

August 28, 2006

Ms. Carol J. Mitten, Chairperson
Zoning Commission
Office of Zoning, Suite 210S
One Judiciary Square
441-4th Street, NW
WDC 20001

RECEIVED
D.C. OFFICE OF ZONING
2006 AUG 28 AM 10: 59

Dear Ms. Mitten

RE: ANC 4B and ANC 4B07 report for rejection of PUD Zoning Commission Case No. 05-30, 6000 New Hampshire Avenue, NE

The West Group's (WG) zoning hearing on Thursday, July 20 was satisfying as far as I am concerned. All the questions the zoning commissioners asked the WG were the exact same questions the 4B07 residents asked but were not answered by the WG. Or there was never a reasonable answer just as their answers to the questions about the homeowners association fee, the community benefits agreement, the green space, the design layout, the renovation (additions) of the existing buildings, the affordable housing component and the senior building were inadequate and just about the same as when I asked over a year ago. Now, a dog park where there is a no trespassing sign needs to be addressed. I don't know who suggested our community wanted, needed or even asked for a dog park is the same type of negotiation we have been experiencing over the past two years. However, we will add the dog park on our list of concerns needing to be addressed.

Generally, the WG may have gotten consent from various factions but not consensus within the affected area. This report will highlight those areas where there is no consensus and no consent from the affected area (4B07).

This report will discuss the following for ANC 4B and ANC 4B07:

- ⊗ Homeowners' Association Fee (HAF)
- ⊗ Community Benefits (CB)
- ⊗ Green Space/ Design Layout
 - ★ New Hampshire and Peabody Site
 - ★ Dog Park
- ⊗ Existing Building Renovations
- ⊗ Affordable Housing Component and Senior building
- ⊗ Negotiation Process
- ⊗ Office of Planning Report
- ⊗ DCWASA report
- ⊗ Fire Dept
- ⊗ DDOT Report
- ⊗ Conclusion

- ⊗ Homeowners' Association Fee (HAF)

ZONING COMMISSION
District of Columbia

CASE NO. 05-30
EXHIBIT NO. 69

There were several reasons to oppose the HAF. Several were outlined in the July 20 hearing and repeated here.

1. There are no condo fees or HAFs in the area surrounding the proposed development.
2. Imposing a HAF on single-family homeowners would change the “spirit of community” already established. The HAF would set that area apart from the rest of the community by imposing a “virtual gate” around the property.
3. The HAF is imposed on the very residents it is suppose to ‘benefit’. The WG has stated that they will add \$5-\$10 a month to the HAF to pay for the community benefits they plan to give. This added fee imposes a penalty for those living in the development, further causing resentment with the rest of the community.
4. “Private property” restricts public use of any green space, streets, parking and community rooms.
5. The community never agreed to the HAF. Despite our protests, no consent was ever discussed.
6. A HAF unnecessarily adds to the expense of keeping a home after initial purchase especially for homeowners below 80% of Average Median Income (AMI). It goes against the affordable housing component. AMI is defined as \$85,000 for the Washington Metropolitan Area.
7. Because the property taxes will increase due to the jump in the zoning density (R-1 to R-5), the HAF is an unnecessary expense to pile on top of owning a new home compromising the affordable housing component.

↳ **Community Benefits (CB)**

There is no agreement on the community benefits because there is no agreement on the proposal. In ANC 4B07’s SMD meeting in December (12) 2005, three PUDs under consideration in 4B presented their CB plan. The meeting was co-facilitated by Dodie Butler with seven questions (letter attached). The following is an edited version of what was reported in January 2006 LamondLinks about the meeting.

The December 12 4B07 SMD meeting asked all three developers to present their community benefits package. Dodie developed seven questions for the SMD meeting. The questions are invaluable to evaluate the organization of the developer, the progress of the development and the value to the community. The seven questions were:

1. What is the proposed development?
2. What does the zoning currently allow?
3. What relief is the developer asking from zoning?
4. How does the project or layout affect the immediate community?
5. What does the developer offer as benefits to the community for developing property in the immediate community?
6. Are the benefits to the immediate community sufficient? Are they what the residents asked for?
7. Do the benefits to the immediate community offset the zoning change?

Based on those questions for each PUD, the updates on the three developments are as follows:

EYA at Takoma Metro (\$3-\$4 million proposed in CBs that would improve the streetscape and Takoma metro station)

Jack Lester leads EYA’s effort. This development will be on 6 acres of land formally owned by WMATA. The site is currently zoned R-5-A and C-2. Half the 6 acres will devoted to WMATA’s requirements for bus bays for metro and ride-on transportation; 75 parking spaces for metro parking (half of the existing); DDOT’s requirement for several kiss-n-ride areas, sidewalk and streetscapes; and the Takoma Central District Plan requires residential/retail mix. This project is one of the last to be developed under the Takoma Central District Plan. There will be 89 townhouses with 2-car garages with some townhouses with ground floor retail mix.

