

RECEIVED
D.C. OFFICE OF ZONING
2006 MAY 26 AM 11: 54

May 19, 2003

Ms. 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 Chairman Mitten,

I am writing in reference to Case # 05-26, which is scheduled to be discussed by the DC Zoning Commission at its June 5 hearing, and wish to express my strong opposition to the proposal by Clark Realty Capitol to build a consolidated Planned Unit Development (PUD) at 2950 Tilden Street, NW (Square 2234 Lot 800).

I am a homeowner in the neighborhood where this development is planned, and attended an ANC meeting on May 8, where representatives of Clark Realty presented the company's development plan to the ANC members and the public. I listened to the presentation by Clark, the questions presented by the members of the ANC, and the statements made by my neighbors – some of whom have lived in this neighborhood for 20 or more years. I am convinced that this development is a terrible plan, which is not well conceived, and that its approval would be extremely injurious to the quality of life we now enjoy in our area.

My primary concern is the impact of this development on traffic. Tilden Street is a two-lane thoroughfare separated by a tree-lined median, bordered by Connecticut Avenue on the west and a hill leading to Pierce Mill and Rock Creek Park on the east. The proposed development would be built on the south side of Tilden, meaning entrance and egress would be made into the eastbound traffic. Any car leaving the property would have to go east on Tilden, make a U-turn at 29th Street, and then go west on Tilden in order to get to Connecticut Avenue. Already during the morning rush hour on any given day of the week, cars line the westbound lane of Tilden Street the entire length of the block, as neighborhood residents and pass-through commuters wait at the traffic light to turn onto Connecticut. Adding another 100 cars a day making U-turns at a point where oncoming traffic comes rapidly up a steep grade from Rock Creek Parkway as it reaches 29th Street, would worsen an already dangerous traffic situation.

Another concern of mine is the impact of this development on the local street parking that is already in short supply. I live in a 5- story building (4007 Connecticut) ZONING COMMISSION
District of Columbia

CASE NO. 05-26
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 62
CASE NO. 05-26
EXHIBIT NO. 62

1920s without parking. I currently share limited street parking with my neighbors in another mid-rise building on the opposite corner of Tilden; the residents of the two blocks of town homes on Tilden and Upton Streets; the faculty, staff and students of both the Edmond Burke School and Howard Law School; Intelsat employees; the workers and business clients of the Kuwaiti Embassy; and the usual complement of maintenance, domestic, delivery and construction workers within the neighborhood on any given day. Despite Clark Realty's stated plan to build 110 parking spaces in their building, I know the development will generate a daily need for an estimated 15-20 street parking spots for guests and service vehicles, which do not exist today.

I am also not convinced that the proposed development has been designed with the character, look and feel of the existing neighborhood in mind. Clark Realty envisions a sleek, modern structure amidst 1920s Art Deco-inspired buildings and turn-of-the-century row houses, without space for any sort of canopy shade tree like the ones that currently grace Tilden Street and Connecticut Avenue. The proposed high-density development would seem much more at home in Bethesda or Northern Virginia – and would seriously detract from the character of the neighborhood.

Finally, I would say that the comments made at the ANC meeting by a representative of the Kuwaiti Embassy were extremely disturbing. It appears that the design of the Clark property would allow for three-story tiered views from the development's balconies and terraces onto the embassy property – indeed, directly overlooking the very office of the Kuwaiti Ambassador – potentially placing the safety and security of the embassy's staff and visitors in great jeopardy. This seems to be an almost unconscionable oversight on the part of Clark Realty's planners, and I believe, points very strongly to the fact this is a very poorly designed and conceived development.

For these reasons and the many others that I am sure several of my neighbors will also bring to your attention, I urge you and your fellow commissioners to reject Clark Realty Capital's request to upzone the lot's classification from an R-2 to an R-5-C zone district. This is a bad development, universally opposed by all concerned parties in this neighborhood – excepting of course the employees, business partners and commercial investors of Clark Realty Capital.

Sincerely,

A handwritten signature in black ink, appearing to read "Christopher C. Carter", with a long horizontal flourish extending to the right.

Christopher C. Carter
4007 Connecticut Avenue, #311
Washington, DC 20008