

Hello,

My name is Noreen Dzieketey and I have been a homeowner at 2728 Stanton Road SE for the past 12 years. I have seen the community grow and improve but the community has become more crowded due to new residential developments and the opening of a charter elementary and middle school. In addition my townhome is located within the Townes at Hillsdale subdivision, which has 65 townhomes. My concern with the filed PUD and Zoning map amendment application is based on the following:

- **Traffic.** During peak morning and evening periods Stanton and Pomeroy roads are clogged with vehicular and public transit traffic. The radius of the new development can not sustain 128 residential units and 42 townhomes. In addition the proposed community center could possibly bring hundreds of additional cars on a weekly basis to an already congested area.
- **Proposed 146 Parking Spaces.** This area is within walking distance of the Anacostia metro station. In addition several bus routes service the area. The developer should consider reducing the number of parking spaces and encourage visitors to use public transportation.
- **Front Entry Garage.** The plans for the Townhomes includes front entry garages which is inconsistent with the majority of townhomes in the community. The Townes at Hillsdale subdivision has rear garages and/or parking pads which is more aesthetically pleasing to the community. The garage should not be the primary focal point of the front façade of the townhome. Front facing garages are eyesores to the community.
- **Oversaturation of apartments and low income housing.** There are several existing low income apartment building within a two block radius of this proposed development. Directly across the street, Elvans, Douglas, Howard roads all include low income housing. While those less fortunate, homeless or otherwise in need are deserving of help, support for these individuals should be expanded to locations across the city including upper Northwest and other high rent districts.
- **Densely Populated.** This area is densely populated and the use of R-5-A will further increase the population and significantly put a strain on already limited city resources and police, fire and emergency response services.
- **Inconsistent with the National Capital Region Commission Master Plan.**

The Office of Planning (OP) relies on the **National Capital Planning Commission's (NCPC) Federal Comprehensive Plan** as a standard for its decision making.

The Comprehensive Plan provides specific recommendations for the redevelopment of the Washington DC Region as a whole and specifically discusses the rules for development in our community (Far Southeast/Southwest Area Element) in Chapter 18 (attached). Throughout the NCPC Comprehensive Plan for Far Southeast/Southwest Area Element, an emphasis is made on home-ownership and rezoning communities to "R-3" (low-density) status as a "Planning and Development Priorities" (Page -11, sections "c" and "d")

On **Page 15** the **NCPC Comprehensive Plan** directs (OP) to “Address the low rate of home ownership in the Far Southeast/Southwest by providing more owner-occupied housing in new construction, encouraging the construction of single family homes, and by supporting the conversion of rental apartments to owner-occupied housing, with an emphasis on units that are affordable to current tenants.” **(DCMR 1808.13)**. On **Page 16** the report directs the (OP) to “Evaluate the continued appropriateness of the R-5-A zoning that occurs throughout the Far Southeast/Southwest Planning Area.” Currently, this zoning applies to many row house, duplex, and single family areas within the community. Rezoning should be considered to better match existing character, and to ensure that future infill development is compatible. The use of R-5-A and other, more dense multi-family zones should continue in areas where multi-family development exists or is desirable in the future. **(DCMR 1808.15)**

Thanks for your consideration and I look forward to the hearing in the new year.

Regards,
Noreen Dzieketey