

CASE NO. 16-20

Chairman Anthony Hood
D.C. Zoning Commission
441 4th Street, NW
Suite 200 South
Washington, DC 20001

CASE NO. 16-20 (3443 Benning, LLC – Consolidated PUD Application and Related Zoning Map Amendment @ Square 5017, Lots 839, 840, 841, 842 and a portion of the public alley abutting Lots 839 and 840)

Dear Chairman Anthony Hood:

My name is *Rachel Reynolds* (~~NAME~~) and I am a resident of River Terrace in Ward 7. I respectfully ask for no zoning changes from R-3 (residential 3) to MU-7 (mixed use 7) on the parcels designated by 3443 Benning, LLC/Neighborhood Development Company (NDC) for its 3450 Eads Street project due to the size of the project, the effects on the parking and population on Eads Street NE and surrounding streets, and the opposition of the neighbors most impacted by the project and the River Terrace community.

In order for a zoning designation of MU-7, the proposed project must be on an arterial street, such as Benning Road, Kenilworth Avenue or Minnesota Avenue which are the closest arterial corridors to Eads Street as required by the DC Zoning Handbook. The 3400 block of Eads Street NE is a smaller street in the community and would never qualify as an arterial street.

NDC has not facilitated adequate mitigation, site design or analysis for this project. Quite the contrary, NDC has not shown that this project's increase of density to the River Terrace community can be adequately accommodated in terms of parking, traffic, and overall transportation. The proposed building has consistently changed to shifting demographics of which none of the proposed target demographics have been researched to prove that feasibility is met. Residents of River Terrace, for whom this project is targeted, are "aging in place" in homes that they have paid for. This negates the need for a 500-600 sq. ft. "apartment" in the proposed building. So, we are asking, exactly who is NDC targeting for such a building and prove that it is a need in designated location. Thus far, NDC has failed to show how this project is a benefit to anyone except NDC.

River Terrace is an area of two story rowhouses and these homes are zoned as residential (R-3). Exceptions to this zoning are the two story retail establishments on Benning Road (MU-4) and the three story apartment buildings along Kenilworth Avenue/East Capitol corridor (RA-1). NDC would like to add 70 to 140 people to the population of Eads Street, NE and a five story building to a residential street of two story buildings. A building of this magnitude is completely out of character of the other residences' height and current zoning for this community.

The project would add a potential of 20-50 cars and would make an already crowded parking situation even more difficult. If this rezoning is approved and the planned development

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completed, River Terrace will witness a dramatic increase in traffic in an already congested area. NDC's Comprehensive Transportation Analysis for River Terrace, in multiple areas, is slanted in favor of the development to facilitate progression of this project. Further, it does not accurately capture the true traffic pattern and congestion. The language is very misleading and cannot show that such a project will not adversely affect the River Terrace Community.

Almost every neighbor who lives within 200 feet of the property is against the project, as verbalized in the ANC 7D Commission Special Meeting on April 19, 2017 at the Chateau Remix. There has been consistent opposition to this project since it was first introduced in April 2016. Neighbors on Eads Street, 36th Street, Benning Road and the 500 block of 34th Street are deeply concerned about negative impacts of actual construction to homes in the area, parking and the adverse impacts of the added population to the street. The past and current crime reports indicate crime patterns that would adversely affect seniors who would take residency in the proposed building.

I would ask that the Zoning Commission vote against the zoning changes proposed by 3443 Benning, LLC for the 3450 Eads Street NE project on the basis that the criteria for such zoning designation has **not been met**. Additionally, the site design, general analysis, mitigation and transportation analysis has not been done to prove the feasibility of this project to move forward. It is for the aforementioned reasons that the community of River Terrace in conjunction with the ANC 7D Commission is of the position to decline this project.

Thank you.

Respectfully,

River Terrace Resident

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