



COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

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May 8, 2006

Ms. Carol Mitten, Chairman
Zoning Commission
441 Fourth Street, N.W.
Suite 200/210 South
Washington, D.C. 20001

RE: Case Number 05-26

Dear Ms. Mitten,

It is my understanding that the Zoning Commission has scheduled a public hearing for June 5, 2006 on plans by Clark Realty Capital to build a consolidated Planned Unit Development (PUD) at 2950 Tilden Street, NW (Square 2234 Lot 800).

The residents who live on and near Tilden Street have raised serious objections to the size and scale of putting a six-story building on a 0.81-acre vacant parcel across from single-family row houses and embassy residences. Tilden Street, which leads from Connecticut Avenue to Rock Creek Park, is already clogged with traffic. Parking in the area is a challenge for residents and nearby apartment dwellers that compete for a few available parking spaces with students from Howard Law School, Intelsat employees and commuters.

Currently, this vacant lot is zoned R-2 that allows one-family detached and semi-detached dwellings up to 40 feet and three stories in height. Clark Realty is seeking a zoning map amendment to change this classification and upzone the lot from R-2 to an R-5-C zone district. The neighbors say this change would be incompatible with the surrounding homes in the current R-2 zone district, many of them turn-of-the century row houses.

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The R-2 zoning classification also is complicated by an apparent conflict with the city's Generalized Land Use Map drawn up in the 1980's that designates this vacant lot for high-density residential land use. Concern has been raised that this high-density designation is in conflict with the current R-2 zoning for this land and may have been a mistake in the earlier maps. This discrepancy needs to be resolved.

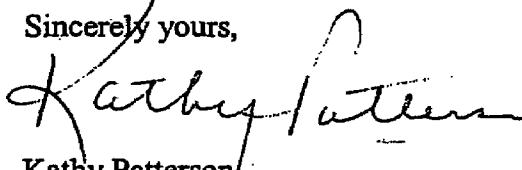
The neighbors have raised legitimate concerns that placing an R-5-C zone district on a residential street will change the character of their neighborhood. Clearly, the Tilden Street residents would prefer to have townhouses built there instead of a building with 49 condominiums. By having less than 50 units, Clark also avoids a requirement to include a loading dock, another factor that residents fear will further exacerbate traffic problems with more delivery vans, moving trucks, garbage trucks and visitor parking.

Moreover, Clark Realty has not proved to them to be a good neighbor on an earlier project. The median on Tilden Street still is in need of restoration after Clark used it as a staging area during construction of 3883 Connecticut Avenue. Clark has yet to offer any amenities to the immediate residents and the neighborhood for the impact of this new proposal for a PUD. Instead, Clark has offered to make a \$100,000 contribution for the maintenance and upkeep of the Peirce Mill and Rock Creek National Park.

Revisions to the Comprehensive Plan have been underway and the Office of Planning is expected to submit a draft of the revised plan with land maps to the Council by July 14, 2006. I urge the Zoning commission not to move forward with a decision until the revised Comprehensive Plan addresses this conflict between the zoning and the land designation. I also urge the Zoning Commission to take into consideration the serious and legitimate concerns that the neighborhood has raised about this proposed PUD.

Thank you.

Sincerely yours,



Kathy Patterson

cc: Jerrily Kress, Executive Director, Office of Zoning