

April 14, 2011

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Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th Street NW, Suite 200
Washington, DC 20001

RE: Case#: Z.C. Case No. 05-28E

Case Name: Lano Parcel 12 LLC and the District of Columbia Primary Care Associates-Modification of First-Stage PUD @ Square 5055, Lots 14-25

Case#: Z.C. Case No. 05-28B

Case Name: The District of Columbia Primary Care Association- Final Approval of PUD & Related Map Amendment @ Square 5055, Lots 25, 801 and portions of 24 and 802

Case#: Z.C. Case No.05-28C

Case Name: Lano Parcel 12 LLC- Final Approval of PUD and Related Map Amendment (@) Square 5055, Lots 21-23, 803-805, and portions of Lots 24 and 802

Chairman Hood:

The purpose of this letter is to register my concerns in opposition of the proposed developments listed above. This development will alter the current state of this community. I am not wholly against a development on this land, but it is increasingly clear that this project is poorly conceived, poorly planned and is to be implemented in a way that runs counter to its stated purpose. Below I have listed a few of the reasons why I am in opposition of this proposed development.

1. **Environment Impact:** These communities in this area have been exposed to many different environmental hazards. It is a known fact that based on completed health studies that there are "Cancer Clusters" in and around these communities. Also the decommissioning of the Pepco Facilities adjacent to this development is of great concern. Pepco has been fined and issued citations numerous times by Environmental Protection Agency (EPA) and the District Department of Environment. (DDOE). The close proximity of the toxic Anacostia River is also problematic. Almost every development started in this area has had major issues in reference to environment issues. (i.e.; Kenilworth Recreation Center and Neval Thomas Elementary School) Have an environment study been completed? If completed, are the environment impact studies available of all interested parties to review?

ZONING COMMISSION
District of Columbia

CASE NO. 05-28C

EXHIBIT NO. 43

CASE NO.

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2. **Traffic Concerns:** Traffic will be a major concern in this community. Traffic on the 295 US Highway is one of the most strained in the Washington, DC area. 295 US Highway carries over 100,000 vehicles on a daily bases. This development is right off of 295 US Highway. When 295 US Highway have accidents, construction projects or delays; it impacts these communities. Drivers look for short cuts to bypass the 295 US Highway by driving in and out of these communities. With this development it will have additional traffic to an already problematic highway infrastructure.
3. **Parking Issues:** Parking for this development will compromise this residential area. The parking proposed will not accommodate all of the students, patients, vendors, deliveries and visitors at this development. The metro will *not* be the main mode of transportation for people working, receiving care, conducting business, and attending classes at this development. The residents of these communities will have major parking issues once this project is completed.
4. **Community Streetscape/Landscape:** The streetscape and landscape will be altered because of this development. Having this major development in a residential neighborhood would be architecturally and aesthetically inappropriate to the other buildings in the immediate area. This development height increase and massive building structure will stick out like a sore thumb compared to the rest of the streetscape/landscape in the area.
5. **Affected Communities:** Several communities (Parkside, Kenilworth, Mayfair, Paradise, and Eastland Gardens) will suffer the most because of this development. Have these communities been adequately informed about this development? I am *not* convinced that all of these communities have been properly notified about this proposed development. For example: Just this week I was chatting with a business owner in my community. This person lives in one of the townhomes in Parkside. He was unaware of the development in front of his home. This was alarming information. Yes, City Interest has been in the different communities making presentations, but most of those meeting have had only a hand few of community members. Most these meeting were attended by community members that stand to profit in some form or fashion because of this project. These communities have thousands of people that will be affected by this development. The at large surrounding communities have no real scope of the magnitude of this proposed project.

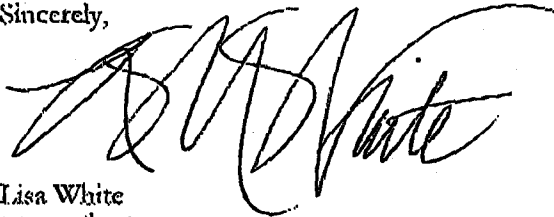
I, as an ANC Commissioner, am not against development. I am against *this* development. It represents a negative trajectory for an already depressed and stressed neighborhood. Please do *not* allow this development to move forward without significant changes to these plans.

If and when this project is completed, who will the impacted communities hold responsible for this development? All of the parties involved would have gone on to other projects. No one will be liable for this development once all of the negative issue come to surface. Acting responsible *now* is this best way to circumvent these issues in relation to this development.

It is of utmost importance that the Zoning Commission considers the impact of this project on the residents of these great neighborhoods.

Thank you in advance for time and attention to this urgent matter! Please feel free to contact me if you have questions, comments or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Lisa White', with a large, sweeping flourish at the end.

Lisa White
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