

Mayfair Mansion 2005 Tenants Association Inc.

LETTER OF OPPOSITION AND REQUEST FOR PARTY STATUS REGARDING OFFICE OF ZONING CASE NUMBERS 05-28B, 05-28C, AND 05-28E

March 30, 2011

District of Columbia Office of Zoning
441 4th Street, NW Suite 200-S
Washington, DC 20001
Attention : Ms. Donna Hanousek

This letter serves to formally confirm that the Mayfair Mansions Community opposes the proposed PUD modifications and amendments requested by Lano Parcel 12, LLC. We strongly concur with the formal opposition votes on all 3 cases by the majority of our ANC7D Commission on March 8, 2011. We strongly concur with the opposition votes on all 3 cases by our ANC Single Member District representative (7D02).

Mayfair Mansions was recently designated historic landmark in 2006/2007. Our community was developed and built in the early 1942 to 1946. This property has 569 units in the area of the newly proposed development.

The reason many in our community oppose the newest proposal to the Lano Parcel 12, LLC Proposals.

Mayfair Mansions just experienced the foreclosure of 5 buildings, in 2009, impacting 150 tenants. This foreclosure was the result of overly aggressive and unrealistic plans by developers who simply over-reached in their planning. This foreclosure negatively impacted everyone living in this immediate area, from banking and financing opportunities, to public safety. Our fear is a "repeat performance" by City Interest/Lano LLC. To try and shoe-horn 12-story institutional structures within such a small residentially zoned area, is unwise, at best.

Although our view is to have more retail amenities within our community, somehow this vision is being ignored and/or dismissed by City Interest on a daily basis. If this "grand plan" fails, then our fear is that City Interest will have simply made their money and moved on; and we, the community, will be left to clean up additional crime; high volume of traffic. This community has overcome many failed revitalization projects, i.e.,

We also are extremely fearful of the resulting parking and traffic nightmares that will be created within this enclosed residential area if these various City Interest proposals are approved. What happens when emergency service, first responders can't get inside of the community to save lives due to grid-locked traffic? This is a "one-way in/one-way out residential area, and we frequently experience total traffic grid-lock if there is just one accident on Highway 295 South, or Minnesota Ave, NE. What happens to the quality of living and personal safety of our neighbors? Many of our Mayfair tenants have lived in this community for over 40 years... they and even our teens don't want large buildings blocking our proud historic landmark.

Yes everyone would like to have new development in their community but we don't want to be overwhelmed by a "hodge-podge" of 12-story institutional structures! And we all certainly would have deeply appreciated it, if City Interest would have come to us and asked us our thoughts, BEFORE they decided to secretly try to impose their profit-focused vision upon OUR community. They need to stop relying on third party information from residents that don't play leadership role in our community.

We are therefore strongly opposed to these various requests for modifications and amendments, and are requesting Party Status in the upcoming proceedings for case # 05-28E on April 4, 2011 and for case #'s 0528B and 05-28C on April 18, 2011.

We hope that this letter and attached Party Status Request Form are sufficient and addresses any related questions or concerns as to our position on the proposed modifications and amendments by Lano Parcel 12, LLC.

Sincerely,


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ZONING COMMISSION
District of Columbia
CASE NO. 05-28E
EXHIBIT NO. 32

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