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Washington, DC 20008

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D.C. OFFICE OF ZONING

May 10, 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,

I am writing to express my opposition to Clark Realty Capital's PUD proposal for a 49 unit six story condominium at 2950 Tilden Street, NW, a street with no other high rise buildings. My home is within 200 feet of the site.

This section of Tilden Street is a tree-lined residential street off Connecticut Avenue, divided by a median, leading to Rock Creek Park. On the north side of the street among the townhouses are twelve dating back to 1906, the first in the area. Facing them is Clark Realty's vacant lot, which is zoned R-2, allowing for eight semi-detached townhouses to be built. Neighbors want to see an attractive streetscape of townhouses constructed on the south side of Tilden, as envisioned by the original zoning, to complete the residential look of the block. Townhouses would serve as a graceful transition from the apartment buildings lining Connecticut Avenue.

The neighborhood is united in its opposition to this PUD. The proposed building is too large and dense for this lot of less than three-quarters of an acre. Its close proximity to the existing building, 3883 Connecticut Avenue, which Clark Construction built in 2000, will cut off light, view and privacy for the condominium owners in that building. The narrow twenty foot easement between the two buildings is both a hazard for emergency equipment to navigate, and a dead space for the residents of both the buildings. The neighboring Embassy of Kuwait will lose their light and privacy if the proposed building is built along their property line with five terraces overlooking their embassy.

Residents of the existing apartment buildings currently compete for the limited number of parking spaces in the area with commuters, students at Howard Law School and UDC, and employees from Intelsat and other organizations. Although the proposed building will provide parking for residents, the increased demand for parking as a result of the building will put a strain on an already overburden neighborhood.

Today, garbage trucks find it difficult to make tight turns exiting onto Tilden Street from the alley behind 3945 Connecticut, and frequently just drive across the median strip rather than attempt to turn right. Delivery trucks, moving vans and emergency vehicles all will have difficulty navigating on the south side of Tilden. The plan Clark proposes for solid waste collection is not feasible. It would require a garbage truck to back into the 15 foot parking garage driveway. Moving vans will encounter a similar challenge as they too would have to back into the parking garage driveway, blocking access to the garage.

I urge you to reject the Clark PUD on the grounds it threatens to destroy our neighborhood. It is a dangerous precedent for the city to allow encroachment of large apartment buildings into residential neighborhoods. If judged under the PUD Evaluation Standards, this proposal does not have superior features that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from the development of the site under the matter-of-right provisions of this title.

Sincerely,



Enclosure: 1968 Zoning Map

ZONING COMMISSION
District of Columbia

CASE NO. 05-26
ZONING COMMISSION
EXHIBIT NO. 46
District of Columbia
CASE NO. 05-26
EXHIBIT NO. 45

FRDS

HOLY CROSS

27

FIRST ZONING
MAP
1968

KEY

- R-2 ZONING
FOR
TOWNHOUSES
- APARTMENT
BUILDINGS

