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OFFICE OF ZONING

February 3, 2006

Carol J. Mitten, Chairperson  
Government of the District of Columbia Zoning Commission  
One Judiciary Square  
441 4th Street NW, Suite 210S  
Washington, DC 20001

Dear Chairperson Mitten:

I am writing in my capacity as a private citizen to respond to an on-line transcript from your Nov. 14, 2005, public meeting regarding the West Group PUD proposal (Case No. 05-30).

I am a resident who lives less than two blocks from this site, as well as an officer in one of the affected community associations (I am not speaking on its behalf—we likely will be planning a response).

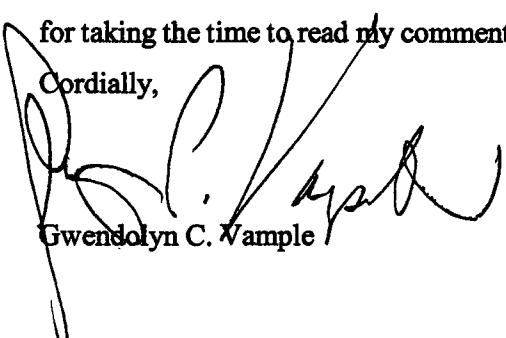
I do appreciate the West Group's efforts to work and meet with the community over the last year or two, and certain changes it has made based on community feedback. However, I am very concerned that a representative from the Office of Planning indicated that "overall, the community and the ANC supported the project ... as they saw it." This is a *gross simplification* of the facts. The ANC does not appear to be unified on this project. I understand that the 4B07 Commissioner recently sent a letter rejecting the project and zoning change. And there has been political dissension within the ANC 4B for months that has hampered attempts at community cohesion over this project. Furthermore, legitimate issues have been raised regarding certain community and/or ANC meetings held with the West Group and the protocols of certain votes taken (particularly regarding adequate notice and sufficient information). I know of community members/groups that support the project, and that don't. And many in the community have raised the same issues discussed in your November meeting—concerns about increased density, increased traffic, storm management, etc., of which they feel they have not received sufficient information.

Personally, I have no problem with some mixture of units (condos, THs, and SFHs) on that site if it helps to keep the development affordable. Furthermore, I am confident that the community and West Group can continue to work together to solve any concerns. However, I am very concerned that by giving the impression that the project "as they saw it" has "overall" community support, the Planning Office representative overlooked the fact that a sizable segment of the community is *still very* concerned that questions have not been adequately addressed on increased density, increased traffic, storm management, and other issues, and whether this mixed-unit development could be thinned out more. While it will be impossible for everyone in the community to agree, my sense is that there is still a general discomfort.

ZONING COMMISSION  
District of Columbia  
CASE NO. 05-30  
EXHIBIT NO. 17

In the context of Commissioner Jefferies statement, no, we are really not that unique—we *are* concerned about density and traffic. Unfortunately, those concerns did not seem to be adequately represented at the zoning meeting. I'm sure they will be at the next meeting/hearing the zoning commission holds on this issue. Thank you for taking the time to read my comments.

Cordially,



Gwendolyn C. Vample