

**Statement of Christopher C. Carter before the D.C. Zoning Commission
Monday, June 5, 2006**

As a homeowner and resident in the neighborhood of 2950 Tilden Street, NW, I want to express my strong opposition to Clark Realty Capitol's application for Zoning Commission approval of a consolidated PUD and map amendment from R-2 to R-5-C.

At a local ANC meeting last month, Clark Realty presented its development plan. After listening to the presentation, the questions from the ANC, and the statements of my neighbors, I am convinced that this is not a well-conceived development, and that it would adversely impact the quality of life that makes our area a desirable place to live.

My primary concern is the impact on traffic. Tilden is a two-lane residential street separated by a tree-lined median. The Clark property is on the eastbound south side of Tilden, meaning any car leaving the property would have to go east on Tilden, make a U-turn at 29th Street, and then go west again on Tilden in order to get to Connecticut Avenue. Already during the morning rush hour, cars line the westbound lane of Tilden the entire length of the block, as neighborhood residents and pass-through commuters wait at the traffic light to turn onto Connecticut. Adding another 50 or more cars a day, making U-turns at 29th Street where oncoming traffic comes rapidly up the steep grade from Rock Creek to the east, would worsen an already dangerous traffic situation.

The impact on the local street parking would also be extensive. I live at 4007 Connecticut, a 5-story building on the corner of Tilden, built in the 1920s with no associated parking. I share the limited street parking with: residents of the condo building on the opposite corner; town home residents on Tilden and Upton Streets; the faculty, staff and students of the Edmund Burke School and Howard Law School; Intelsat employees; workers and clients of the Kuwaiti Embassy; and the usual number of maintenance, domestic, delivery and construction workers in our neighborhood on any day. Despite Clark's plan for 110 parking spaces, this development will generate a need for anywhere from 15-20 additional street spots a day for guests and service vehicles.

I am also not convinced that the proposed development has been designed with the character, look and feel of the existing neighborhood in mind. Clark Realty envisions a sleek, modern structure amongst 1920s Art Deco-inspired buildings and turn-of-the-century row houses, with no space for canopy shade trees like those that grace Tilden Connecticut. This high-density development seems more at home in Bethesda or Northern Virginia – and would seriously detract from the character of our neighborhood.

Finally, a concern raised at the ANC meeting by the Kuwaiti Embassy is also extremely disturbing. Clark's property design would apparently enable terrace views of the embassy property – indeed, facing the very office of the Kuwaiti Ambassador – placing the safety and security of the embassy's staff in jeopardy. In these days of heightened concern for public safety, it would be unconscionable to allow a development in Washington, DC that actually jeopardizes the safety and security of one of our diplomatic

ZONING COMMISSION
CASE No. 05-26
EXHIBIT No. 137
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District of Columbia
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neighbors. This idea points very strongly to the extremely poor design of this development, and argues very forcefully against it.

For these reasons and the many others you will hear today, I urge the Zoning Commission to reject Clark Realty Capital's request to upzone the lot's classification from an R-2 to an R-5-C zone district. This is a bad development for this neighborhood, and should not be allowed to go forward.