Community benefits include:

- About an acre of green space. Currently, EYA and a landscape architect are planning the green space to an active, defined area.
- 40% below matter of right density
- Metro entrance and streetscape.

The community will have to better define the activities for the green space in order for the green space to be used effectively.

Douglas Development at Square 3357 (Nearly \$1 million proposed improvements for Coolidge before PUD negotiations)

Paul Millstein is leading this development situated behind CVS Takoma. This is the latest PUD to come to the 4B area. This project is one of the last to be developed under the Takoma Central District Plan. It proposed 135 apartments with ground floor retails grocery and underground, multilevel parking. The development plans for an art garden green space. They also plan to move three historic houses to the southern end of the property restore them and sell them. The 135 apartments may be rental or condo. The retail space is still being planned. In fact, the entire development is still being planned. However, Douglas Development has pledged to donate at least \$500,000 to the air conditioning and electrical systems at Coolidge HS as part of the community benefits package. This development is still in negotiation.

The West Group at 6000 New Hampshire Ave

The Jarvis Group and Stan Voudre are partners in this effort. This development proposes to take almost 12 acres of land currently zone R-1-A to R-5-A. The site has two existing buildings connected by a covered crossway. The developers propose to keep the buildings enlarging them up a floor and out to Sligo Mill Road, build 27 single-family dwellings and 105 townhouses. The 4B07 community has rejected the change in zoning, the building enlargement and the community benefits package. The negotiations with the west group have not gone well at all. The developers came to the meeting without any plans or drawings. Their community benefits package included nothing the 4B07 community requested. The West Group's community benefits package includes:

- \$50,000 Contribution at PUD approval:

- * \$10,000 to the new Lamond Rec Center
- * \$10,000 to Riggs LaSalle Rec Center
- * \$5,000 to Lamond Youth Program
- * \$5,000 to Lamond Riggs Athletic Assn
- * \$10,000 to ANC 4B Community Fund
- * \$10,000 to fund student PC purchase
 - > 3 PCs for LaSalle Elementary
 - > 3 PCs for Whittier Elementary
 - > 14 PCs for Coolidge High

On-going Community Support

- \$25,000 Contribution upon 50% sell-out to ANC 4B Community Fund
- \$125,000 Additional Contributions
 - * \$12,000 Annually over 10 years from the homeowners' assn fee charged on the development site
 - * The \$12,000/year is to be evenly split between the Lamond and Riggs LaSalle Community Rec Centers

Total Cash Contributions from Developer = \$195,000 (over 12 years)

The feedback I got from the people at the December 12 SMD meeting was the west group's benefits package was insulting and doesn't benefit the 4B07 community at all. It looks and acts like a bribe for the surrounding communities as well as punishes the 4b07 community. Additionally, the \$12,000 per year is generated from adding \$5-\$10/month to the homeowners assn fee on the development. The 4B07 community opposes the homeowners' assn fee. In fact, the 4B07 opposes the entire development and the package. Even the zoning commission, in the set-down hearing November 14, 2005 said that the community benefits are not enough to justify the zoning change. The developers were ordered to contact the 4B07 commissioner to negotiate the package. The only reason the west group contacted me at all was because I had the SMD meeting about the community benefits package with ALL the PUDs in the 4B area. By the time this newsletter is published, I will have sent the rejection letter to OP, BZA and OZ. I will go over the letter and its contents at my SMD meeting.

I was hoping this meeting (Dec 12) would be the second attempt at letting the WG know the quality of their proposal. They never returned to negotiate the development with the 4B07 representative. ANC 4B07 continued and continues to reject their proposal.

Citizens Aware maintains the zoning remain unchanged because the WG has not presented anything close to what their members in the affected area would want to see on that site.

☞ **Green Space/ Design Layout**

At the July 20 hearing, more green space in the WG plans was a pleasant surprise. During heavy rains, that part of 4B07 doesn't flood while the rest of the area does and suffers from a lack of green space to absorb the runoff. The WG property doesn't have that problem. While more green space is positive, it is undefined and non-public.

Also at the July 20 hearing, a Zoning Commissioner described the layout as "shoe-horned". It's also been called "hodge-podge". Both descriptions apply. Just like the HAF, the layout is out of character with the rest of the community. This PUD was an opportunity for the WG to provide a progressive design that would capture the character of the community and model for future development. The quality of the design layout has always needed refining. However, it is difficult to directly affect any change when the WG jumps from meeting to meeting accommodating everyone. Meanwhile, they have gained no consensus from anyone or any group. Furthermore, the WG doesn't know anything about our community. There are a number of businesses, charter schools and churches in the immediate area of the development.

