

04-11-02

Chairman Carol J. Mitten
District of Columbia Office of Zoning
441 4th Street, N.W.
Suite 210 South
Washington, D.C. 20001

RECEIVED
MAY 12 1996
D.C. OFFICE OF ZONING
CASE NO. 02-17

RE: ZC #02-17

Many of the neighbors near this site strongly oppose the rezoning and redevelopment plans proposed by Stonebridge Associates. Attached is a copy of the Notice of Intent to File a Zoning Application, which I received due to the proximity of my house to this site.

Enclosed are:

1. A letter written by two of the neighbors who are part of the Working Group that has been meeting with the developers in an effort to arrive at a plan that is satisfactory for our neighborhood
2. A letter concerning the traffic reports that were prepared by the development team and discussed at a community meeting held on March 6
3. A handout prepared by several neighbors and distributed at that community meeting
4. A chart of some of the other development sites, or likely sites, that also affect our neighborhood
5. Copies of some of the letters that have been sent by neighbors to various D.C. officials on this subject over the past several months

I hope that you will appreciate the deep concerns many neighbors have about this proposal, and our opposition to rezoning this site.



Hazel F. Rebeld
4228 Military Rd., NW
Washington, DC 20015-2933

ZONING COMMISSION
District of Columbia
Case 02-17
Exhibit 15

ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.15

March 12, 2002

NOTICE OF INTENT TO FILE A ZONING APPLICATION

**Application to the
District of Columbia Zoning Commission
for a
Consolidated Planned Unit Development
and
Zoning Map Amendment**

Stonebridge Associates 5401, LLC, on behalf of 5401 Western Avenue Associates, LLP, and the Abraham and Louise Lisner Home, (collectively, the "Applicant") hereby gives notice of its intent to file an application for consolidated review and approval of a Planned Unit Development ("PUD") and Zoning Map Amendment in accordance with the District of Columbia Zoning Regulations, 11 DCMR (July 1995). The application will be filed with the Zoning Commission not less than ten (10) days from the date of this notice. This notice is given pursuant to Section 2406.7 of the Zoning Regulations.

The property that is the subject of this application consists of Lot 805 and the adjacent portion of Lot 7 in Square 1663 (the "Property"). The Property is located at the intersection of Western Avenue, N.W., and Military Road, N.W., in Ward 3 and is adjacent to the Friendship Heights Metrorail and Metrobus stations. The Property currently is improved by a three story building devoted to the Washington Clinic's use and adjacent open area on the Lisner Home's site. Lot 805 is currently zoned R-5-B and the portion of Lot 7 is zoned R-2. The Property consists of approximately 60,000 square feet of land area.

The Applicant proposes to construct a new apartment house with approximately 200 to 225 units and with approximately 234,750 square feet of gross floor area. The proposed building will also include approximately 7,200 square feet devoted to commercial/retail use on the ground floor level facing Western Avenue. The proposed building will incorporate two wings at an angle separated by an open plaza along Military Road. The Western Avenue wing will have a maximum height of ninety feet, stepping down to seventy feet. The eastern wing will have a maximum height of fifty-two feet, eight inches, stepping down to a height of forty-two feet, eight inches at the southeast corner facing Military Road at 43rd Street. There will be limited above-grade construction on the portion of the Property now owned by the Lisner Home. A play area will be included on that property for use by the Chevy Chase Plaza Children's Center. The proposed building will include a three level, underground parking garage with approximately 220 to 250 parking spaces on a self park basis. All access to the parking garage and loading docks will be from Western Avenue; no access will be permitted from Military Road.

The Applicant will also seek an amendment to the Zoning Map to rezone the entire site to R-5-D. This request is consistent with the Comprehensive Plan's

designation of the Property in a housing opportunity area, in a regional center and in the institutional land use category.

The developer for this proposal is Stonebridge Associates, Inc; the architect is Shalom Baranes Associates, PC; and the land use counsel is Holland & Knight LLP.

Should you need any additional information regarding the proposed PUD application, please contact Whayne S. Quin, Esq., of Holland & Knight LLP at (202) 955-3000.

March 17, 2002

Doug Firstenberg
Stonebridge Associates, Inc.
Two Bethesda Metro Center, Suite 220
Bethesda , MD 20814-5332

Stephen Cochran
Office of Planning
801 North Capitol Street, NE, Suite 4000
Washington, DC 20002

Jill Diskan
ANC 3E-04 Commissioner
5315 43rd Street, NW
Washington, DC 20015

This letter follows a community meeting on March 6, at which Stonebridge Associates presented their plans for the redevelopment of the Washington Clinic site and part of the Lisner Home property at Western Av. and Military Rd. NW.

As two of the neighbors in the Working Group that has been meeting with the developers, we would like to clarify some of the issues that we feel have not been adequately addressed.

- Limitations on use and gross floor area are necessitated by already overburdened streets and parking space. We recognize that even adequate garage parking cannot prevent additional parking demand on the neighboring streets, directly in proportion to the number of new housing units and the gross floor area of new developments. The traffic report presented at the meeting was seriously flawed and dramatically conflicted with the observations and reasoning of most audience members who actually live in the immediate area.
- Limitations on height and FAR should be suitable for this location in our neighborhood of single-family homes and townhouses.
- Recognition must be given to the effects of other developments that are recently completed, under construction, planned, or proposed in the area, which will adversely affect traffic, parking, and other aspects of daily life.
- Effort should be made to minimize the possibility that redevelopment of this site will set a precedent for dense redevelopment of the rest of the 6-acre Lisner Home property.
- Existing green space and large trees should be preserved, not removed for construction of the underground garage as proposed on the Lisner part of the site.

