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D.C. OFFICE OF ZONING

2921 Tilden St., NW
Washington, DC 20008 11:05

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March 27, 2006

Carol J. Mitten, Chairman Re: Case 05-26
DC Office of Zoning
One Judiciary Square
441 4th Street NW
Suite 210S
Washington, DC 20001

Dear Ms. Mitten:

We write in regard to the Clark proposal for Tilden St., case number listed above. We live across the street, at 2921 Tilden, and are very much concerned about the size and nature of the project.

We chose our wonderful old urban neighborhood 11 years ago because we believe in the benefits of density, and we surely appreciate the appropriateness of infill near subway stations and other services. We have not opposed the expansion of Edmund Burke School or additional apartment housing along Connecticut, or improvements at Howard Law School or the Levine School of Music.

But this project represents several flaws in thinking. It is far too large for its site, it extends the large-apartment-building nature of Connecticut Avenue to a residential street characterized by row houses and single-family homes. It is dreadfully certain that cars emerging from it will worsen already constant rush-hour backups at Connecticut Avenue and Tilden. And it is the product of a firm with which we have had woefully disappointing experiences – and which now seems determined to extend that experience by making a farce of the important planning tool of PUD, a tool I have appreciated from my cub reporting days of long ago. Projects that bring singular opportunities to a neighborhood, and that blend new challenges with amenities which could not otherwise be secured, offer real hope for improvement that make them worth the unsettlement that change brings. But this project offers our neighborhood nothing but problems. A grant to Pierce Mill is a fine idea, but it won't make our median strip more beautiful or address our traffic problems or enrich the activities available to us – or do anything else that benefits those of us who will be neighbors to this badly conceived project.

Please know that our neighborhood of active, concerned, engaged citizens is unified against this inappropriate and problem-plagued proposal, and we rely on you to protect our interests. We are grateful for the time you put into this, and hope you will call on us to provide any further information that we can.

Sincerely,



Geneva Overholser and David L. Westphal

ZONING COMMISSION
District of Columbia

CASE NO. 05-26
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 24
CASE NO. 05-26
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