncil.us; kbrown@dccouncil.us; pmendelson@dccouncil.us; scslayton@starpower.net; j58barker@yahoo.com; eastlandgardens@yahoogroups.com; saveourcommunity@googlegroups.com; althia187@aol.com; amuslim@dccouncil.us; beverlywbutler@aol.com; donna.burriss@hp.com; ecm890@msn.com; gottlieb.simon@dc.gov; hlilandrea@yahoo.com; hlomax0@aol.com; justinawil@verizon.net; rking24289@aol.com; sheila.israel@gmail.com; hasan_siraj@bah.com; xhenry99@yahoo.com

Subject: Development in the Kenilworth/Parkside/Eastland Gardens Community

10/12/10

Mr. Chris LoPiano
CityInterests
2900 K Street, NW, Suite 401
Washington, DC 20007

Dear Mr. LoPiano,

I am glad that I had an opportunity to hear CityInterests' presentation as it relates to the development

<https://owa.longandfoster.com/owa/?ae=Item&t=IPM.Note&id=RgAAAADoIldDFKz...> 11/9/2010

RE: Development in the Kenilworth/Parkside/Eastland Gardens Community

planned for the Parkside community at the ANC meeting on Tuesday, September 14, 2010.

As a resident of Eastland Gardens, located within Ward 7, I, along with other neighbors, have major concerns about the amount of development, type of development and the community benefits of such, as currently proposed for Parkside. Moreover, we are concerned about the impact (both environmentally and physically) that this development will have on surrounding communities.

Because the ANC meeting ran much longer than expected and because there was no time allotted for the public to ask questions during or after your presentation and because you and your staff left before the meeting adjourned, I was unable to personally speak with you and relay my concerns. Therefore, I would like to ask a few key questions that will better help me understand and I would appreciate any and all insights, statistical data, impact studies that are available to aid my neighbors and me in understanding the complexities and scope of this project.

Attached below is an email that I sent more than four months ago expressing my concerns about the development at Parkside. To date, I have not received any responses from CityInterests nor has CityInterests scheduled and held a public meeting in my community about our concerns or to present the proposed Parkside building plans.

You stated that persons believed that the Parkside community would be a great site for the UDC campus and you indicated that the residents wanted and requested this campus.

I would like to know, how information/data was gathered from surrounding communities to warrant such a massive structure to house the University of the District of Columbia's Community College and when was it collected?

What is the expected enrollment of this campus?

How was this Parkside site chosen?

What is the interior square footage of this campus, as well as the exterior square footage?

Who are/were the members of this location search team that selected this Parkside location?

Were other locations considered/evaluated? If so, where were they located?

During your presentation, you gave specific mention to the fact that this UDC campus would include underground parking. You also made mention that the design of this facility will provide easier highway commuter access. With that being said, it is clear that you are aware that poor traffic patterns currently exist in this area. However, you did not produce a traffic impact study in your presentation. Moreover, you are touting this campus as a community amenity, when in fact; your supposed target enrollment is not yet defined. As you may know, most poor people do not own cars; therefore, the parking garage and highway access is clearly not for the convenience of this such perceived population, which further questions for whom is this community college being built? From my accounts, it seems as though you are making this convenient and easy for non-DC residents to commute to this supposedly neighborhood community college.

Given that the new Bertie Backus UDC Community College campus is only 10-15 minutes away from this new proposed Parkside campus, it only makes sense that you would choose a site within Ward 8, which will reach more residents and better serve the masses, as a whole. If the honest goal is to reach those who are educationally underserved, then other viable locations must be sought out. In addition, the close proximity of the new Bertie Backus campus to this proposed Parkside campus does not warrant such a major

economic undertaking, especially not at the expense of the residents of this community, who do not want it.

What percentage of Ward 7 residents have four-year college degrees?

What percentage of Ward 7 residents have associates degrees?

What percentage of Ward 7 residents have completed high school?

I am also concerned that the CityInterests is not providing any immediately beneficial amenities to our existing neighborhood.

Within the confines of this project, CityInterests proposes to increase the residential population by 1,200-1,500 units, which on average could amount to 1-3 new persons per unit, which then amounts to approximately 3,600-4,500 +/- 750 new residents. Did you anticipate the daily retail needs of these new residents, as well as that of the existing residents?