We support the following suggestions:

1. A PUD should be granted under the current zoning, R-5-B (Clinic) and R-2 (Lisner), provided that this project "offers a commendable number or quality of public benefits, and that it protects and advances the public health, safety, welfare and convenience."
2. The maximum height allowed would be 60 feet, but with the following restriction. On the eastern 150 feet of the Military Rd. frontage of the Clinic property, and for a depth of 150 feet back from the Military Rd. building facade, the building should have a scale not greater than that of the 43rd St. townhouses, The Courts of Chevy Chase. A building of the same scale as the Courts of Chevy Chase would have no more than four stories above grade or partially above grade, and would also have a maximum height of 40 feet if the roof is flat, or a maximum peak at 45 feet if the roof is peaked.
3. The gross floor area would be 137,520 square feet maximum; the FAR would be 2.337 maximum (pro-rated calculation because of the 2 different zones).
4. Concerning the massing of the bulk permitted above, we suggest that part of the building, having a scale not greater than that of the Courts of Chevy Chase townhouses (as defined above in suggestion 2), be located along more of the Military Rd. frontage. We do not value the proposed triangular courtyard as an amenity, and prefer to emphasize the scale and character of our existing housing.
5. No part of any structure should extend onto the strip of land from Lisner, either above grade or below grade, within 180 feet of the existing Military Rd. sidewalk.
6. All trees on the Lisner part within 180 feet of the existing Military Rd. sidewalk should remain untouched, and that area should remain unfenced and open to the general public.
7. We do not consider providing a "tot lot" for a private group, as has been proposed, to be a public benefit. However, if the developers wish to make such a gift to the Chevy Chase Plaza Children's Center, the Pavilion's corner park area in front of the townhouses (southwest corner of Military Rd. and 43rd St.), might be purchased for this use, a location suggested by Jill Diskan. An alternative location for a small playground might be on the Western Av. half of the Lisner land strip, provided it is at least 180 feet from the existing Military Rd. sidewalk. If the playground is to be counted toward satisfying the PUD requirements for public benefits, it would have to be open to all children, and maintained by the developers for the life of the PUD. In the alternative, it could be given to the city for this public use.
8. The proposal to make 43rd street one way south between Military and Jenifer streets will worsen the traffic conditions in the alleys and on other blocks, and should be reconsidered. Additionally, preparation of the study in which this proposal was made, and efforts by Stonebridge or O.R. George and Associates to "meet with the City to present the findings and recommendations, and to 'negotiate' acceptance and implementation of the preferred mitigation measures" cannot be considered part of any public benefits package.
9. The following could be among the public benefits offered in exchange for a PUD with no zoning change:
 - Restriction of height and massing beyond that required by current zoning, as described above in suggestions 2 and 4

- Transplantation of trees and large shrubs from the Clinic part of the site, which would otherwise be destroyed, to other locations on the site
- Preserving a pedestrian short-cut between Military Rd. and Western Av. for the use of the general public, if it would not otherwise be required by the building plan
- A small public playground on the Western Av. half of the Lisner land strip, provided it is at least 180 feet from the existing Military Rd. sidewalk, or alternatively, improvements (to be discussed) to Chevy Chase Park at Livingston St.
- Development of the housing units as a condominium or cooperative, rather than as rentals, to encourage home ownership and community commitment, with a minimum of 60% owner-occupancy required.

We hope that these suggestions will promote a more satisfactory proposal.



Hazel F. Rebeld
4228 Military Rd., NW
Washington, DC 20015-2933



Marilyn J. Simon
5241 43rd Street, NW
Washington, DC 20015-2005

cc: Andrew Altman, Office of Planning
Ellen McCarthy, Office of Planning
Chevy Chase Plaza Child Care Center

5241 43rd Street, NW
Washington, D.C. 20015
March 17, 2002

Douglas Firstenberg
Stonebridge Associates
2 Bethesda Metro Center
Suite 220
Bethesda, Maryland 20814-5332

Re: Traffic Studies relating to possible PUD application for the Washington Clinic Site

At the meeting last week, you indicated that you were interested on comments on the traffic report that you had prepared. I have several comments on the February 18 draft Washington Clinic Site – Neighborhood Traffic Mitigation Study, Friendship Heights, Northwest Washington, D.C. as well as comments on the outline of the traffic study that you intend to submit with your Application, as presented at the March 6 Community meeting. I have not included details in these comments, since the February 18 draft report and any efforts for Stonebridge or O.R. George to “meet with the City to present the findings and recommendations, and to ‘negotiate’ acceptance and implementation of the preferred mitigation measures” cannot be considered part of a public amenities package. In addition, the report outlined at the March 6 meeting cannot be seriously considered to be an adequate study of the impact of this project on the surrounding neighborhood.

FEBRUARY 18 DRAFT WASHINGTON CLINIC SITE – NEIGHBORHOOD TRAFFIC MITIGATION STUDY, FRIENDSHIP HEIGHTS, NORTHWEST, WASHINGTON, D.C.

- The study does not take into account the fact that the cut through traffic on the 5300 block of 43rd Street is only a small portion of the major traffic issues faced by the neighborhood:
 - In particular, there is significant cut through traffic on the blocks to the south and the east of the street that was the primary focus of the study.
 - Any proposed solution that focuses only on that street is likely to increase the amount of cut through traffic on neighboring streets and alleys, as drivers will still continue to try to avoid the congestion on the 5300 block of Wisconsin Avenue and will still continue to seek parking on our neighborhood streets.
- As I mentioned on January 7, I do not consider the preparation of this Study to be a valid part of a “public amenities” package.
 - In fact, there is substantial neighborhood opposition to the proposal that the 5300 block of 43rd Street be made one-way southbound. This proposal was presented at

a very contentious ANC meeting about 2 years ago. It faced substantial opposition. Neighbors are particularly concerned about piecemeal solutions to traffic problems, that move the cut-through traffic and cars seeking free parking to neighboring streets and alleys.

