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ADVISORY NEIGHBORHOOD COMMISSION 8E 2015 FEB -9 PM 1:58

**RE: Zoning Case 13-08**

February 09, 2015

Dear Chairman Hood and Respected Commissioners:

I first want to thank you for the opportunity to hear the voices of our Community, also for allowing you to see the improprieties that plague our 8e Commission with the operation of the ACCORD and their attempts to undermine the authority of the Commission.

I hope with this hearing and in the hearings to come you will continue to oversee and hold accountable the manner for which our Commission operates and the lack of due diligence in informing the Community

As we move forward with these proceedings, although the project might seem as a community benefit on the surface, I do have some reservations for concern with the approval of this project.

**EXISTING TENANTS**

- The removal and return plan for the existing tenants by the developer does not fully address their future.
- Nothing is shown on the plans for the one to one set aside for the existing / returning tenants.
- The plan does not address that currently, all existing tenants have parking included with their leases, in a fenced parking lot.
- The plans show include a Z1 set aside for affordability but does not reflect the additional 38 reserved units for existing tenants return.
- The affordability ratio / breakdown seem very limited and would bring cause for gentrification and / or homelessness
- There is no mention for how long the rent for the existing tenants will remain at current levels upon the return?
- What is the plan to prove that the returning tenants will be provided equal accommodations to the other building tenants? How is the Laundry room going to be handled – will tenants be provided a Washer / Dryers in the unit?
- With the developer relocation plan – how does this allow for the existing relocated tenants to have direct access to transportation – ie their current residences are within feet of the Congress Height Metro Station
- The current CBA as signed by Anthony Muhammad and the ACCORD excludes the SMD Community and the residents who will be greatly impacted by this project and the rest of the

surrounding community The benefits agreement seem arbitrary and quite similar to other projects, and appear to have the same shakedown clause / extortion feel about the document.

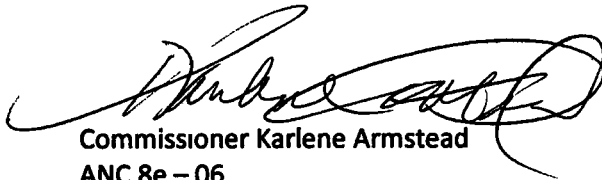
## ZONING

- We still have reservations for the height of the building and the fact that two large buildings are going to occupy one lot
- We are concerned with the eventual poor air quality, the increase in the amount of noise and traffic associated with the large office building, but also the lack of adequate parking and public safety
- This project also lacks public space, calling the area in front of the entrance to metro public space is a farse, because this is where the massive amount of future commuters will be accessing the Congress Heights Metro Does this project take into account the massive influx of commuters from St Elizabeth Hospital, St Elizabeth Redevelopment projects?
- The Community also has concern that the proposed design does not fit in with the existing fabric of the community – in height, size, scale, and materials. The existing community is going to dwarf in comparison to this scale and design of this project.

Again I thank you for your concern in assuring the Community will be heard and given their 'Great Weight' on how this project will really impact their lives. I again implore you and the Commission to continue having open public hearings on this project – we still have way too many people in the community that have been left out of the process at this point Unfortunately, it is due to the failure of our Commission to notify and inform the Community properly.

I kindly thank you for your time and attention!

Sincerely yours,



Commissioner Karlene Armstead  
ANC 8e – 06