

JACOB P. GILLESPIE
2931 TILDEN STREET NW
WASHINGTON, DC 20008

May 22, 2006

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

Re: Case 05-26

RECEIVED
D.C. OFFICE OF ZONING
2006 MAY 26 PM 1:30Z

Dear Chairman Mitten,

I write in strong opposition to Clark Realty Capital's Planned United Development proposal. Since 1986, I have owned and lived across the street from the lot now called 2950 Tilden Street.

The proposed project brings no value to the neighborhood. The proposed building is too tall and too dense for the small lot. The architecture is inappropriate for the neighborhood. Forty -nine units with 110 cars will add to already difficult traffic and parking problems. By paving the entire lot for parking, they make large canopy trees impossible. The loading facility is inadequate for moving vans and large delivery trucks. Large trash compactors and other trucks as well as the aforementioned moving vans will find it impossible to make the u-turn necessary leaving the building for Connecticut Avenue. The project will rob its neighboring buildings and the Kuwaiti Embassy of light and views. The project poses additional security problems for the Embassy and the security of the Embassy is important to the entire neighborhood. The list of flaws in the project could go on, but the real problem is the concept itself.

This project opens the door for further high-rise development along Tilden Street to Rock Creek Park. The comprehensive plan calls for high-density residential buildings on the major arteries and single-family homes on the side streets. From Tilden Street where do we go? Which side street will be next? Which neighborhood? The comprehensive plan calls for protection of our neighborhoods. This project does not protect or improve our neighborhood. It will harm us all.

When most of the property owners in the Tilden Street area purchased their homes, they believed that four semi-detached townhouses with single-family homes would be built on this property. So, apparently did Clark. As you can see from the attached copies of two pages from the Clark Realty website, dated October 29, 2001, Clark not only shows a sketch of the townhouse, they refer to "eight luxury homes under construction."

A planned unit development must have some value or bring some special amenities and benefit to the community to compensate for the changes it requests. Clark Realty, part of a company doing almost \$3 billion annually and expecting to make a profit of more than \$10 million on this project, offers amenities of \$135,000. They propose *de minimus* affordable housing. These are hardly serious offers.

This proposal should be rejected and matter of right R-2 zoning retained.

Sincerely,



Attachment: Two Clark Construction webpages

ZONING COMMISSION
District of Columbia
CASE NO. 05-26
EXHIBIT NO. 70
ZONING COMMISSION
District of Columbia
CASE NO. 05-26
EXHIBIT NO. 70

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The Clark Realty Organization

October 29, 2001

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PROJECTS

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Clark Realty Project Listing

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Project Name:

3883 Connecticut Avenue

3883 Connecticut Avenue Completion3883 Connecticut Avenue
Washington, DC 20008**Date:**
Aug 2002158 Class A Apartment Units & Eight
Luxury Homes3883 Connecticut Avenue is a 10-story,
158-unit luxury apartment building and
eight luxury homes under construction in
the Cleveland Park neighborhood of
Northwest Washington, DC.3883 Connecticut Avenue
Washington, DC[View larger image](#)[Additional Photo\(s\)](#)

Development Information

Construction Value (\$000,000) Not Available**Construction Type** High-Rise**Architect** Weihe Partnership**Owner** Clark Realty Capital,
LLC**Special Financing**

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3883 Connecticut Avenue
Washington, DC 20008