MARCH 6 PRESENTATION OF TRAFFIC STUDY FOR ZONING APPLICATION

The outlined traffic study is seriously flawed in many respects. I comment below on just a few of these problems:

- Comparison of impact of current proposal with earlier Stonebridge design is irrelevant. In considering any PUD, no weight should be given to such an analysis.
 - Clearly, the earlier design was seriously flawed. For example the failure to align the entrance to the garage with Wisconsin Circle and the traffic signal is a basic design flaw. Elimination of this design flaw is not relevant to a showing that the impact of the project on the surrounding area is not unacceptable.
- Current traffic demands should be based on information about the number and timing of appointments at the Washington Clinic and Clinic employees' actual commuting choices, as well as actual usage of the parking lot by patients and employees that drive.
 - The characterization of traffic demands associated with the Clinic is at odds with the observations of homeowners near the Clinic. In particular, the impact of the Clinic on rush hour and weekend traffic appears to be relatively low.
- The study, as described, did not use real data on the number of cars that are likely to be owned by tenants of the building and the traffic attributable to employees and visitors to the site.
 - Any study of the impact of this proposal should use real estimates of car ownership based on the likely demographics of the tenants and the most traffic intensive tenant that might occupy the retail space.
 - A study that assumes that car ownership is equal to the number of spaces required by zoning regulations will not accurately reflect the likely traffic generated by this project or the demands that this project will place on our limited off-street parking. More appropriate data on car ownership and commuting habits is readily available.
- In addition to taking into account more realistic estimates of the number of cars that are owned by building tenants and employees and traffic generated by visitors to the residential and commercial tenants, the study needs to consider whether those tenants, employees and visitors will be using on-site parking and arriving at the Western Avenue entrance or will be parking in the neighborhood and using the pedestrian entrance off Military Road.
 - In making this determination, it is necessary to take into account the pricing of residential parking, policies for parking for residents' visitors, the pricing of

employee parking, availability of validation and pricing of parking for customers of the retail tenants and the availability of spaces for retail customers.

- To the extent that any policies are used to conclude that tenants, customers and guests will actually use the on-site parking facilities, the developer should commit to maintaining those policies for the life of the PUD.
- Most importantly, the presentation did not consider the impact of this project on rush hour traffic and weekend traffic, time periods of most concern to the neighborhood.
 - The current use does not generate substantial rush hour or weekend traffic. The proposed project does. The study should reflect this.

I hope that you find these comments helpful.

Sincerely,



Marilyn J. Simon

CC: Stephen Cochran, D.C. Office of Planning

Friends and neighbors, at tonight's meeting you will see plans for an attractive building.

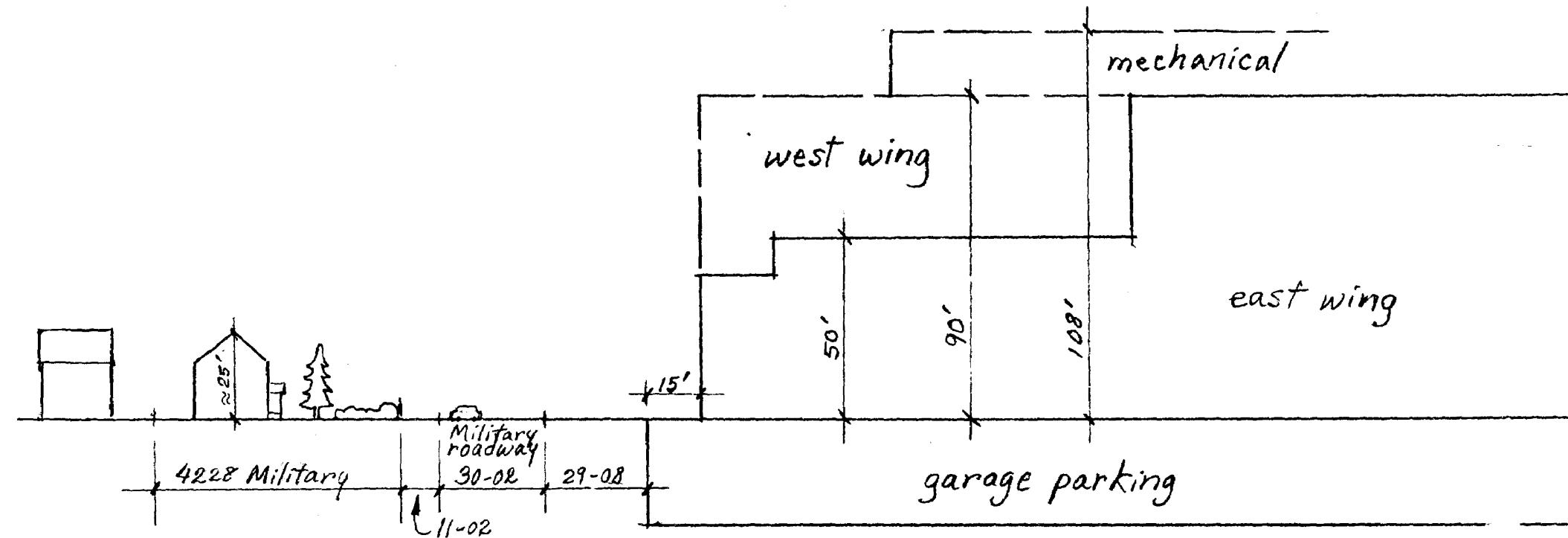
Unfortunately,

- The height and the density of this building would violate the zoning on the intended site (currently the Washington Clinic and parking lot, and part of the Lisner Home property); additionally, retail use is not allowed there
- It is inconsistent with the DC Comprehensive Plan for Ward 3
- The development would require both rezoning and approval as a PUD (Planned Unit Development) in order to accommodate the substantial increase in height and density
- Larger developments mean even more traffic and parking problems
- On sites near the Friendship Heights Metro, there are already another 600-plus housing units proposed for the WMATA site*, and 775 more units at 2 of the sites on the Maryland side**, in addition to several million square feet of new office and retail space
- A bad precedent would be set for the rest of the Lisner Home site
- There are single-family homes extremely close to this site, to the south and to the east
- From the Lisner portion alone, trees to be removed include at least 8 that have diameters between 12" and 32"

* from ANC meeting presentation 12-13-01; 3+ acre site near Wisconsin and Jenifer

* *from Chase Land Co. web site

Proposed building and closest houses -
yes, this is to scale



1" = 40'

01-07-02

This is a summary of some of the issues. FAR (Floor Area Ratio) is gross floor area divided by the area of the lot. Unit numbers are somewhat approximate.

