

22 June 2006 Testimony before D.C. Zoning Commission – Case 05-26

My name is Jeanette Miller – my address 2841 Tilden Street.

Reliance on *Plan (the map that is)*
The Comprehensive ~~Guide~~ should not trump common sense. A project for 49 condominiums in a 5- or 6-story building with a garage for over 100 cars is too dense – the footprint too grand – all of it too much for the site and for the street fronting it. The Comprehensive Plan is intended as a guide to intelligent land use; and its stated goal of “growing an inclusive city” must envision a high quality of life for the city’s residents. Our neighborhood – historical, stable and well maintained – merits that protection, and we look to our local land-use agencies for support. What we seek is a finding – a determination - that, because of its very negative impact, the proposed construction cannot be justified at this location.

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Within the last six or seven years a surge of development along nearby Connecticut Avenue at 3883, 4025 and 4411 - has produced three very substantial buildings offering upscale apartments and condominiums. Balanced development that includes density is desirable in some locations. But, absolutely, multiple-dwelling buildings should not encroach on a side street featuring single-family homes. Here, we have reached the saturation level. *high rise*

You have heard the many arguments against the proposal. These are valid arguments. I will not repeat details set forth by my neighbors as to how we who live adjacent to the site will be adversely affected. I will add a personal observation relating to the excessive traffic that the proposed project would generate: oversized vehicles such as trash trucks, moving vans, and heavy construction equipment cannot negotiate alley entrances and exits, cannot make turns on Tilden without jumping curbs, severely rutting and otherwise damaging the median. We know this from experience. Consider the enormous difference between servicing 8 houses and what would be required to service 49 condos. Please do not dismiss the traffic issue – it must not be just waved away.

Thank you for listening to me, and thank you for your consideration.

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ZONING COMMISSION
CASE No. *05-26*
EXHIBIT No. *143*
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District of Columbia
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