

February 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 the on-line transcript from your Nov. 14, 2005, public meeting regarding the West Group PUD application (Case No. 05-30). I am a resident in the area. The Office of Planning gave an initial assessment of the application to the Zoning Commission. I could not sit by and let you make any decisions from that testimony without bringing keys points to your attention from the community's perspective. Please find the information below that is of concern:

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(Observation: These numbers not correct. There would be more than four homes, less than 10,000 sq. ft each.)

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Page 53: "Amenities provided by this project will be an attractive and functional residential community that promotes homeownership with a variety of housing types to encourage long-term residency and increase neighborhood stability."
(Observation: This is more the definition of what the developer's mission is rather than a community amenity. The community *already* has mostly long-term, and stable, residents.)

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(Observation: One of the *chief* complaints and concerns of the community is increased density. *We don't want two times as many homes crowded onto this plot of land.*)

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ZONING COMMISSION
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Case 05-30
EXHIBIT NO. 25
25

(Observation: No. R-2 is 14 units and R-3 is 22 units, it sounds like by current law, 17 units does not fit into either zone requirements and gives the developer too much slack for both varying from R-2 and R-3 zone standards.)

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Page 58: “My first concern is that it just seems to be too dense particularly compared to a surrounding neighborhood.”

(Observation: Yes, many in the community feel this way. Why should this community have to change the whole cultural face and standard of living it has become accustomed to?)

Page 65: “Well, overall, the community and the ANC supported the project.”

(Observation: This is incorrect. The ANC has not taken a formal vote on this matter as of this writing. Therefore, it certainly *cannot be said* that they are in favor. In fact the ANC in whose Single Member District the property sits on has made it known that she opposes the development, and we understand she has recently written to you of that fact. Others are still formulating a decision.

Page 71: “...there is a zoning lot that is Lot E that is off of Peabody Street, N. E., and this is something that I have been dealing with the Board of Zoning Adjustment some, as well, but the concept that a trellis can be used to join two stand-alone buildings and, thus, create a single building for zoning purposes, I do not find anything in the Zoning Regs to support that and I would like to get that addressed by the applicant if this moves forward.”

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(Observation: Yes, this is another serious community concern. Traffic is great concern with this project. New Hampshire is a major thoroughfare and a gateway to the city, and currently inadequately handles traffic from D.C and Maryland. These streets were designed at least 60 years ago for a residential community with few to no cars. Needless to say, the road does NOT currently handle the traffic sufficiently and the way traffic lights are set up out of necessity further impedes traffic. Furthermore, mass transportation on New Hampshire is not meeting current needs. Add to that 200 new households, 400-800 new people in that development and pets — and don't let any other major occurrence be necessary like the current construction of a nearby bridge — and the result is chaos.)

Most key, at least two zoning commissioners expressed surprise that the community “approved” such a project, and one called us a “unique” neighborhood based upon experience with other neighborhoods. We cannot emphasize strongly enough that we ARE NOT unique regarding density concerns — neither *the community as a whole nor the ANC* has formally “approved” this project in a structured way.

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Cordially,



Name 6128 NEW HAMPSHIRE AVE NE

WASHINGTON, D.C. 20011
Address (street, city, zip code)

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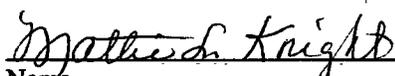
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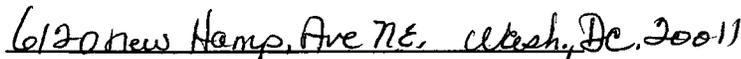
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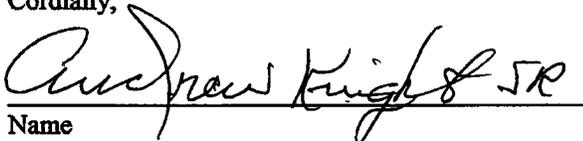
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