THIS IS WHAT IS ALLOWED AS A MATTER OF RIGHT:

On the Clinic part of the site, zoned R-5-B (43,840 sq ft of land):

- height = 50 feet
- FAR = 1.8
- floor area = 78,912 sq ft

They could build, for example:

- (no retail)
- 71 apartments

Plus, on the Lisner part of the site, zoned R-2 (15,000 sq ft of land):

- they could build approximately 5 housing units

THIS IS WHAT THEY PROPOSE:

PUD* under rezoning to R-5-D

- height = 90 feet, plus 18 foot additional superstructure for mechanical systems
- FAR: 4.1 (this zoning w/PUD allows a maximum 4.5 FAR)
- floor area = 240,000 sq ft

They want to build:

- retail area of 7,500 sq ft (as a special use exception), and
- 210 apartments

THIS IS WHAT I URGE YOU TO SUPPORT:

PUD* under the current zoning, R-5-B and R-2

- height = 60 feet, but with maximum 40 foot height (4 stories) on eastern half of Military Rd. frontage, and no increase in that height for minimum of 150 feet back from the Military Rd. building facade
- floor area = 137,520 sq ft
- FAR = 2.337 (pro-rated calculation, because of 2 different zonings)

They could build, for example:

- retail area of 7,500 sq ft (as a special use exception), and
- 117 apartments

Or they could build approximately

- 42 townhouses (based on the density of Courts at Chevy Chase on 43rd St.)

**Any PUD (Planned Unit Development) also requires that their project "offers a commendable number or quality of public benefits, and that it protects and advances the public health, safety, welfare and convenience"*

A FEW QUOTES FROM DC REGULATIONS

from DC Zoning Regulations :

(see link to chapter 24, Plan Review Procedures, at
<http://www.dcoz.dcgov.org/info/reg/reg.shtm>)

2400.2 The overall goal [of a PUD] is to permit flexibility of development and other incentives, such as increased building height and density; Provided, that the project offers a commendable number or quality of public benefits, and that it protects and advances the public health, safety, welfare and convenience....

2400.4 While providing for greater flexibility in planning and design than may be possible under conventional zoning procedures, the planned unit development process shall not be used to circumvent the intent and purposes of the Zoning Regulations, nor to result in action that is inconsistent with the Comprehensive Plan....

Can anyone honestly claim that rezoning this site to allow 210 apartments in a 90 foot tall building is "not inconsistent" with the Comprehensive Plan for Ward 3? Please read on ---

from the Comprehensive Plan for our ward:

(see link to Chapter 14, Ward 3 Plan, at <http://planning.dc.gov/documents/main.shtm>)

1400.2 Major themes for Ward 3:

1400.2(a) Protecting the Ward's residential neighborhoods:

(1) Ward 3's most outstanding characteristic is its low density, stable residential neighborhoods. Although the ward's communities retain individual and distinctive identities, a shared concern from American University Park and Friendship Heights to Woodley Park and throughout is one of pride and commitment to neighborhood and home; and

(2) Residents seek to ensure that stability is maintained. Accordingly, no significant land use changes have been indicated in the first eleven (11) elements of the Comprehensive Plan, and it is a major theme of this ward plan to protect and maintain the low-density, high-quality character of the ward;

1400.2(b) Controlling redevelopment:

(1) Ward 3, its residents, businesses, and institutional establishments are significant contributors to the District's total economy. While the people of the ward recognize and generally take pride in this contribution, their single greatest concern is the possibility of unrestrained development diminishing the quality of life. With two of the city's longest and busiest commercial corridors, Connecticut and Wisconsin Avenues, this sentiment is justified historically. The last 2 decades have witnessed major redevelopment in Friendship Heights, Tenley Circle, Spring Valley, Van Ness (at Connecticut), Wesley Heights, and Woodley Park, and

unsuccessful redevelopment efforts in Cleveland Park, Glover Park, and McLean Gardens. Major redevelopment is often accompanied by undesirable effects, particularly increased traffic. This presents problems for small businesses (e.g., loss of parking, higher rents) and has spillover effects penetrating nearby residential neighborhoods....

(2) The economic development goals for Ward 3 differ from those in other wards. The Economic Development Element of the Comprehensive Plan is principally concerned with the generally agreed upon need to stimulate more economic development overall in the District. From the point of view of the District as a whole and the ward in particular, this need does not apply to Ward 3. Rather, the issue in Ward 3 is how to channel the very strong momentum of economic development that exists while protecting and enhancing the primarily residential nature of the ward - a quality of life that in turn attracts additional economic pressures for development....

1400.2(c)(1) The combination of development pressure and environmental awareness has led to an increased appreciation of the ward's natural resources... The loss of open space and natural areas is an important concern....

1401.5 District promotion objective and policies: Ward 3 can contribute to the District's promotion objective ... (by)Ensuring that major gateways into the District, in Ward 3, are attractive in a manner consistent with the McMillan park-like objectives of the city.

1402.1(h) While new housing is needed, all development proposals must be evaluated to avoid adverse impacts on neighborhood stability, traffic, parking, and environmental quality.

1404.1(g) ...The Land Use Element recognizes the ward as an already built environment, in part because the surface transportation infrastructure cannot handle substantial increases in land use density....

1406.2(d) Land use and future development must be carefully controlled to protect the existing scale and low density character, and to enhance the maintenance and improvement of existing natural open spaces and other qualities of the ward.

MARYLAND

PROJECT	CURRENT	PLANNED
Chevy Chase Center*	98,000 square feet	Total of 412,000 square feet with 112,000 square feet of commercial space, 54,000 square feet of neighborhood retail and 260,000 square feet of office/retail.
New England Development [Hecht's Site]*	176,188 square foot department store	1,050,000 square feet mixed-use project including 450,000 square feet of office, 300,000 square feet of retail, 40,000 square feet below grade for grocery store and 275 multi-family dwelling units.
Geico Headquarters site*	514,257 square feet facility	810,000 square feet of office space and 500 residential units
Chase Tower* [not yet occupied]	Prior to development this was Finnegan's car wash and gas station	226,252 square feet of office space and 23,645 of retail and car wash.

