

4247 Nash Street, NE
Washington, DC 20019
August 17, 2010

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

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

Dear Chairman Hood,

As a resident and a homeowner of Ward 7 (4247 Nash Street, NE, WDC 20019), I would like to take this opportunity to voice my disagreement and register my opposition to the building plans of the LANO Corporation/CityInterests/DCPCA developers, as they relates to the previously agreed upon PUD dated February 27, 2006 for the Parkside development. In addition, I am requesting that you deny any and all requests for extensions and/or PUD modifications until the developers can: adequately demonstrate that they have made every effort to hold public hearings in all surrounding affected communities about the proposed changes and reasons for such changes; and attempt to incorporate the spirit of the original PUD into the plans of any new and/or existing developers for the betterment of the community.

Please allow me to state for the record, I understand that our first and best line of defense is supposed to be our ANC Representatives. However, in the months that have preceded this request, residents in my community attempted on numerous occasions to voice their concerns to the ANC Chairperson of 7D, Ms. Alisa Woods, and she has been unresponsive to our requests and phone calls. As recent as June 8, 2010, I, along with many other residents, attended the monthly ANC meeting. It appears that Ms. Woods deliberately placed our concerns on the latter part of the agenda (believing that many residents would become frustrated and leave). When the time finally came to allow residents to ask questions, after mismanaging the meeting, Ms. Woods abruptly shut the meeting down and dismissed all of the presenters, some of which were CityInterests and DCPCA representatives. I left the meeting discouraged and disheartened.

There are several reasons for my opposition, some of which follow:

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EXHIBIT NO. 40
ZONING COMMISSION
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First, I was told that the initial developer had scraped the community agreed upon building plans based on some unfounded and unsubstantiated economic downturn; however, they are now making many effort to sell these vacant land parcels in bits and pieces and the original intent for the land has all but vanished. I believe that their new intentions are to circumvent the DC Zoning Commission and the future affected residents by claiming economic hardship and the like. Now the new smaller developers are making their own plans for the use of this land, contrary to what the neighborhood and community desires and needs.

Second, increasing the population density so dramatically will have a daily adverse effect on traffic flow. To my knowledge, not one comprehensive traffic study has been conducted, completed and released with the results being adequately shared with residents before these developers attempted to garner the official support of such unsuspecting homeowners through the ANC representatives.

Third, in 2005, many promises were made to the community to bring needed development so that we can flourish and the community agreed, which resulted in the Parkside PUD dated 2/27/06. Now, five years later, those promises have turned out to be more empty promises for the community, but lucrative “bait & switch” opportunities for the developers.

Fourth and most importantly, 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; and
- a retail shopping complex (of which a Target, Borders, Marshall, Bed Bath & Beyond, etc. might be considered).

I feel that these seemingly “**all we are trying to do, is help them**” land developers have been less than forthcoming with accurate drawings, plans, timeframes, proposals and presentations to the affected communities. Moreover, I also feel like “**nobody is watching the store**” and sadly we will wake up the next day faced with a massively unsuccessful project that has now created:

- a hardship on an already overburden Ward 7 police force,
- daily area traffic nightmares,

- skyrocketing crime rates; and
- unsellable and abandoned small condominiums and “piggy-back” townhouses.

As a longtime resident and taxpayer in Ward 7, I have seen the “best laid plans” never make it fruition and we (taxpayers, homeowners & residents) always end up with the short-end of the stick, all the while, the developers are richer and have moved on to another economically depressed community to peddle their wares.

In closing, I am again requesting that PUD extensions and modifications be denied. I would welcome the opportunity to expound on other reasons (i.e., environmental concerns, desperate need for quality retail, etc.) for my opposition to allow LANO Corporation/CityInterest/DCPCA to be granted a time extension and/or stage modifications to this PUD. I can be reached at (202) 352-7264. Thank you for your immediate attention and serious consideration.

Sincerely,
Rochelle F. Gray

Cc: Yvette Alexander, Councilwoman, Ward 7
Adrian M. Fenty, Mayor, District of Columbia
Vincent Gray, Chairman, DC City Council
Sharita Slayton, ANC SMD 7D02