

Susan W. Gillespie
2931 Tilden Street NW
Washington, DC 20008

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D.C. OFFICE OF ZONING

July 12, 2006

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Carol J. Mitten, Chairman
DC Office of Zoning
One Judiciary Square
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: Case 05-26

Dear Ms. Mitten,

As the date approaches for the Commissioners to make a decision on Clark Realty's PUD for 2950 Tilden Street, I urge all of you to make a site visit. Some of the Commissioners are familiar with the lot, but walking the site might give each of you a different perspective.

- Notice that the 32' setback of the proposed building is much less than that of the two adjacent buildings on Tilden Street, the Embassy of Kuwait and 3945 Connecticut Avenue. Observe the impact the building would have on the privacy and security of the Embassy of Kuwait.
- Check the height of the five-story plan Clark Realty submitted on June 22. It is a half story taller than 3945 Connecticut, its neighboring five-story building. To the south, the five-story Clark building is much taller than the fifth story of 3883 Connecticut, reaching almost the equivalent level of 6.5 stories, blocking light and air.
- Walk the designated "fire lane" and imagine the difficulty fire and emergency services would encounter at either the north side of 3883 Connecticut or the rear of Clark's proposed building. As stated by the Fire and Emergency Medical Services Department in their memo dated June 2, 2006, "The fire department access to the rear of the building is not readily accessible." Fire Marshall Richard Fleming, during a site visit on May 15, 2006, stated fire trucks are ten feet wide and the Fire Lane, as currently configured, is not wide enough to allow stabilizers to be extended to support tall ladders.
- Look across the street and understand this is a neighborhood street, not an arterial like Connecticut Avenue. The lanes are narrow, hardly suited for large trucks needed to service a building of this size.
- Keep in mind the intense opposition to Clark's proposal. Your file contains approximately 50 letters from residents of 3883 Connecticut opposing the project. The Embassy of Kuwait is on record stating their opposition. A representative of DARO Realty, owners of 3945 Connecticut, testified June 22 to their opposition. Despite Clark Realty's claims to the contrary, DARO said there is no agreement with Clark regarding the landscaping of their common property line. The neighbors in single-family homes on Tilden and Upton Streets and the other surrounding apartment buildings are opposed, ANC3F is opposed, the Forest Hills Citizens Association is opposed. Six City Council members have written letters asking you to listen to the neighbors and give great weight to

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- Imagine how the proposed design will be shockingly out of place on this site. Refer to the Ward 3 Plan, Section 1409.2(b) which states the objectives and policies for land use/zoning are to "Protect existing residential neighborhoods and enhance their qualities."

There is a way out. Developing eight semi-detached townhouses under matter- of- right zoning would eliminate all of the problems this five-story building would bring to Tilden Street. As Councilmember Mendelson stated, there was never any intention to build high-density development on Tilden Street. Come see for yourselves that preserving R-2 zoning is the right choice.

Sincerely,

A handwritten signature in black ink, appearing to read "Susan W. Gillespie". The signature is fluid and cursive, with a large initial 'S' and a long, sweeping underline.

Susan W. Gillespie