

5332 42nd Street, NW
Washington, DC 20015

23 October 20015

Carol Mitten, Chair
Zoning Commission
DC Office of Zoning
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Dear Commissioner Mitten:

RE: ZC 02-17 (Stonebridge Associates)

I am writing to ask you and your colleagues to deny any zoning changes which would increase the amount and type of building above that currently permitted on the parcel at Military Road, NW and Western Avenue occupied by the Washington Clinic.

The single family residential areas of the District, especially in Ward 3, are increasingly threatened by inappropriately dense development. The Friendship Heights area is particularly vulnerable as Maryland plans significant development just across Western Avenue. Stonebridge Associates must surely have known what "matter of right" building would permit when they bought the property. To present the community with a series of design proposals dependent on a zoning upgrade - despite neighborhood opposition - would suggest that they had no intention of staying within current zoning requirements, and despite their protestations to the contrary, little respect for the neighbors.

At community meetings, we have heard a lot about the economics of developing the parcel, what is necessary to make it worthwhile for the developer, and at our last ANC3E meeting how unfair it would be to request a postponement of the hearing before your commission because the developer would lose time/money. The fact that the community would not have time to respond to the developer's next proposal - to be presented on November 7th - was dismissed as unimportant. And the potential negative economic impact on single family home owners is also ignored.

Anything more than a very low density development at the Washington Clinic site promises not only loss of a valued green space, but increased demand on community services such as police, fire and rescue, and an unwelcome increase in the number of cars traveling through and parking in adjacent neighborhoods. Proximity of metro, parking spaces provided (at market rate!) in the building and traffic studies notwithstanding, there will be a significant increase in traffic and parked cars.

ZONING COMMISSION
District of Columbia

Case 02-17

Exhibit 84

ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.84

Traffic studies may count cars but how can they quantify the congestion caused by drivers making left turns into or out of garages onto busy streets (Pavilion garage on Wisconsin Avenue between Western and Jenifer Street, NW), or delivery trucks blocking traffic lanes whether or not there is curbside parking available, or people trying to park, or those who are dropping off someone exactly where they want to go - even if traffic is impeded.

There is, as you are no doubt aware, a study of the Wisconsin Avenue corridor about to get underway. To permit any zoning upgrades prior to the completion of this study and review of its final report seems to me hasty and ill-advised.

In conclusion, I ask again that the Zoning Commission endorse retention of current zoning at the Washington Clinic site.

Very truly yours,



J. C. Waldmann

cc: Mayor Anthony Williams
Councilmember Kathy Patterson
Councilmember Phil Mendelsohn
Councilmember Carol Schwartz
Councilmember David Catania
Lawrence Freedman, FhORD