* Chevy Chase Land Company, www.cclandco.com/projects/potential.html

Numbers do not add up due to apparent rounding.

DISTRICT OF COLUMBIA

POSSIBLE DEVELOPMENT SITES	CURRENT	PLANNED
Lord & Taylor {Store and Parking Structure}	Square 1580, Lot 0033 Land Use: 43 - Store-Department Land area: 273,625	
Lord & Taylor Surface Parking Lot	Square 1660, Lot 0811 Use Code: 64 - Parking Lot-Special Purpose Land area: over 47,764 Lots 0809 and 0810 are also listed as use code 64 with a combined land area of approximately 30,000	
WMATA site	Square 1657, Lot 0024 Land area: 161,140 Land Use: 62 - Commercial-Garage, Vehicle Sale	Clark Realty Capital has presented plans for redevelopment of this site. They will be requesting a PUD and a zoning change from predominantly R-5-B with a small portion of the site zoned C-2-B to CR for the entire site.

Subject: COMMUNIT-E -- MARCH 22, 2002
Date: Fri, 22 Mar 2002 11:56:28 -0500

COMMUNIT-E
March 22, 2002

PROPOSED DEVELOPMENT FOR WASHINGTON CLINIC SITE

From: JenNielsen007@aol.com

I wish to express my strong opposition to the residential/commercial complex proposed for the current site of the Washington Clinic as developed by Stonebridge Associates. I heard a discussion of the project on March 6 for a structure that exceeds the current zoning allowance and believe it should be scaled back to a complex that remains within the R-5-B and R-2 zoning regulations to preserve our residential neighborhood and avoid possible disruptions to water tables by the serious excavations proposed for the parking facility.

I am in agreement with a proposal put forth by a member of the ANC 3E neighborhood organization working group that has been meeting with the developers; namely:

- the structure be limited to 60 feet in height at Western Avenue with a maximum of 40 feet at the eastern half of Military Road, and a minimum set back of 150 feet from Military Road
- the floor area be limited to a maximum of 137,520 square feet
- the floor area ratio (FAR) held at 2.337.
- the construction preserve as many as possible of the venerable old trees that currently grace the property
- the underground parking area be scaled back and excavated in a way that does minimal damage to existing homes.

This form would limit the number of apartments to 117 rather than the proposed 210, but allow the proposed retail area of 7,500 square feet. Alternative, and in my opinion best of all, the proposal could be limited to townhouses in the style of those built behind the Chevy Chase Pavilion on 43rd Street, NW.

Surely a more modest complex would still be highly profitable in this desirable neighborhood and allow the character to remain one attractive to families like mine with children who covet the little remaining green space in the area. It also protects the homeowners closest to the development from the potential of flooded basements and weakened foundations.

-- END --

February 20, 2002

Mr. Doug Firstenberg
Stonebridge Associates, Inc.
Two Bethesda Metro Center, Suite 220
Bethesda, MD 20814-5332

Dear Mr. Firstenberg:

I have lived on Military Road for some thirty years. My husband & I live at 4224 Military Rd., across from the Lisner Home and the Washington Clinic. We have seen many changes over the years in this neighborhood and not all positive. There has been a great increase in traffic, noise and pollution. We feel that our health & well-being are at stake if this area is rezoned for greater density & commercialism.

The Stonebridge developers seem to think our neighborhood needs a ten story apartment building with a height of 90 feet plus an 18 foot penthouse for mechanical systems. This monstrosity would house 200 plus apartments. We do not need or want another Chevy Chase Pavilion, thank you! Building a few townhouses like the ones on 43rd Street or individual homes seems a better solution and a saner one too. Unrestrained development diminishes any quality of life and also undermines property values.

Has an independent traffic study been done for this part of Northwest D.C. and what are the results? Are your rents going to be affordable to the elderly and the handicapped? Would small children be able to play safely outside this building? Could a huge apartment complex invite more crime into the neighborhood? Could additional traffic coming into the neighborhood because of more high-rise apartments cause additional traffic-jams and accidents? I am thinking of the Maryland side development coming up.

I'm sure you have an answer to all of the above questions. Therefore, I look forward to hearing from you.

Sincerely yours,

(Mrs.) Anne L. Janson

Commuite-E
02-01-02

LETTER FROM RESIDENT RE: REZONING WASHINGTON CLINIC

From: "Ellis, Susan" <sellis@pd.state.gov>

January 28, 2002

To DC Council members, ANC commissioners, Stonebridge Associates, and others concerned with rezoning the Washington Clinic

Subject: Opposition to rezoning Washington Clinic site

I am opposed to rezoning the Washington Clinic property and the adjacent part of the Lisner Home site (Western Ave. and Military Rd., NW) to permit the building of a large apartment building.

I live at 42nd Street and Military Road -- near the proposed rezoning site.

The proposed apartment building is out of proportion with the residential nature of the neighborhood and would exacerbate the serious traffic problems that already exist on Military Road as exemplified by an estimated one collision a week at Military and 42nd St., many of which I have witnessed.

It would also impact very negatively on residential parking. I rarely find parking in front of my house now, and that is a great inconvenience, particularly as I have a knee replacement and other physical disabilities due to arthritis.

The proposed apartment building would also obliterate one of the only open spaces in the neighborhood, the area between the Washington Clinic and the Lisner Home, an area used by Metro commuters, dog-walkers and families.

Much of the development in our area since I moved here in 1974 is welcome as we can walk to shopping, but enough is enough! The charm of Chevy Chase, D.C. is that it is a small, friendly neighborhood only 20 minutes or so from downtown. Let's not destroy this rare quality and put in its place high density rezoning for no other reason than economic profit for a few.

Thank you for considering my objection to the rezoning of this site.
Susan Ellis

Community-E
01-18-02

OPPOSITION TO PROPOSED ZONING CHANGE OF WASHINGTON CLINIC SITE

From: "Betsey Kuhn" <bkuhn@ers.usda.gov>

We live at 4211 Military Rd. NW and our property abuts the proposed development of the Washington Clinic by Stonebridge Associates. We would like to register our opposition to the proposed zoning change. We agree with the reasons cited by our neighbors, Elinor Green and Joel Hunter. The proposed apartment building is out of proportion with residential character of the neighborhood, the serious traffic problems that currently exist on Military Rd. will only be exacerbated, and the Maryland-side development needs to be considered.

