

To: DC Office of Zoning
fax 202-727-6072

From: Alison Meiss
202-646-5913 (day)

Re: Case 05-26

#2

2006 MAY 30 PM 4:21

D.C. OFFICE OF ZONING

RECEIVED

Please include the following letter of opposition to Clark Realty Capital's proposed construction of a luxury condominium at 2950 Tilden Street, NW, in the read ahead package.

May 30, 2006

2 pages follow

Sharon - please discard the first
fax - it was the wrong letter.
This is the right one (the one that
I mailed)

Thanks
Alison Meiss

ZONING COMMISSION
District of Columbia

CASE NO. 05-26

EXHIBIT NO. 75
ZONING COMMISSION
District of Columbia
CASE NO. 05-26
EXHIBIT NO. 75

*3901 Connecticut Avenue, NW
Washington, DC 20008*

30 May 2006

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

Dear Ms. Mitten:

Re: Case 05-26

I am writing to oppose Clark Realty Capital's request to change the zoning at 2950 Tilden Street from R-2 to R-5-C to allow them to construct a high-density building that is inconsistent with existing housing on Tilden. When Clark acquired the Tilden Street property, they made it known to the community that they planned to construct eight townhouses, which would be much more appropriate to the neighborhood. The height of their proposed structure will overpower the existing town homes on the opposite side of Tilden Street and intensify the unnecessary and unpleasant canyon feel that already exists in the space between 3901 and 3883 Connecticut.

The community is already under the shadow of 3883 Connecticut, which is incompatible with the neighborhood and poorly designed to fit on its lot. Clark's latest proposal for 49 luxury condominiums considers only what is good for the developer—not the community. While zoning regulations for planned unit developments require the developer to seek input from the community, the Clark team listened at community meetings but did not hear. With each revision of their plan, supposedly based on community input, Clark made only minor changes to the original—no substantial redesign that brought the structure more in keeping with the lower density and long established dwellings on Tilden Street. Community concerns have been basically ignored.

Clark proposes to develop the lot to the maximum extent leaving little access space for service vehicles. The backside of the proposed building would be right up against 3883 with only minimum allowance for a fire alley between the two buildings. Residents on the north side of 3883 will have their current view totally blocked. The proposed 16-foot wide driveway, which will have to accommodate residents leaving and entering the garage, delivery trucks, moving vans and garbage trucks, is inadequate for a building of its size. A loading dock is essential, but Clark's has not included one. Their plan also provides no room for large vehicle turn around; trucks will have to back out of the driveway obstructing Tilden Street traffic and probably driving over the median strip as was done throughout the construction of 3883 Connecticut.

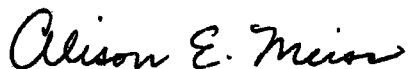
*3901 Connecticut Avenue, NW
Washington, DC 20008*

In addition to aesthetics out of character with the neighborhood, the proposed structure poses numerous potential negative impacts on community life. The intersection at Connecticut and Tilden is already congested at rush hour. While the project provides underground parking for each unit, new owners will be in traffic at some point and they will have guests and service people who will have to compete for already scarce street parking. Planned landscaping is limited to ornamental shrubbery with no provision for normal growth shade trees on an otherwise tree-lined street.

I am a long time resident at 3901 Connecticut, adjacent to both Clark properties. Throughout their construction of 3883, which was completed in 2002, Clark was anything but a good neighbor and their end product bears little resemblance to the drawings they presented at neighborhood meetings prior to the construction. Their elegant drawings and models for the current project are only that—drawings and models. I have no reason to believe that the end product at 2950 Tilden would be any different—more upscale but still a monstrosity.

The Clark project planned for 2950 Tilden is simply too large for the site. The negative impacts of an oversized luxury building on Tilden are many and will change the quality of life in the neighborhood. I support the original R-2 zoning for the property and would be happy to see construction of semi-detached townhouses in keeping with the scale of those on the opposite side of Tilden.

Sincerely,

A handwritten signature in cursive script that reads "Alison E. Meiss".

Alison E. Meiss