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4336 Garrison Street, N.W.
Washington, DC 20016

May 23, 2006

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Carol J. Mitten
Chairman
DC Zoning Commission
441 4th Street NW
Washington, DC 20001

Re: *Case Number 05-26*

Dear Chairman Mitten:

I am writing to express my strong opposition to the proposal by Clark Realty Capital to build a Planned Unit Development at 2950 Tilden Street, NW. I live in upper Northwest DC and I frequently pass this site as I ride my bicycle into and out of Rock Creek Park between Pierce Mill and Connecticut Avenue on Tilden Street.

I know from my frequent trips through Tilden Street that this neighborhood is characterized by low density residential with some large lots devoted to foreign mission use (e.g., Kuwait, Hungary and the Czech Republic). The residents of Tilden Street, like others throughout the city, purchased and improved their homes relying on the existing zoning for the surrounding area. In their case, the existing zoning for 2950 Tilden Street is R-2, which would permit the construction of a maximum of eight semi-detached residences. Building in accord with the current zoning would keep the existing character of this residential neighborhood and not overwhelm the limited infrastructure, such as parking availability and the ever-increasing traffic congestion. Put simply, the proposal for six stories and 49 condominiums is too tall and too dense for this low density residential neighborhood.

A building this size sets a bad precedent for residential side streets – even those off of and near major thoroughfares, such as Connecticut and Wisconsin Avenues. Permitting a high-rise to encroach on a residential side street jeopardizes not just the stability of Tilden Street, but that of neighborhoods throughout Ward 3 and the rest of the city. This is of great concern to me and my neighbors in Friendship Heights and Tenleytown as we decide whether to invest in our own homes or to wait to see if our neighborhoods will experience the same terrible fate as that proposed for the residents on Tilden Street.

I am a lawyer by profession. [Let me quickly add, however, that I work for the government and have no clients with any interests in this matter.] Before I purchased my home in Friendship Heights, DC in 1986, I did a great deal of research concerning the zoning of the surrounding lots to make sure that my home would not be overwhelmed

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with anything larger than it sometime in the future. Among the things I did was obtain the zoning map, speak with an official from the DC Office of Planning, learn about the Comprehensive Plan designations for my neighborhood, and read old zoning orders and appeals from those orders. Everything I did and read, and everyone I spoke with, gave me assurances that I could purchase with confidence that my house would not later be overwhelmed with dense, tall development. I feel that existing residents throughout Ward 3 and perhaps the city are now under assault by developers who are seeking to change the rules so they can simply make more money at existing residents' expense. We see this happening in Friendship Heights and in Tenleytown. I have a great deal of empathy for the existing residents of Tilden Street and the surrounding streets. The Zoning Commission must put a stop to this greedy grab for money at the expense of our city's residents.

I urge the Zoning Commission to reject Clark Realty's proposed application and send a strong signal to developers that just they need to stick to the rules, just like the rest of us. Please do not add further to the reasons why some find it so frustrating to live in the District of Columbia.

Sincerely,

A handwritten signature in black ink, appearing to read "David P. Frankel". The signature is fluid and cursive, with a large, stylized "D" and "F".

David P. Frankel, Esquire