

**6907 5<sup>TH</sup> STREET NW, WASHINGTON, DC 20012**

July 20, 2006

Carol J. Mitten, Chairman  
District of Columbia Zoning Commission  
441 4<sup>th</sup> Street NW - Suite 210 S  
Washington, D.C. 20001

RE: Case No. PUD 05-03  
6000 New Hampshire Avenue, N.E.  
West\*Group Development Company LLC and  
The Jarvis Company

Dear Chairman Mitten:

I am writing to provide confirmation to the Zoning Commission of the thoroughness of the work of Advisory Neighborhood 4B07 Commissioner Judi Jones, and the ANC 4-B Commission, to make sure that the affected community has been fully informed and effectively represented regarding property development in her area, and, in this case, the proposed development at 6000 New Hampshire Avenue, N.E.

I was the president of the Takoma DC Neighborhood Association (TDCNA) for four years, through last October, and coordinated our Takoma DC neighborhood newsletter at that time as well. I worked closely with Judi Jones on many issues. We share a commitment to bridge the gap between internet users and persons who don't have computer access by using a variety of ways to get information out to all residents, including public meetings, newsletters and block captain networks, as well as the neighborhood listservs and websites. Ms. Jones has routinely attended and provided information to the Takoma DC Neighborhood Association's monthly meetings, while also sponsoring her own regular monthly meetings for her ANC Single Member District 4B07. She also has regularly supplied information about her SMD for our neighborhood newsletter, which is delivered to part of her SMD, and she belongs to the community listservs overlapping the SMD. During the time that Ms. Jones also chaired ANC4B, we shared sponsorship of several public briefings on a range of development projects and under her leadership the ANC and TDCNA worked very closely with the PTSA of Coolidge Senior High School to press for facility repairs and budget increases for Coolidge SHS.

Late last fall, Commissioner Jones asked my assistance in planning her SMD meeting for December 12, 2005. Three proposed PUD developments affecting her constituents were progressing through various stages toward preliminary review (condo development on Willow Street NW, the Takoma Metro property and the project at 6000 New Hampshire Avenue NE). She wanted constituents to be fully briefed on the three developments, particularly how they proposed to offer enhanced benefits to the community as required for PUDs. Ms. Jones also wanted to structure the meeting so that the developers all answered the same questions and their presentations could be fairly compared and evaluated. Ms. Jones asked me to facilitate the discussions while she listened fully to constituents' concerns and posed her own questions as well.

ZONING COMMISSION  
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EXHIBIT NO. 64

ZONING COMMISSION  
District of Columbia  
CASE NO. 05-30  
EXHIBIT NO. 64

The questions for all three developers go to the heart of community interests concerning PUDs. We asked: What is the proposed project? What does zoning allow as matter of right? What "relief" from current zoning does the developer seek? How does the proposed "relief" affect the community? What additional benefits does the developer offer to the community to offset the zoning change? Are the benefits offered sufficient?

Commissioner Jones ensured that, in addition to her constituents, knowledgeable representatives of government offices (DDOT and Planning) and historic preservation advocates (Historic Takoma) were also on hand. A lively, informed discussion took place.

In my opinion, reinforced by comments by other participants, the developers for 6000 New Hampshire Avenue demonstrated the least understanding of the "community benefits" concept applicable to the PUD process. EYA, developing the Takoma metro site, talked about the public park they were designing at the site, and Douglas Development was proposing to overhaul and update Coolidge Senior High School's electrical system and install air conditioning. Both of these proposals clearly would have brought amenities to the whole community, and would be very expensive. West/Jarvis listed about \$190,000 to be given out over several years as small grants to several little community groups. When the meeting participants gave them negative feedback, the West/Jarvis group just did not seem to comprehend how weak and self-serving their offerings and plans appeared in comparison to the community infrastructure improvements proposed by the other developers.

It was a proud night for the community. Commissioner Jones's approach allowed constituents to compare and contrast the three groups' projects and the quality of their presentations and plans for community enhancements.

I am very pleased to be able to attest to the quality of community engagement that SMD 4B07 Commissioner Judi Jones and the Commission have provided as they have assessed the proposal for 6000 New Hampshire Avenue, N.E., and urge you to agree with their determination that the project is not ready for approval by the District of Columbia Zoning Commission.

Sincerely,



Dodie Butler