We would also like to mention another issue. The proposed apartment house will destroy one of the only open spaces in the neighborhood, the area between the Washington Clinic and the Lisner Home and the abandoned Belt Road. This area is heavily used by people going to the Metro, dog-walkers and families. It also supports the commercial development in the area. I often see husbands and wives with children waiting for their spouses who are shopping in the area. This area functions as a refuge for many people.

For all these reasons, we oppose the massive apartment being proposed to replace the Washington Clinic and hope zoning officials will not approve the change in zoning.

Sincerely,
Betsey and Steven Kuhn

Subject: Opposition to proposed zoning change of Washington Clinic site
Date: Thu, 17 Jan 2002 14:47:38 -0500
From: "Betsey Kuhn" <bkuhn@ers.usda.gov>
To: <ellen.McCarthy@dc.gov>, <kpatterson@dccouncil.washington.dc.us>, <Current@erols.com>, <KSmith1804@starpower.net>, <Firstenberg@stonebridgeassociates.com>
CC: <Hfrehbold@earthlink.net>, <KARIndia@erols.com>, <Avf@helix.nih.gov>, <greenhunter@starpower.net>, <Mrojas@trucking.org>

We live at 4211 Military Rd. NW and our property abuts the proposed development of the Washington Clinic by Stonebridge Associates. We would like to register our opposition to the proposed zoning change. We agree with the reasons cited by our neighbors, Elinor Green and Joel Hunter. The proposed apartment building is out of proportion with residential character of the neighborhood, the serious traffic problems that currently exist on Military Rd. will only be exacerbated, and the Maryland-side development needs to be considered.

We would also like to mention another issue. The proposed apartment house will destroy one of the only open spaces in the neighborhood, the area between the Washington Clinic and the Lisner Home and the abandoned Belt Road. This area is heavily used by people going to the Metro, dog-walkers and families. It also supports the commercial development in the area. I often see husbands and wives with children waiting for their spouses who are shopping in the area. This area functions as a refuge for many people.

For all these reasons, we oppose the massive apartment being proposed to replace the Washington Clinic and hope zoning officials will not approve the change in zoning.

Sincerely,
Betsey and Steven Kuhn

Subject: opposition to rezoning Washington Clinic site
Date: Wed, 16 Jan 2002 12:08:35 -0500
From: ["Hazel F. Rebolt" <Hazel.F.Rebold@earthlink.net>](mailto:Hazel.F.Rebold@earthlink.net)
To: [Kathy Patterson <kpatterson@dccouncil.washington.dc.us>](mailto:kpatterson@dccouncil.washington.dc.us), [Ellen McCarthy <Ellen.McCarthy@dc.gov>](mailto:Ellen.McCarthy@dc.gov),
[Leslie Kraft Quynn <lquynn@aol.com>](mailto:lquynn@aol.com), [Chris McNamara <mcnamrus@aol.com>](mailto:mcnamrus@aol.com),
[Tad DiBiasi <twodeacons@aol.com>](mailto:twodeacons@aol.com), [Jill Diskan <Jdiskan@worldnet.att.net>](mailto:Jdiskan@worldnet.att.net), [Frank Gordon <fsgord@aol.com>](mailto:fsgord@aol.com),
[Doug Firstenberg <firstenberg@stonebridgeassociates.com>](mailto:firstenberg@stonebridgeassociates.com)

I would like to express opposition to rezoning the Washington Clinic property and the adjacent part of the Lisner Home site (Western Av. and Military Rd. NW).

Under the existing zoning, R-5-B (Clinic) and R-2 (Lisner), redevelopment under a PUD would allow a very large project. I believe it would permit a height of 60 feet and an FAR of 2.337 (pro-rated calculation, because of 2 zonings), for a floor area of 137,520 sq. ft.

That could allow well over a hundred housing units of the type and size proposed by Stonebridge developers (for example 98 apartment units @1,075 sq. ft., plus 14 live/work units @1,800 sq. ft.); plus 7,000 sq. ft. of retail, if that use could be allowed as a special exception. This is surely enough development for our low-rise neighborhood of single-family homes and town houses.

Relative to the severe traffic and parking problems that already plague our neighborhood, I think there is only one way to limit the impact of development on this site, which is to limit the size of the project.

I am also concerned about the possibility that the entire Lisner Home property may be redeveloped in the future. I have been in touch with the administrator of the Home, L. Ward Orem, who has written to me explaining his legal and ethical obligation to act solely for the benefit of his residents and to protect the security of future services. So the Lisner Home legally can, or actually perhaps MUST sell their property for the "right price," if it should ever be offered.

It is obvious that the rezoning of the Washington Clinic site would dramatically increase the interest from developers and the magnitude of their offers for the entire Lisner Home property, in addition to setting a precedent for high density rezoning there.

Finally, please remember how extremely close this site is to single family homes. My house is the closest one, and my front yard starts only 71 feet from the property line of the site in question.

Thank you for considering my objection to the rezoning of this site.

Hazel F. Rebolt
4228 Military Rd. NW
Washington, DC 20015

SENT
01-15-02

ANC 3E Commissioners
Ms. Kathy Patterson, Ward 3 Council member
Ms. Ellen McCarthy, Office of Planning, DC Government
Mr. Doug Firstenberg

I wish to register my serious concern regarding the desire of Stonebridge Associates to couple their development of the Washington Clinic Site (Wisconsin Avenue and Military Road NW) with their proposal to rezone the site from R-5-B/R-2 to a zoning that would permit far higher density than now possible.

In particular, they propose to erect a 90 foot (10 story) building that would almost double the floor area / land area ratio (FAR) permitted by current zoning under a Planned Unit Development (PUD). I presume that the current zoning was not arbitrarily arrived at but chosen to be consistent with the DC Comprehensive Plan that acknowledges and protects the integrity of the existing residential neighborhood of single family housing.

