

LCAG

LAMOND COMMUNITY ACTION GROUP

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July 16, 2006

Carol J. Mitten
Chair, Zoning Commission
Office of Zoning
Government of the District of Columbia
One Judiciary Square
441 4th Street NW, Suite 210S
Washington, DC 20001

RE: Support of Case No. 05-30 (6000 New Hampshire Avenue, NE – West Group Development Company LLC and The Jarvis Company)

Dear Commissioner Mitten:

The Lamond Community Action Group (LCAG) is in support of the West Group's current residential development proposal of the property at 6000 New Hampshire Avenue, NE. Our decision is based upon a community survey, conversations with the West Group, and debates among LCAG members. We have spent a lot of time conversing and surveying ourselves to determine what we would like to see in the development and how it will affect our neighborhood. Many concerns were raised and submitted to the West Group for implementation into their design of the property and they have responded to our recommendations.

The concerns raised were density, appearance of the homes, costs of the homes, road infrastructure, traffic capacity, green space, and commercial or retail components in the development. They reduced the overall housing stock from 287 units down to 188 units. Ideally we would have liked to have seen a better mix of single-family and town houses (i.e. 50 SFH and 70 TH). The increase in green space and the guarantee to the community that it will be open for public use alleviated our concern of a closed development and a deep urbanization of the community. We also recommended that all of the homes should be brick with the townhouses having some green space similar to the duplexes in the neighborhood. The West Group complied with it as well as ensured that each house will have at least one dedicated parking space on the property of the home. Finally, the commercial or retail components were removed from the project as we requested.

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District of Columbia**

CASE NO. 05-30

EXHIBIT NO. 49

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The LCAG has always known that the West Group was seeking a PUD and in essence asking for a zoning change in exchange for community input and benefits. We have worked with the West Group, their team, and other community leaders to ensure that the project would reflect the surrounding community and a positive impact on us. If you have any questions, concerns, or comments please contact my vice president Keith White at keith.white@starpower.net or I at the above email address.

The LCAG is a not-for-profit, non-partisan organization consisting of 175 homeowners/apartment residents within the 4807 community of the District of Columbia. We have been in existence since 1965 to promote community, the improvement of neighborhood properties, including streets, alleys, sidewalks, schools, and playgrounds. LCAG updates residents on laws, regulations and incidents that affect the community and assists in promoting the general welfare of residents.

Thank you,



James D. Gaster, III
President
Lamond Community Action Group

CC: CM Adrian Fenty
Stan Voudrie, West Group
Cherita Whiting, ANC 4B Chairperson
Judi Jones, ANC 4807, Commissioner
Anita Hairston, Office of Planning
Keith White, Vice President