I continue to be perplexed and deeply distressed that you/CityInterests cannot see the need for a full scale grocery store, among other retail, in our community.

According to your presentation, you indicated that 30,000-50,000 square feet of retail space would be allotted in your development. You also alluded to the fact that the DC Zoning Commission felt that that amount was appropriate. However, is it true that the DC Zoning Commission only approved what was submitted by CityInterests? If not, can you provide me detailed information of such rulings and of the DC Zoning Commission's recommendations, as they relate to this Parkside development? It only stands to reason that if CityInterests can re-develop their previous plans by requesting zoning changes based on your perceived and reported economic downturns reasonings, you can request changes on behalf of the warranted residential needs and desires? Given the complexion and scope of this project, 30,000-50,000 square feet of retail is not feasible and is totally unacceptable.

In addition to the 1,200-1,500 newly constructed residential units, the plans also include:

- new Senior Citizen housing facility of approximately 90-100 new residents;
- new EduCare facility that will accommodate 160-180 children from birth-5 year-olds and facility administrative staffing of approximately 50-60 persons and the parents of the enrolled children;
- new DCPCA (DC Primary Care Assn) medical facility with an approximate square footage size of 43,000 and a service population of approximately 100 medical visits per day; and
- new community college campus with 3 structural wings that vary in heights from 90 ft to 110 ft.

As proposed, this Parkside project is enormous and the impact on my community and surrounding areas is going to be (without a doubt) considerably massive and possibly economically devastating, if all factors are not properly considered and evaluated.

I would be remiss, if I did not make mention of the newly constructed Department of Employment Services building on Minnesota Avenue, which is scheduled to open soon, relative to the influx of new employees. The Parkside development can support retail and commercial spaces of a much greater capacity than what is being proposed.

I am hoping that CityInterests does not subscribe to the attitude of "just build it and let the residents deal with the consequences later" mentality. I do not feel that CityInterests is giving proper consideration and weight to the objections of all affected residents, which could easily be accomplished by organizing a formal community presentation and by being open to suggestions and recommendations and revising the plans accordingly, as requested and needed.

It seems that in recent weeks and months, that CityInterests only has interest in presenting such plans to the ANC board in an effort to bypass the communities and garner the ANC's support in order to move forward in building.

Amid my strong opposition to CityInterests' current development plans are traffic, environmental (runoff, etc.), and utility (PEPCO, Washington Gas & DC Water) ramifications of this major project and the impact on my community, as well as that of other residents of Ward 7.

It is my sincere hope that you and your team will make earnest attempts to hear our voices and incorporate the true and current needs of the existing residents before moving ahead with this project. Should you have any questions, please feel free to contact me at (202) 352-7264. Thank you for your immediate attention and consideration.

Sincerely,

Rochelle F. Gray

From: saveourcommunity@googlegroups.com [saveourcommunity@googlegroups.com] On Behalf Of ROCHELLE FRAZIER GRAY

Sent: Tuesday, June 01, 2010 1:09 AM

To: jnovak@cityinterests.com; sbaskerville@dcpc.org; evicks@dcpc.org; vgray@dccouncil.us; yalexander@dccouncil.us; awoods_9@msn.com; kbrown@dccouncil.us; mbrown@dccouncil.us

Cc: candace.rhett@gmail.com; j58parker@yahoo.com; eastlandgardens@yahooogroups.com; saveourcommunity@googlegroups.com; eastlandgardens@yahooogroups.com; althia187@aol.com; amuslim@dccouncil.us; beverlywbutter@aol.com; donna.burris@hp.com; ecm890@msn.com; fatima.johnson@dc.gov; gottlieb.simon@dc.gov; hlilandra@yahoo.com; hlomax0@aol.com; justinawil@verizon.net; mom; kevinfrazier96@yahoo.com; kidddora@yahoo.com; kldd2127@comcast.net; ultimate10source@gmail.com; moshawn@hotmail.com; pamela.p.lomax@lrs.gov; rking24289@aol.com; robert.contee@dc.gov; sgray4586@yahoo.com; sheila.israel@gmail.com; squilly@leoalexanderformayor.com; willie.jackson@dc.gov

Subject: {SaveOurCommunity} Development in the Kenilworth/Parkside/Eastland Gardens Community

