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1228 Brentwood Road N.E.
Washington, D.C. 20018

March 15, 2015

Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

Fax No. 202-727-6072

Re: Letter in Opposition to Zoning Commission Application Case No. 14-18 (Mid-City Financial Corporation 1st -StagePUD & Related Map Amendment @ Squares 3953, 3954, 4024, & 4025)

Dear Members of the Commission:

I am a resident residing at 1228 Brentwood Road, N.E., Washington, D.C. 20018, I am writing to express my strong opposition to the Case No. 14-18 (Mid-City Financial Corporation 1st -StagePUD & Related Map Amendment @ Squares 3953, 3954, 4024, & 4025), for Brentwood Village.

My first concern is with the process that will be used to demolish the apartments in addition to replacing them with the high density structures. In particular, I am concerns with the environmental impact from the potential hazardous dust particular matter that will be generated during the demolition. As disclosed in the November 14, 2014, memorandum from Jennifer Steingasser, Deputy Director Development Review and Historic Preservation the current structures are approximately 75 years of age. Given the age of the structures there is a high potential of contaminating the air quality in the surrounding area, especially to those houses that are in close proximity to the Brookland Manor site. The geological/structural impact on the homes especially those closet to the development site, specifically, the environmental impact on the air quality; the vibrations/noise level from construction; the traffic pattern during staging and beyond; as well as any other adverse impacts to our current quality of life.

Secondly, adding to the traffic of an already heavily traveled corridor by adding a proposed street that will be near my house concerns me. Given that this street will add more traffic onto Brentwood Road and has the potential of steering cars into my house or my neighbor's house if the car is unable to stop or for any reason - the current road is not wide enough for such a change. However, if this proposed street was a one-way street into the new complex that would eliminate my concerns. My third concern is the vibration from the heavy equipment that will be used to prepare the land for building these new multi-unit structures.

I urge this zoning commission to put in place all of the necessary safeguards that will ensure that the residents closest to the development site are not negatively impacted during or after the completion of this project. The developer of this project has not met with the residents of Brentwood Road, to my knowledge to discuss the major impact that this project will have on their lives, in particular, the safeguards that will be in place to secure a company to monitor the air quality, the impact of the vibrations from the construction and to ensure minimum impact to our homes, just to mention a few concerns. I recently had my house foundation repaired from the damages sustained during the

construction of the church addition that is behind my house located at 1228 Brentwood Road N.E. My major concern is that I will be faced with the same structural damages to my foundation as well as other damages and I am not financially able to continue paying for these expensive repairs. I have been a District of Columbia resident at this location for over 50 years and I am a senior on a fixed income. What will be in place to insure that residents of Brentwood Road will have safeguards in place to monitor our major stake in the proposed changes that this project will have on our quality of life as well as our most valuable asset -- our home?

I urge the Zoning Commission to consider how we would be negatively affected by this proposal, and deny this application in its current form. I urge the Commission to continue the process of allowing the proper time that is needed to ensure that all concerns are fully addressed. I also urge the Zoning Commission to require the developers to secure a bond for the project to ensure a swift remedy for any unanticipated environmental/structural damages caused as a consequence of the development to those neighbors that may be negatively affected and to require an unbiased party to monitor the impact of this project especially the impact of the air quality and vibrations on Brentwood Road. While these are my recommendations, given that I am not an expert, I will need to rely on your expertise to uncover all of the technical aspects that should be in place before such an extensive project is allowed to move forward.

Sincerely,



Mrs Rubell Bing