★ **The New Hampshire & Peabody Street Site**

This site is a great example of how detailed these negotiations should have gotten but was never allowed. Chair Mitten mentioned this particular site in her questions to the WG at the July 20 hearing. Originally, a professional office and limited retail strip was proposed for the site by ANC Judi Jones. The community objected at the 4B07 SMD meeting in March 2005. The WG agreed to put two single-family dwellings there to blend with the character of the surrounding homes. At the April 2005 community meeting with CM Fenty, the site had eight townhouses. By September 2005 when the WG submitted their application to the Zoning Commission, there were nine. Currently, there are ten. There is nothing in the neighborhood that is similar to that density and certainly, nothing the community requested. (Drawings attached)

★ **The Dog Park**

The dog park is ludicrous. The DC Health Department just issued information at the August ANC 4B07 SMD meeting regarding dog excrement attracting rats! No one needs a dog park. The dog park is another example of why the affected area should be allowed to refine the design layout as necessary. No one in the immediate area suggested a dog park. It is another example of the WG imposing their "design" for our neighborhood without consent or consensus.

☞ **Existing Building Renovations**

The 4B07 community had no obsessive attachments to the existing buildings on the property. The 4B07 residents also knew the buildings MedStar used were outside the R-1-B zoning preventing more single-family dwelling development. In March 2005, the WG decided our community needed the buildings. They agreed to our request for a community room in the building but had not agreed to public use of the room. Their position was the condo association would have to work out those details. My response was the public didn't request a community room for private use. Yet, the WG felt they had complied with the community's request.

Trying to maintain a spirit of compromise, 4B07 residents requested one (larger) of the buildings be a senior building with health programs and activities beneficial to the senior residents. Researching federal, state (other than WDC), and local programs that would fit our community, I found that non-profits could better administer the senior program because non-profits qualify for the government-funded programs. The WG rejected the non-profits participation (letter attached). Further, the WG submitted additions to the existing buildings and demolishing those dwellings in compliance with zoning R-1-B. At this point (Sept 2005), the 4B07 residents realized that the WG was not going to negotiate in good faith. The 4B07 community wants NO expansion or additions to the existing buildings. In fact, the community would rather see them torn down than private.

↳ **Affordable Housing**

Affordable housing is the only point where there is consensus. Everyone agrees the development should embrace “affordable housing”. The breakdown occurs at its level of affordability. The WG has always “said” the entire development would be built for “work force” housing. (There is nothing in their application that states that). There is NO consensus on what the percentage of Average Median Income (\$85,000) should be for work force housing. The low-income element was to apply to the entire development not limited to or exclusive to the senior building. The senior building would have its own affordability program through other government programs.

↳ **The WG Negotiation Process**

1. Lacks credibility
2. Lacks consensus
3. Lacks organization
4. Lacks knowledge of neighborhood

↳ **The Office of Planning (OP) Report**

OP’s report is too general to fit the surrounding area. New Hampshire Avenue is one of the few gateways into WDC that depicts a vital residential area with single-family dwellings (sfd) immediately seen from a major thoroughfare. The Lamond community was one of the last areas of WDC to be developed in the post WWII era. I don’t know what kaleidoscope someone was looking through to describe our community but “urban” would not be an adjective I would use. The Zoning Commissioners at the July 20 hearing found discrepancies in OP’s mathematical calculation of density. Mr. Martin’s testimony provided a better picture of the area. I have attached a copy of his testimony and highlighted his specific justifications to reject OP’s numbers.

“One of my major concerns involving the project is population density, resident occupancy for the proposed development which would be located in Census Tract 9505 in Ward 4...The proposed development would include 27 single family houses, one hundred townhouses and sixty condominiums...Research using national standards of approximately three (3) persons per single family houses, 2.5 persons per townhouse and 1.5 persons per condo would total 371-401 (481) persons residing in the development on 11.2 acres of land and buildings...The July 2006 Census shows population density for Ward 4 as 13 persons per acre and for Census tract 9505, Ward 4 in which the development is proposed and to be located is 10.5 persons per acre...The population density for the proposed project would range from 31.5 to 35.8 persons per acre, more than three (3) times the current population density for census tract 9505 and over 2.5 times the population density for Ward 4.”

Lamond has un/underdeveloped streetscapes and roads. A dirt road was just paved in early 2005. This road is in the immediate area of the 6000 New Hampshire Avenue, NE property. Lamond has an antiquated drainage

system that amenities should upgrade to benefit the area if properly researched. There are underground springs that could affect foundations. The underground springs have affected the construction and now the completion of the Lamond Recreation Center.