As all of us who navigate this neighborhood and its main arteries know, many neighborhood parameters such as traffic, parking, air quality, and pedestrian safety are already seriously compromised.

But the problem does not end with the additional neighborhood degradation that would accompany the proposed development. As was revealed in an exchange between Ms. Hazel Rebeld (a member of the Friendship Heights Working Group that has been dealing with Stonebridge Associates) and L. Ward Orem, administrator of the Lisner Home, the Lisner Home is under no obligation to remain at its present premises.

Quoting from his message to Ms. Rebeld, Mr. Orem states "While we are frequently approached by agents looking to engage in discussion of a sale, it would take a remarkable offer to recreate this facility on comparable property within the District of Columbia."

Does any of us doubt that rezoning of the Washington Clinic site to the higher density sought by Stonebridge Associates will not set a precedent for similar higher density rezoning on contiguous property which in this case is the Lisner property? And does any one doubt that the prospect of such rezoning and the lucrative development that it would permit would not eventually induce "remarkable offer[s]" for the Lisner property?

As a city dweller, I am certainly not against appropriate development in areas served by public (mass) transportation. However, the current zoning permits a reasonable compromise between further development and the existing use and ambience of the abutting neighborhood. I therefore strongly urge that the present zoning guide any future development on the Washington Clinic site.

Sincerely yours,

Anthony V. Furano, MD
Friendship Heights Resident
5400 Block, 41st St. NW

Subject: (no subject)

Date: Mon, 14 Jan 2002 20:05:52 EST

From: Jeffandf@aol.com

To: Ellen.McCarthy@dc.gov, kpatterson@dccouncil.washington.dc.us,
firstenberg@stonebridgeassociates.com, LQUYNN@aol.com, McnamRus@aol.com, TwoDeacons@aol.com,
Jdiskan@worldnet.att.net, Fsgord@aol.com

CC: hrebold@earthlink.net

To Our Local Representatives, DC Officials, and Others:

We live at 5417 42nd Street, NW, close to the site of the Washington Clinic at Military and Western Ave. We are concerned about the scope of the proposed development at that site and that Stonebridge Associates will receive a zoning change to allow construction of a development that many local residents consider damaging to the neighborhood.

Insofar as we understand it, the current proposal calls for buildings of:

Height - 90 feet plus superstructures of 18 feet

FAR - 4.0 to 4.2

Floor area - 247,000 square feet

Retail area - 7,000 square feet

Live/work units - 14

Apartments - 200

However, current zoning for that site would limit the height to 50 feet plus superstructures, the FAR to 1.8, and the floor area to 78,912 square feet.

We agree with many of our neighbors that those development plans should be scaled down to make them more compatible with the neighborhood.

Thanks for your thoughtful consideration,

Jeffrey Fox
Margaret Mellon
202-686-4155

Sent 01-14-02

>>>>
As a homeowner on the 5200 block of 43rd Street, N.W., I am writing to express my concern and register my opposition to two requests for PUDs with zoning changes that are being proposed in this area. This area has severe traffic and parking problems, on weekdays and on the weekends. The current uses on these two sites do not generate significant weekend traffic or significant demand for on-street parking. Past traffic studies have shown that a number of intersections in this area had extremely poor service levels. Substantial development would be permitted on both these sites with a PUD under current zoning. Granting a request for either of these zoning changes will tax the infrastructure in this neighborhood and have a negative impact on the quality of life in this area. The PUD process permits flexibility of development and other incentives, such as increased building height and density, "provided that the project offers a commendable number or quality of public benefits and that it protects and advances the public health, safety, welfare and convenience." With the flexibility and incentives provided in Title 11, Chapter 24, these two sites can be developed under current zoning, which was established to provide the density appropriate to locations near a Metro station.

Stonebridge Associates, Inc. has announced that they intend to apply for a PUD with a zoning change on the 48,212 square feet of land that is the present site of the Washington Clinic [Square 1663, Lot 0805] and 15,000 square feet of land that they plan to acquire from the Lisner Home [Square 1663]. The Washington Clinic land is currently zoned R-5-B and the Lisner property is zoned R-2. Stonebridge has indicated that they intend to apply for a PUD with a zoning change to either C-3-B or R-5-D for the combined site. Stonebridge has indicated that they are interested in a building that will be 90 feet tall with an additional 18 feet for a housing for mechanical equipment, etc. Their proposal seems to have a floor area of over 240,000 square feet, including approximately 7,000 sq. ft. of commercial space on the Western Avenue side of the building. Under current zoning with a PUD, they can have a height of 60 [plus mechanical equipment] and a floor area of 137,520 sq. ft. Without a PUD, they would be limited to a floor area of 78,912 sq. ft. A substantial housing opportunity can be created under current zoning without overwhelming our streets and alleys.

Clark has indicated that they intend to apply for a PUD with a zoning change on a 3-acre site currently owned by WMATA. This site is located in square 1657. Most of the site is zoned R-5-B, and a small portion in the northwest corner of the site is zoned C-2-B. They indicated that they will be requesting PUD with a zoning change for the entire site to CR. At our ANC meeting, they indicated that their development will be 110 feet tall [plus mechanical equipment] and will include 70,000 sq. ft. of retail space, the WMATA bus operation and over 600 apartments. This is a substantial increase in height and FAR over what would be allowed under current zoning. While they are including parking garages in their development, they indicated that they do not intend to provide validated parking for customers of the retail businesses and that they will not include free parking with the rent or subsidized parking for their residential tenants. This would result in substantial traffic and a substantial number of vehicles seeking free on-street parking on residential streets. A project this size would have a negative impact on the area.

In summary, I ask that requests for rezoning these two sites be rejected and that any PUD applications under current zoning be carefully reviewed to assure that the proposal will provide public benefits and will not have an adverse effect of the neighboring community.