6/1/10

Dear City Interest (Mr. Novak) & DC Primary Care (Ms. Baskerville & Mr. Vicks),

I live in Eastland Gardens in NE, WDC and I am tremendously bothered that plans to develop vacant land in our neighborhood have not been presented to the people that count the most, all of the affected and vested residents and homeowners. During the initial planning of the future of Parkside, our residents participated in the development of viable and mutually agreed upon plans. To our astonishment, those plans changed and no one bothered to present these newly proposed plans to us; therefore, one might conclude that we were deliberately excluded from this new planning process. While this new construction and development will be in closer proximity to Parkside, please understand that they are not the only stakeholders and taxpayers that will be affected by your decisions, choices and plans. **Our input is vital and absolutely necessary in any construction that is slated within our community.**

We cannot allow a developer or the like to come into our community and decide what we should have or what is best for us! We are intelligent and responsible people.

We want upscale housing; not just "affordable or low-income" housing that increases the neighborhood's density and **increases the developer's profit margin.**

Many portion of Wards 7 & 8 have lacked high-quality development for many years. I believe that the government and/or developers think that they can just use our neighborhoods as a dumping ground for

<http://www.legendfoster.com/owa/?ae=Item&t=IPM.Note&id=RgAAAADoIldDFKz...> 11/9/2010

improven, inappropriate and unsupported development and call it "out of the box or innovative" planning and developing "for the good of the people."

We want economic development that will enhance our neighborhood, will continue to allow us to peacefully enjoy our neighborhood and will increase our property values.

Within a few city blocks, Columbia Heights has been able to enhance their community by bringing in the following merchants:

- Best Buy;
- Ruby Tuesday;
- Target;
- Radio Shack;
- Red Rocks;
- Wachovia;
- GALA Hispanic Theater
- Giant Food; and
- Bed, Bath & Beyond, along with many other merchants

An area that had been previously referred to as abandoned, forgotten and an eyesore, is now being called "a major retail complex", "mega shopping district" and the like.

When you ask yourself, what is it that we want and need, I hope you will review the following list of suggestions and seriously consider them by revising your plans to incorporate such:

1. We do not have an exercise gym East of the River;
2. We do not have a coffee house/shop, there are more than 50 Starbucks locations in Washington, DC alone; yet, not one is East of the River;
3. We do not have movie theater in any section of the city, except NW, WDC;
4. The only pharmacy available is CVS, which has cornered the market and offers mediocre service, other pharmacies such as Rite-Aid or Walgreens could provide healthy competition and lower product and pharmacy prices for consumers in Ward 7;
5. We do not have an office/mailling supply store, (i.e., Staples, Kinko's or Office Depot);
6. We do not have a grocery store in the immediate vicinity that will allow us to walk to and from (many local residents are forced to patronize the overly-priced convenience store (Circle 7);
7. We do not have any nationally recognized chain stores, like Target, Walmart, Home Depot, Lowe's, Marshalls, Macy's, etc.;
8. We do not have a reputable financial institutions in close proximity;
9. We have very few...really 1-2 sit-down restaurants; and
10. We do not have any bookstores.

It behooves us all to look into the future of these development plans, by understanding and being responsible for the potentially adverse effects of such construction. The wrong type of development can crush a neighborhood and the devastating effects can last for decades, if not vigilantly monitored. As history serves to remind us, we cannot accept another "Lotus Square" like developer to build in our neighborhood without proper evaluation, analysis, planning and authorization.

If you have any questions, please do not hesitate to contact me at (202) 352-7264. Thank you for your immediate attention and serious re-consideration of the residents of ANC SMD 7D02 & 7D03.

Sincerely,

Rochelle F. Gray

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You received this message because you are subscribed to the Google Groups "SaveOurCommunity" group.

To post to this group, send email to saveourcommunity@googlegroups.com

To unsubscribe from this group, send email to saveourcommunity+unsubscribe@googlegroups.com

For more options, visit this group at

<http://groups.google.com/group/saveourcommunity?hl=en?hl=en>

FAX

To: Chanman Hood Fax #: 202 727 6072

From: Rochelle Gray Date: 11/9/10

Re: # 05-28B & 05-28C

Pages: 15

☒ Urgent ☒ For Review ☒ Please Comment ☐ Please Reply ☐ Please Recycle

Please confirm receipt.

Thank you,
Rochelle Gray
202 352 7264

2011 NOV -9 AM 10:33