★ **DCWASA Report**

The recent construction of a new Lamond recreation center still has drainage problems that affect the entire area and the completion of the project. DC WASA hasn't met with the WG to discuss adequate sewer designs. In DC WASA's report to the Zoning Commission, Mr. Elahi expresses concern if the city is to take over the ownership, maintenance, and operations of the water and sewer, they must be in accordance with DCWASA standards and policy. Mr. Elahi further states, "DCWASA is not receptive to owning, operating, and maintaining the storm sewers and storm water management structures... The developers should meet with DCWASA staff to initiate the planning process" The WG hasn't met with DCWASA officials to discuss whether their design proposal meets their standards.

★ **Fire and EMS Report**

Battalion Fire Chief Richard G. Sterne states in his report to OP, "It appears that the street width is 20' clear between the parallel parking spaces. If this is correct, the street widths are somewhat tight but adequate for Fire and EMS response as long as cars are properly parked... These are not shown on the plans, but any new fire hydrants should be placed at street intersections rather than in the middle of the block." The WG has not fully discussed their plans to the satisfaction of the community and government agencies.

One positive note about OP's report was it spoke to the housing affordability factor.

✧ **DC Dept. of Transportation (DDOT) Report**

DDOT's report is not exactly a ringing endorsement. The report states, "DDOT does not object" with provisions and conditions. A more comprehensive report would have been better but they were working with an incomplete proposal.

Adding a traffic light at Quackenbos and New Hampshire is not a community benefit because it will be the fourth traffic light in four blocks coming into WDC. Currently, there are traffic lights at New Hampshire (NH) and Eastern Avenue, NH and Rittenhouse, and NH and Peabody Street. A new light at Quackenbos would further tie up vehicle and pedestrian traffic. Better design planning on WG's part would be a better community benefit.

✧ **Conclusion**

Based on the lack of consensus in the affected area on many major issues (density, design, affordability, traffic, amenities) WG's lack of organized negotiation process, the flawed OP report, the inconclusive DCWASA, DCFD and DDOT's conditional report, ANC 4B and ANC 4B07, residents in the immediate affected area's rejection of the WG plan, the ANC 4B and ANC 4B07 request the Zoning Commission reject the WG proposal until all government agencies and immediately affected residents agree. Further, the WG should negotiate through the 4B07 SMD meetings to resolve all issues regarding this PUD. ANC 4B07 will provide periodic updates to the Zoning Commission as well.

Sincerely



Judi Jones, ANC 4B07

Attachments

- ★ Letter designating representation
- ★ Co-Facilitator Letter
- ★ Drawings of Peabody Street site
- ★ Non-Profit Reject Letter
- ★ Lawrence Martin Testimony regarding Density
- ★ ANC 4B07 July Update
- ★ Revised ANC 4B June minutes
- ★ ANC 4B July Draft minutes
- ★

CC:

ANC 4B Commissioners
Mr. Adrian Fenty, Ward 4 Council Member
Citizens Aware
Lamond Community Action Group

**Idi Jones, ANC 4B07
Sheridan Street, NW
WDC 20011-1413
202-291-5327, cariblamond@yahoo.com**

July 5, 2006

Ms. Carol J. Mitten, Chairperson
Zoning Commission
Office of Zoning, Suite 210S
One Judiciary Square
441-4th Street, NW
WDC 20001

Dear Ms. Mitten

RE: Rejection of the West Group Development and Jarvis Company Consolidated PUD Zoning Commission Case No. 05-30, 6000 New Hampshire Avenue, NE

This letter is a follow up to the January 2006 letter rejecting the West Group proposal. The following is the conclusion from the January letter.

“Based on the insincerity of the negotiation process, the imposition to 4B07 of community benefits and the lack of interest of the developer to get a consensus from the community directly affected, the 4B07 community rejects the plan and application for development at 6000 New Hampshire Avenue, NE. Lamond also requests that the Zoning Commission reject their plan as well for revising and renegotiating the density and community benefits with better information and input from the community.”

The West Group has continually invested their time in a negotiation process that divides rather than unites the community around their project. As the affected ANC, I have not affected any negotiations since January 2006. I have been unable to effectively communicate any developments to my constituents. Despite my suggestions to narrow their negotiation process in December 2005 and January 2006 to the 4B07 SMD meetings, the West Group continued to negotiate outside of the 4B07 area. Cmsr Whiting, ANC 4B Chairman, insisted that the West Group negotiate through her and the Lamond Community Action Group (LCAG). Both supported the West Group proposal. LCAG is a block group in the 4B07 area with a membership of less than 50. However, LCAG continues to relay information to me without comment or explanation from either the West Group or Chairman Whiting. Information is so vague and unverified that I cannot engage my constituents to make a qualified decision about what their community proposes to look like.

