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February 8, 2006

Zoning Commission (VIA FAX, HARD COPY MAILED)
441 4th Street, NW, Suite 210
Washington, DC 20001

Dear Sir/Madam:

I am writing on behalf of the Lamond-Riggs Citizens Association (LRCA) regarding the West Group's PUD for the Med Star site, Zoning Case # 05-30. Since our incorporation in 1957 and for nearly fifty years, the Lamond-Riggs Citizens Association has served as the voice for the larger Community on issues that affect us all. It is in that capacity that our members, who live within 200 feet and all around the proposed development, requested that the LRCA inform the Zoning Commission of our concerns regarding the proposed project.

We have three major areas of concern that are noted below in bold:

Mis-information Contained in the Commission's Transcript of the November 14, 2005 Initial Project Review

We have reviewed the transcript from that discussion and would like to clearly state that there is no consensus regarding this project in the Lamond-Riggs Community. In response to the above, our members asked LRCA to "get involved" and develop an agreement on the proposed development among all the affected Neighborhood Groups, ANC Commissioners and the LRCA. This and the attached document represents part of our efforts to do so by getting the facts of the proposed development, analyzing the information, then providing the above to our members so that the LRCA, along with the above, can make an informed decision.

One of the Neighborhood Groups supported the development in concept pending resolution of any outstanding issues with the ANC. While another Group sent in a letter saying "no" to the proposed development while folks in another Community meeting (that I attended) voted to support the proposed project in concept pending the presentation of a final plan and its affect on the Lamond-Riggs Community.

In addition, the ANC has not voted on this issue while the Commissioner for that Single Member District sent in a letter saying "no" to the proposed development.

There are however, several themes that we are all concerned about and these include:

- **Overall Design, Layout, Exterior, Open Space: Density, Designed for Safety** (no blinds spots, dark spots, excellent lightening, sight lines, etc.), Green Technology (Solar Panels, Water Retention Areas, etc.), Appearance (Landscaping, Trees, Open/Green Space, Views, Exterior Treatments, etc.), Building Heights, etc.

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- **Infrastructure:** Traffic, Public Safety/Crime and Emergency Services (Fire-EMS), Water Runoff, Water and Sewer Issues, Trash Collection, Rodent Control, Noise, School Enrollment, Property Infringement/Encroachment, Roadway Maintenance, etc.
- **Quality of Life Issues:** Noise (vehicle and/or foot traffic), Litter, Crime, Obstruction of Views, Lightening, etc.
- **Misc:** Zoning Change, Pets, Property Values and Tax Implication for Single Family (and other) Homes in the Community, Zoning Re: Property Values for Single Family (and other) Homes, Enforcement of PUD Requirements, Community Benefits, etc.

The Dissemination of Accurate and Timely Information Re: the Affects of this Project on the Lamond-Riggs Community

As a Community, we initially asked questions but were not aware there were even more critical issues to be addressed. We note the hard work of the other Neighborhood Groups and ANC Commissioners in Lamond-Riggs that either encompass (Lamond Community Action, 4B07) or are across the street from (Citizens Aware, 4B08) or are three blocks away (4B09) from the proposed site. But realize there are still a lot of critical issues that have not been addressed.

For example, how can we understand the impact of the proposed development on traffic in our Community when we do not have the Department of Transportation's Traffic Analysis (of the West Group's Traffic Study)? Given the existing problem with traffic on New Hampshire Ave. and surrounding streets, the proposed development may "only make a bad situation worse". We are a Community of hills and our basements already flood, we need an Analysis of Storm Water Runoff and Water/Sewer Implications from the Water and Sewer Authority to make sure that flooding does not increase and our streets will not "turn to ice" during the winter months. What's the affect on our water supply and pressure, and some basements already "back up" with sewerage in rainy weather? An Analysis of Public Safety issues by the Metropolitan Police Department will let us know how will adding 199 units/households affect patrolling, staffing, service and response times for Lamond-Riggs? The Fire Department/EMS should provide similar Analysis along with other relevant District Departments and Independent Agencies.

Other critical questions and concerns are noted on the attached copy of notes from a meeting convened by the LRCA on February 2 at the request of our members to develop a Community Consensus on the proposed development.

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Without this information, giving us a "the picture" regarding the proposed development, LRCA cannot support the proposed development. We also asks that our ANC's and other Community Groups as noted above reject the proposed project pending the receipt of and ample opportunity to analyze, discuss and develop a Community Consensus before engaging the West Group on the proposed development.

Where possible, we ask that the Zoning Commission support LRCA's efforts to get the critical information in a timely fashion and develop a Community Consensus. The LRCA request that we be allowed to testify at the Public Hearing on this matter.

**Zoning Commission and Office of Planning Comments from the November 14, 2005
Initial Review**

In reviewing the above transcript, we:

Are pleased with the Office of Planning statements that:

- They will encourage the West Group (WG) to increase number of affordable units.
- They will ask WG to submit additional info. incl. units that need relief from yard and other requirements, First Source Agreement, MOA with Office of Local Business Development, etc.
- The Streets and Alleys will be Maintained (trash collection, snow plowing, maintenance, etc.) by the Home Owners Assn. and not the City. They are being built to DDOT's Specs.
- They will encourage WG to make development roads, traffic circulation look like surrounding streets, not make it a "Gated Community" with Super Blocks.
- The Community doesn't like the Zoning Change.

But in view of so many unanswered critical questions, we do not agree with OP's comments that:

- They support the overall proposed development as being within range of requirements, incl. density, on-site parking, floor area ratio, etc.
- The ANC and Community Overall Supported Project (a Consensus).

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We are also pleased with the Zoning Commission's statements and concerns regarding:

- **Surprised that Lamond-Riggs agreed to the Proposed Development!**
- **Drainage, Storm Water Management System, Basements, etc.**
- **Affordable Units given total number of proposed units.**
- **Lot Sizes (Remove Roads and Alleys and re-calculate the Yard sizes).**
- **Density (Remove Roads and Alleys and re-calculate the Density).**
- **Submission of a larger diagram of proposed lots sizes showing parameters and how measured.**
- **Views to Garden Space, yards like the rest of the Community.**
- **Design for Park Space.**
- **Surface Parking Details.**
- **Green Space.**
- **Using a "Trellis" to Connect Two Stand Alone Buildings and Using Them as One for Zoning Purposes.**
- **Proximately of Rittenhouse Place as a Major Road in Development with major Intersection of Rittenhouse New Hampshire Ave. and Rittenhouse Street.**

We appreciate Ms. Schellin's assistance in this matter and look forward to hearing any comments, statements or suggested next steps from the Commission given our issues and requests.

Sincerely,



Rodney Foxworth, President
Lamond-Riggs Citizens Association
202-635-2063

CC: LRCA Executive Committee and Members (including Presidents, Vice Presidents of Citizen's Aware, Lamond Community Action, ANC Commissioners 4B07 and 4B09), ANC 4B Chair (who is also the ANC 4B08 Commissioner), Councilmember Fenty, Office of Planning (Anita Hairston), DDOT (Samira Cook), Office of Neighborhood Services (Ayana Rockett), Metropolitan Police Department (Commander Burton, 4th District), WASA, the West Group (Stan Voudrie)