

DC OFFICE OF ZONING

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4247 Nash Street, NE
Washington, DC 20019
April 13, 2011

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

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

Dear Chairman Hood,

Please excuse my inability to physically present my formal testimony (family obligations preclude my attendance), but accept the following written statement for the record. As on August 17, 2010 and November 9, 2010 (through written testimony), I continue to oppose CityInterests' requests for modifications.

I, along with others in my community, feel that the height requests from 90 to 110 and 110 to 130 feet are excessive and will not prove beneficial to the community in the long run. In the past, I have asked about statistical data that will warrant such a HUGE facility, yet, I have not been afforded this information. The need is being touted as a service for Ward 7 and Ward 8 residents, who do not have access to college. However, I have never heard anyone in DC articulate that the reason they did not attend college was because they could not take the bus or train across the city? Therefore, I further contend that there is a bigger plan, which has yet to be unveiled to the community and/or the DC Zoning Commission. Again, I do not feel that this is the best location for a community college and is not a good fit for the neighborhood.

As stated, so thoughtfully, by another resident, **if the sun continues to rise in the East**, the building heights of CCDC and other facilities will essentially block all sunlight or a significant portion to the newly planned housing and to the existing Parkside community.

CityInterests alleges that K. Hovnanian Homes has committed to building townhouses and/or condominium units on some of the remaining vacant land parcels, which are immediately adjacent to CCDC; however, the likelihood of this happening is unlikely for the following reasons:

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- Prospective homeowners who will pay market rate for housing usually do not want to live close to public schools, much less a massive community college, which may be as close as 100-150 feet;
- Prospective homeowners will quickly realize that they will be stuck in the shadows of the college, which will reduce natural light;
- Vehicular traffic and congestion, along with parking challenges and availability will reduce 'sellability';
- The sun provides a significant source of heat for homes in the winter, which has been proven to help reduce home heating costs;
- Your body makes Vitamin D when you are exposed to the ultraviolet B (UVB) rays in sunlight. Vitamin D is necessary for absorption and utilization of calcium, so you need adequate amounts of Vitamin D for healthy bones; and
- Home developers usually do not invest where the potential for profitability is questionable.

Therefore, I contend that these great sounding plans of homeownership will fail and fall by the wayside because you will not be able to create a strong enough homeownership base to encourage purchasing, much less market-rate purchasing. Subsequently, this housing construction project (**if ever built**) will result in a massively unneeded rental commune.

As I previously stated, I want economic development for my community that will enhance the quality of life for the residents, create more long-term middle-income homeownership opportunities and provide quality retail services. Some of the retail services should include:

- a pharmacy (other than CVS), which will provide competition and thus yield better pricing for the residents and homeowners;
- a few sit-down nationally chain-recognized restaurants (of which a Starbucks, IHOP, etc might be considered);
- a grocery store;
- a financial banking institution (not a check-cashing storefront); and
- a retail shopping complex (of which a Target, Borders, Marshall, Bed Bath & Beyond, etc. might be considered).

While this project is located in the ANC SMD of Mr. Willie Woods, Commissioner 7D07, and the previous ANC Commissioner 7D07, Ms. Alisa Woods, I, along with other residents, will be directly affected by this Parkside development. Just as when our Kenilworth-Parkside Recreation Center, which is in ANC SMD 7D02, was torn down prematurely, residents and MANY children of Parkside, Mayfair, Paradise and/or Lotus Square were affected by the lack of a

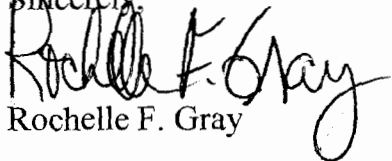
swimming pool and other recreational activities. Likewise, we too will be affected by what is built in Parkside. Therefore, **I implore you not to discount our serious and on-going concerns, merely on the basis of our physical location.**

My biggest objection is that CityInterests appears to cater their presentations to different populations with sometimes undetectable inclusions and exclusions of specific plan details. Additionally, their presentations have not been working sessions, only presentations with little to no opportunity for flexibility or change.

Again, I am requesting that the DC Zoning Commission deny the request of CityInterests and/or DCPCA for modifications to the PUD until they can demonstrate through realistic community based planning with an emphasis on ensuring a "WIN-WIN" situation through openness and transparency, which I feel has been sorely lacking. I think that too many side deals have been made in recent months and weeks and the community's best interest have been sold to the highest bidder.

Should you have any questions, I can be reached at (202) 352-7264. Thank you for your immediate attention and consideration.

Sincerely,


Rochelle F. Gray