Information regarding the West Group proposal keeps changing. My letter to the Zoning Commission in January 2006 stated that the West Group's lacked a definitive traffic study that has morphed into an engineering feat of magical proportions within the last two months. The 4B07 community has not seen DDOT's report nor been able to communicate effectively with Samira Cook (out of the country) to identify issues to be addressed with my constituents. The West Group's appearance at my June SMD meeting, residents became combative with the West Group over their answers to the traffic concerns. Still, their information was incomplete. I received the updated report from the West Group May 23, 2006 only when I requested the update. This update does not include more concerns addressed with DDOT in June 2006.

On June 22, 2006, the ANC 4B voted 5-0-4 NOT to support the West Group proposal as presented and submitted. No one voted to support the West Group proposal. Even Chairman Whiting voted against the West Group proposal without explanation as to why she suddenly doesn't support the proposal. She has been the

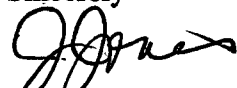
major negotiator for the West Group since January 2006. The ANC 4B vote in June (22) was the first indication since July 2005 of any dissatisfaction with the West Group proposal on her part. I will testify against the West Group proposal on behalf of ANC 4B and the affected area (4B07). The ANC 4B has voted in the past to allow the affected ANC to represent the ANC 4B commission. Due to time constraints, the motion was not included in the June ANC 4B meeting. I am requesting the 4B Commissioners sign a letter stating their consent for my representation as well.

As the affected ANC, the entire 4B07 community rejects the West Group proposal for the same reasons as in January 2006. Further, I have recently received vital information too late (if at all) to effectively inform my constituents of significant or verifiable developments with the West Group proposal.

On behalf of the 4B07 community and the ANC 4B, we would like the Zoning Commission to reject the West Group's proposal. The 4B07 residents would like to review a completed proposal with traffic and environmental studies. Further, the West Group should negotiate through the 4B07 community to resolve the unclear and vague proposal. ANC 4B07 will continue to work with the Ward 4 Planner and DDOT Planner to align our community's view with the comprehensive plan. ANC 4B07 will provide periodic updates to the Zoning Commission as well.

Thank you for your time and attention to this important matter.

Sincerely



Judi Jones,
ANC 4B07

cc:

ANC 4B07 Residents

ANC 4B Commissioners

Council Member Adrian Fenty

Lamond Community Action Group

Citizens Aware

Anita Hairston, Ward 4 Planner

Samira Cook, DDOT Planner

West Group Developers

4007 MD Mtg March 2005

6000 New Hampshire Avenue - Option B



March 2005 NH & Peabody Site
Commercial strip

Neighborhood Unit Count by Type

<u>Road</u>	<u>Detached</u> <u>Single Family</u>	<u>Semi-Detached</u> <u>Town Homes</u>	<u>Total</u>
Kansas Avenue	10	18	28
Sheridan Street	41	0	41
Rittenhouse Street	29	4	33
Sligo Mill Road	14	10	24
Chillum Place	1	12	13
New Hampshire Avenue	16	0	16
Quackenbos Street	31	18	49
Peabody Street	37	38	75
Oneida Street	37	83	120
Oglethorpe Street	19	86	105
Nicholson Street	0	78	78
Riggs Road	0	40	40
First Street	2	30	32
Tuckerman Street	19	0	19
Western Avenue	19	0	19
Third Street	15	18	33
Eastern Avenue	0	14	14
Quitana Place	10	0	10
Second Street	0	12	12
Totals	300	461	761
Percentage	39%	61%	100%

FRANCK
LOHSEN
McCREERY
ARCHITECTS

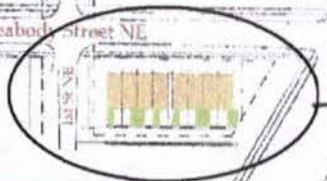
PROFESSIONAL ARCHITECTS
REGISTERED PROFESSIONAL ENGINEERS
REGISTERED PROFESSIONAL LANDSCAPE ARCHITECTS
REGISTERED PROFESSIONAL PLANNERS

