

558 Regent Place NE  
Washington, DC 20017

December 15, 2016

Chairman Anthony J. Hood  
Washington DC Zoning Commission  
441 4<sup>th</sup> St. NW, Suite 2005  
Washington, DC 20001

RE: DC Zoning Commission Case 15-02; Property at 3100 7<sup>th</sup> St NE

Dear Chairman Hood:

I am a resident in the neighborhood and am writing to oppose the development at 3100 7<sup>th</sup> St NE.

The proposed development shows a net decrease in tree cover. The proposed plans should yield an equivalent or greater amount of tree cover to meet the District's Tree Cover Objectives and add value to the community.

There is not enough space along the southern border of the site adjacent to the alley to grow the proposed shade trees to their rendered size. Nor will the preserved street tree on 7<sup>th</sup> Street survive construction.

Please require section drawings showing the relationships between the building and site, both above and below the ground surface including the tree and its available root area, retaining wall and its footings, utilities, and any other elements necessary for the development. You will see there is not enough room to grow or sustain healthy, long lived mature shade trees as drawn on the plans, thus creating a net decrease in tree cover for the proposed development. The design objective should be tree cover, not number of trees, consistent with the DC tree cover objectives. The design needs to sustain long-lived mature shade trees to deliver the environmental, social, and economic benefits for the individual, community, and District.

Please require the developer to also have a set aside fund to remove and replant any trees that don't survive for 5 years after construction. Often, more than 25% of the critical root zone for a tree is impacted during construction. The tree does not die outright but goes into decline and dies or needs to be removed within 5 years, leaving the homeowner or District responsible for the cost of its removal. An example will be the preserved street trees(s) on 7<sup>th</sup> Street which will not survive construction and the homeowners or the District will be stuck with the bill to remove in 5 years.

An opportunity to increase tree cover exists on the undeveloped open space of the site by growing large street trees. At present, small ornamental red bud trees/ shrubs are growing under the wires. As part of the Community Benefit package the developer could put the overhead wires underground so that there would be space for mature shade streets trees to grow on both Jackson and 7<sup>th</sup> streets. This solution would also preserve the character of the Holy Redeemer Building and the undeveloped open space on the site.

In general, please consider the larger context of the neighborhood and district, and the District's environmental goals and tree cover objectives when making your decision to approve or not approve the proposed works. Once land is covered by development, there is no open space available to increase tree cover. The District must ensure that continued development does not erode available open space which is the only space available for any net increase in tree cover.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Barbara", written in a cursive style.

Barbara Deutsch