Marilyn Simon

Subject: Proposed Development at Western and Military
Date: Sat, 12 Jan 2002 14:45:27 -0500
From: "Elinor Green and Joel Hunter" <greenhunter@starpower.net>
To: <Ellen.McCarthy@dc.gov>
CC: <sbaldwin@imf.org>, <renee@brachfeld.org>, <philip150@msn.com>, <msimon@fcc.gov>, <mrojas@truckng.org>, <mikemeier@internationallawgroup.com>, <lhco@aol.com>, <kuhns@georgetown.edu>, <katytom@prodigy.net>, <karindia@erols.com>, <jeffandf@aol.com>, "Jill Diskan" <idiskan@worldnet.att.net>, <irving_lieberman@manulife.com>, <Hfreb0ld@earthlink.net>, "Elinor and Joel Hunter" <greenhunter@starpower.net>, <Charlotte.Pelliccia@netDecide.com>

Dear Ms. McCarthy:

We live at 4205 Military Rd., very close to the site of the Washington Clinic at Military and Western Ave. We are concerned that Stonebridge Associates intends to seek a zoning change to allow construction of a very large development at the site, approximately as follows:

- Height - 90 feet plus superstructures of 18 feet
- FAR - 4.0 to 4.2
- Floor area - 247,000 square feet
- Retail area - 7,000 square feet
- Live/work units - 14
- Apartments - 200

Present zoning would limit the height to 50 feet plus superstructures, the FAR to 1.8, and the floor area to 78,912 square feet. The proposed increase is unreasonable.

We understand that Stonebridge representatives will soon meet with you and Mr. Altman to ask your support for this or a similar zoning change. We ask you to oppose the change for the following reasons:

Proportion

Ours is a settled neighborhood of predominantly single family detached and semidetached homes. The proposed huge development would loom over it and change its character, much for the worse, depressing our property values. The incidence of crime, already of concern, surely would increase.

Traffic and Parking

Commuter traffic on Military, Western and Wisconsin is already jammed. Frustrated drivers cut through narrow residential streets, even through alleys. They disobey traffic signs to save time; accidents are frequent. Parked cars fill almost every available place on neighborhood streets because the Friendship Heights Metro and bus terminal are so close. While we endorse the strategy of concentrating development near Metro and bus stops, care and sensitivity are required in applying the strategy. The existing stressed conditions are sure to worsen, even without the Stonebridge project, because of imminent development across the Maryland line.

Maryland-Side Development

Across the line, Chevy Chase Land Co. et al. are already underway on their truly massive office, retail and residential developments on the other side of the Maryland line, just blocks from the Stonebridge site. We dread the increase in traffic, parking pressure and crime that will result from Maryland's aggressive development program. The Stonebridge proposal would only make these problems worse.

The Stonebridge development should be scaled down to a size that will not irreparably harm our neighborhood.

Thank you,

Elinor Green and Joel Hunter

Subject: Development of Washington Clinic Site

Date: Fri, 11 Jan 2002 15:05:48 -0500

From: ["Martin Rojas" <MMartinRojas@truckng.org>](mailto:MMartinRojas@truckng.org)

To: Ellen.McCarthy@dc.gov, kpatterson@dccouncil.washington.dc.us, firstenberg@stonebridgeassociates.com

CC: Jeffandf@aol.com, lhco@aol.com, renee@brachfeld.org, hrebold@earthlink.net, karindia@erols.com,

msimon@fcc.gov, kuhns@georgetown.edu, avf@helix.nih.gov, sbaldwin@imf.org,

mikemeier@internationallawgroup.com, irving_lieberman@manulife.com, philip150@msn.com,

Charlotte.Pelliccia@netDecide.com, katytom@prodigy.net, greenhunter@starpower.net,

jdiskan@worldnet.att.net

To all:

Just wanted to express my concern, and register my opposition, to any request to change the present site of the Washington Clinic from R-5-B and the land site in the Lisner property from R-2 zoning, to either C-3-B or R-5-D zoning. The development proposed by Stonebridge Associates, Inc. should comply with the zoning requirements that presently exist. These zoning requirements were established for a reason: to protect the neighborhood from projects that negatively impact the quality of life of this community, including traffic density and flows, which are already quite heavy.

I believe that neighbors in this community are not opposed to the development of the Washington Clinic site and the adjacent section from the Lisner site. Stonebridge is likely to face no opposition to developing these sites, as long as the development conforms to the present zoning requirements, and as long as Stonebridge Associates' plan incorporates a design that presents an attractive transition to the neighborhood from the Western Avenue side of the project to the Military Road side of the property.

>From the discussions between the neighborhood working group and Stonebridge Associates, I understand that the present design seems to be an architecturally attractive development, yet does not comply with the present zoning requirements. I urge Stonebridge to consider developing a project that falls under the present zoning requirements and continue to strive to build a high quality and attractive development that will enhance rather than detract from this neighborhood's urban-yet-low density environment. By continuing to work together on developing the above referenced sites to established zoning requirements and mutually agreeable standards, both Stonebridge and the neighborhood residents should improve the quality of life in this vibrant part of the District of Columbia for years to come.

Sincerely,

Martin Rojas
Neighborhood resident

Community-E
11-13-01

**** From: "Mary Jacoby" <maryjacoby@starpower.net>
I was really sorry to hear that the Washington Clinic at the corner of Western and Military had sold out to a developer to build a 225-unit apartment complex on the site. Because I'm not able to get to ANC meetings in the evenings I don't know much about this project. Does anyone know any details? The Washington Clinic is one of the last civilized general health-care operations in town and I will miss it. The doctors there are all pretty elderly and it seems logical that, with managed care cutting into their profits, they'd want to cash out now. But I also wonder about all the development around the Friendship Heights metro station. Another large town-house development is slated for construction on the Geico property, I believe. Traffic on the Military and Wisconsin corridors already gets really backed up at rush hour and on weekends. What plans are there to manage the traffic? And will all this construction begin at once? I'm dreading several (more) years of massive construction trucks rumbling by my house on Military. I am afraid that a really dangerous intersection at 42nd St. and Military will get worse. I have seen the aftermath of countless wrecks there, cars with exploded air bags, glass everywhere, retaining walls knocked down, even a giant utility pole was knocked over a couple months ago. It's an intersection with a lot of pedestrian traffic toward the Metro and shopping, including parents pushing strollers.

Mary Jacoby