6000
NEW HAMPSHIRE
AVENUE

REVISION
NO. 1

DATE: 21 APRIL 2005
SCALE: 1/8"=1'-0"
SHEET: A1.0

PROJECT: 6000



April 2005
NH & Peabody Site
No single family dwellings
& townhouses

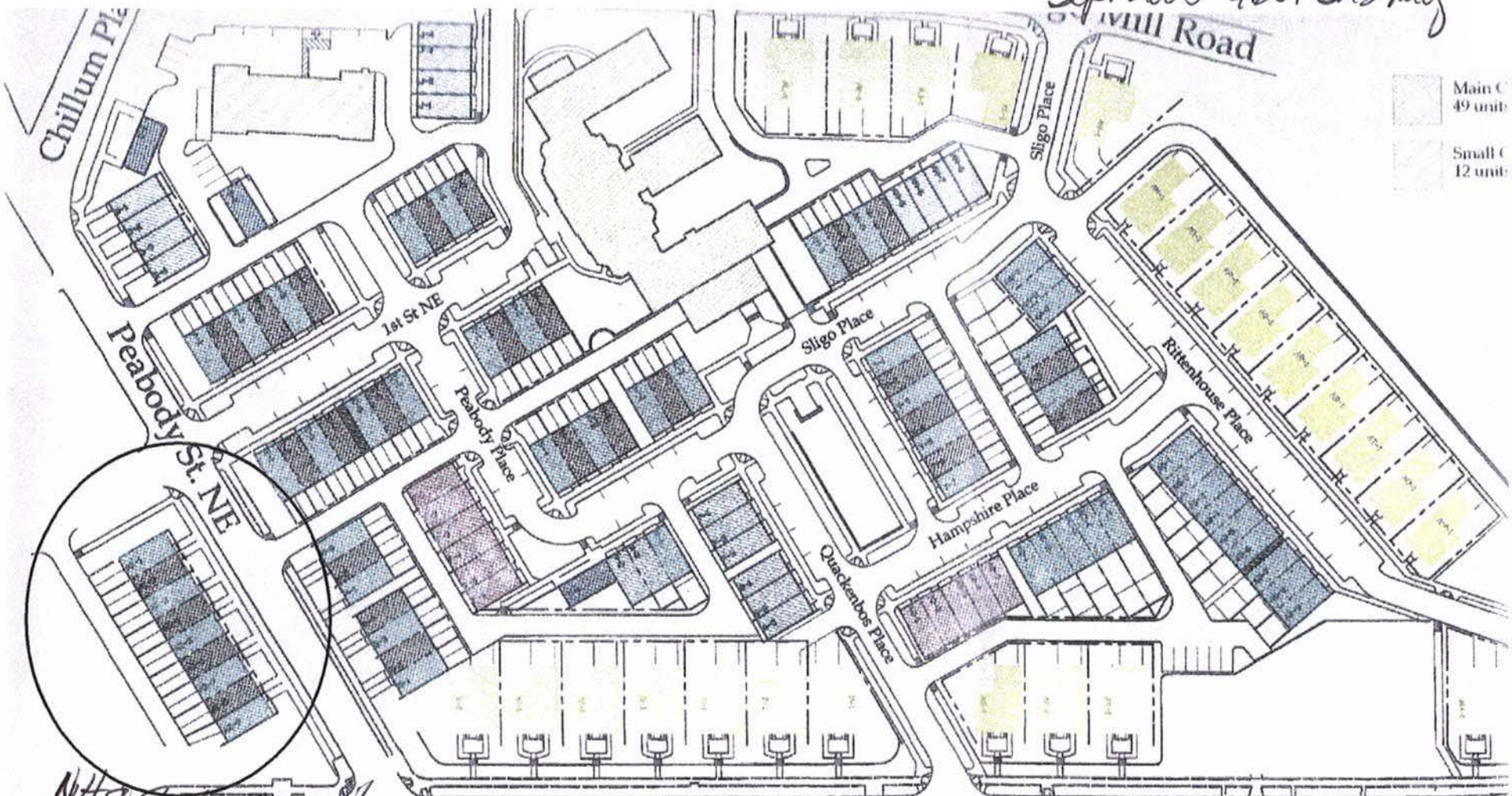


40-50 units - 200K-250K
129 Townhome 300K-325K
17 single homes 400K



Sept 2005 4607 SMD mtg
Hill Road

Main C
49 units
Small C
12 units



Callout: NH at Peabody site
Sept 2005
A townhouse



6000 New Hampshire Avenue

Initial PUD Submission: September 12, 2005

NINETEENTH STREET BAPTIST CHURCH
4606 16th STREET, NW
WASHINGTON, DC 20011

Dr. Derrick Harkins
Pastor

Rev. James A. Crosson
Assistant to the Pastor

Mrs. Sageta Jackson
Church Clerk

Mr. Gerald Young
Chair, Board of Deacons

Ms. Shirley France
Chair, Board of Trustees

Church Office: (202) 829-2773
Church Fax: (202) 291-6877
www.everyblessing.org

July 18, 2006

Ms. Carol J. Mitten, Chairperson
Zoning Commission
Office of Zoning, Suite 210S
One Judiciary Square
441-4th Street, NW
WDC 20001

Dear Ms. Mitten,

RE: The West Group Development and Jarvis Company Consolidated PUD Zoning Commission Case No. 05-30,
6000 New Hampshire Avenue, NE

In July 2005, Nineteenth Street Baptist Church was asked by ANC 4B07 Commissioner Judi Jones to get involved as a non-profit in the 6000 New Hampshire Avenue, NE development. Specifically, Commissioner Jones asked the church to incorporate a senior program involving financial and medical activities/benefits in one of the two existing buildings the developers wanted to keep.

As the church pursued the opportunity by contacting the West Group representatives, they were told that they were not to be a part of this project. The rejection was reported to Commissioner Jones in September 2005.

Thank you for your time and attention.

Sincerely,


Shirley W. France
Chair, Board of Trustees
Nineteenth Baptist Church

Cc:
Judi Jones, ANC 4B07

**Avisory Neighborhood Commission 4B
6856 Eastern Avenue, NW, Suite 316
Washington, DC 20012-2166
Phone 202-291-6185 / Fax 202-291-6349**

August 17, 2006

Ms. Carol J. Mitten, Chairperson
Zoning Commission
Office of Zoning, Suite 210S
One Judiciary Square
441-4th Street, NW
WDC 20001
Re: PUD Case No. 05-30

Dear Ms. Mitten

In a regularly scheduled ANC 4B meeting July 27, 2006, the commission designated (4-0-5) ANC 4B07 Commissioner Judi Jones to represent the ANC 4B commission in the matter of PUD Case No. 05-30. Attached are draft minutes reflecting the motion and vote from the July 27 meeting.

Sincerely



Blondine Hughes
Vice Chair, ANC 4B

Cc: ANC 4B Commissioners

Attachment

Just The FAX

To: Ms. Carol Mitten, Chair Fax: 202-727-6072
Zoning Commission

From: Judi Jones, ANC 4B07 Date: 8/27/2006
202-291-5327 phone and fax

Re: PUD Case #05-30 Pages: 15 (inclusive)
ANC 4B & ANC 4B07 Report for
September 7 Hearing

CC: Sharon Shellin, Secretary
Zoning Commission 202-727-0340

X Urgent For Review Please Comment Please Reply Please Recycle

Notes: I still have not received via email draft minutes of the July ANC meeting nor the revised and approved June ANC 4B minutes. My hope is to bring them in September. A complete package with attachments should be delivered Monday, August 28. If there is more information needed please do not hesitate to contact me at 202-291-5327 or cell 669-3123. Thanks, Judi Jones

*- Martin & Mobley Testimony not included in fax but will be in delivered package
Thanks
Judi*

Olivia Crowley Testimony

July 19, 2007

We, the undersigned hereby urge the DC Zoning Commission to oppose the West Group proposal for 6000 New Hampshire Avenue, N.E. to create a planned unit development (PUD) and the related zoning map amendment from R-7-B to R-5-A. We oppose this proposal because:

1. It significantly increases residential density that will lead to more traffic, congestion and attending problems when you have too many people living in an area that was not designed to absorb such density.
2. The disruption that construction will bring to a neighborhood that has been a quiet hamlet is unacceptable. Many of the neighborhood residents are seniors and retired people who will suffer a decline in the quality of their lives.
3. Although the West Group has made presentations about the proposed development at selected community meetings, the company has refused to provide details beyond the number of units it intends to construct. No architectural drawings have been shared so that residents living on the streets surrounding the property will be able to see the full impact on their homes and character of the neighborhood.

PETITION OPPOSING WEST
GROUP

	NAME	ADDRESS
① Sign: Print:	Gloria I. Mobley Gloria I. Mobley	6030 Sligo Mill Rd NE Washington, D.C. 20011
② Sign: Print:	Izetta K Mobley IZETTA K MOBLEY	6030 Sligo Mill Rd NE WASHINGTON DC 20011
③ Sign: Print:	X MARCO HOLMES MARCO HOLMES	6008 Sligo Mill Rd NE WASHINGTON DC 20011
④ Sign: Print:	Cynthia A. Taylor Cynthia A. Taylor	6008 Sligo Mill Rd NE Washington, DC 20011
⑤ Sign: Print:	Serathy Lee Winters Dorothy Lee Winters	6012 Sligo Mill Rd NE Washington, DC 20011
⑥ Sign: Print:	Albert M. Winters Albert M. Winters	6012 Sligo Mill Rd NE Washington, DC 20011
⑦ Sign: Print:	Georgi E. Tompkins/Henderson Georgi E. Tompkins/Henderson	6014 Sligo Mill Rd NE Washington DC 20011
⑧ Sign: Print:	Elise E. Barry Elise E. BARRY	6018 Sligo Mill Rd NE Washington DC 20011
⑨ Sign: Print:	X Antonio D Barry ANTONIO D BARRY	6018 Sligo Mill Rd NE WASH DC 20011

	NAME	ADDRESS
Sign: Print:	Mr. Andre E. Barry Mr. Andre E. Barry	6018 Sligo Mill Rd. N.E. Washington D.C. 20011
Sign: Print:	Joseph L. Young, Jr. Joseph L. Young, Jr	108 Rittenhouse Street
Sign: Print:	Keith Harris	6020 5160
Sign: Print:	Margaret Harris MARGARET HARRIS	6020 Sligo Mill Rd NE Washington DC 20011
Sign: Print:	Linda Williamson Linda Williamson	6038 Sligo Mill Rd. N.E. Wash. D.C. 20011
Sign: Print:	Pablo Silva PABLO SILVA	6114 Sligo Mill Rd NE Wash DC 20011
Sign: Print:	Camilla Wiggins Camilla Wiggins	201 Rittenhouse St NE Washington DC 20011
Sign: Print:	Camilla B Wiggins Camilla B Wiggins	201 Rittenhouse St NE Washington DC 20011
Sign: Print:	Thomas E. Williams Thomas E. Williams	204 Rittenhouse St NE Wash. DC 20011

	NAME	ADDRESS
Sign: Print:	Sherron K Pickens Sherron K Pickens	213 Rittenhouse St NE Washington DC 20011
Sign: Print:	Lewis Cooper III Lewis Cooper III	6036 Sligo Mill Rd N.E. Washington, DC 20011

6907 5TH STREET NW, WASHINGTON, DC 20012

July 20, 2006

Carol J. Mitten, Chairman
District of Columbia Zoning Commission
441 4th 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.

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

J. y 20, 2006

Commissioner Pitter and members
of the Zoning Commission

Re: Opposition to the West Group, Jarvis Development
Proposal Case No. 05-30

I am Lawrence L. Martin, a member of Citizens Aware, a
Block Organization of the Samuel Rigg's Citizens
Association. I have been, and presently am a resident
of the District of Columbia for some 85+ years, 48½ of which
have been at my present location, 301 Quackenbush St NE
Washington, DC 20011-1653 in Ward 4.

I am a homeowner living one block from the
Proposed West Group Development.

One of my major concerns involving the project is
population density, resident occupancy for the proposed
development which would be located in Census Tract
9505. in Ward 4.

The proposed development would include 27 Single Family
houses, ⁽¹⁰⁰⁾ one hundred townhouses and sixty (60) condominiums.

Research, using national standards of approximately 3 persons
per single family house; 2.5 person per townhouse and
1.5 person per condominium would total 371-401
Persons residing in the Development on 11.7 acres of
land and building.

The map, if exhibited here, dated July 2006 shows population
density for Ward 4 as 13 persons per acre and for
Census tract 9505, Ward 4, in which the development is proposed
and ^{to be} located is 10.5 persons per acre.

2,
Noting the density figures just given, the population density for the project would range from 31.5 to 35.8 persons per acre, more than three times the current population density for Census tract 9505 and almost (2.5) times the population density for Ward 4. Creating a disparity that, in my view, exacerbates not only the housing situation, but other related problems associated with the proposed development.

This situation is germane to the traffic problem: Increased traffic to an over-burdened system which currently, and in the foreseeable future is unable to adequately ^{handle} the ~~area~~ (rush hour) traffic that flows to or from the downtown areas of our city.

The proposed project is bounded by principal arterial and local streets, New Hampshire Ave, Peabody and Sligo streets, respectively. Bellevue street between New Hampshire and Kansas Ave would also be affected by the proposed development.

Local streets, by definition are supposed to offer the lowest level of mobility and service to through traffic movement essentially discouraged.

Traffic from the proposed development would use local streets to reach New Hampshire Ave and by Kansas Ave NE (a minor arterial street) for to and from the downtown areas.

Houses adjacent to the proposed development (old brick houses) have plastered walls. Excess traffic causes, on some streets to develop a corduroy effect thereby causing cracks in walls in houses that the District Government will not repair (cf. 6020 3rd St NE). The local streets, in my view, are not designed to carry excess traffic.

3.

In order to circumvent the heavy traffic on New Hampshire Ave. N.E. during the rush hour periods, many drivers violate established, do not enter signs, electronic or posted, which are supposed to deter entry of traffic into the community during the 7 AM to 9:30 hour period.

Demographics have changed remarkably in terms of population density, traffic patterns and systems and in other areas since the 2000 Census as suggested in terms of accuracy in the DC Census Atlas Publication, dated Nov. 2005.

The proposed cost of housing for persons being hired and the proposed development may require the addition of more persons per unit than anticipated to meet high mortgage obligations.

In conclusion, members of Citizens Aware and residents beyond our immediate block organizational boundaries, as supported by 272 signed petitions are being desperately to maintain the integrity of our community by asking that the Commission give great thought before making a determination to grant a change in zoning from the current R-1-B to STR-1-B. We truly love our community and hope that the R-1-B zoning will remain.

Thank you

Respectfully Submitted,
Lawrence Beach