

October 25, 2002

DC Office of Zoning  
441 4th Street, NW  
Suite 210 South  
Washington, DC 20001

Dear Zoning Commissioners:

RE: Case #ZC 02-17 (Stonebridge Associates)

I am a resident of Friendship Heights concerned about the above referenced application from Stonebridge Associates to build a new residential development on the Washington Clinic site.

To begin, I request that the zoning board delay its consideration of the Stonebridge application until early next year. The current proposal has only recently been released and the neighborhood has not had a sufficient opportunity to analyze and comment on it. It is a matter of simple fairness that we who will live in the shadow of the development have a meaningful opportunity to comment on it.

Although the full description of the new project is not available, I would like to register my opposition to it, based not on its features, but on the fact that it requires upzoning.

My house is on 42<sup>nd</sup> Street, a street adjacent to the Lisner nursing home property, only a block from the site. Over the years, I have come to deeply value the stable residential neighborhood of which I am a part

As a resident of a home on one of the streets closest to the Washington Clinic site, I know first-hand how vital it is that a buffer zone be maintained between the neighborhood and the commercial development clustered around the metro station. The current zoning establishes such a buffer allowing development of intermediate density between the neighborhood and the large buildings around the metro. Although it will be painful, I am ready to adjust to the traffic, noise and increased population the development allowed by the current zoning will bring.

Under upzoning, and any of the Stonebridge proposals so far, however, there would be no transition between huge buildings and our residential neighborhood. I would end up with an enormous edifice suitable for downtown DC practically in my front yard. Not only would that destroy the character of the neighborhood, it

ZONING COMMISSION  
District of Columbia

Case 02-17

Exhibit 86

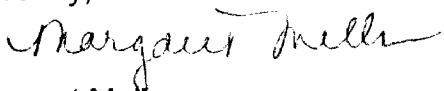
**ZONING COMMISSION**  
District of Columbia  
CASE NO.02-17  
EXHIBIT NO.86

would set a bad precedent for future decisions about development on the rest of Western avenue.

I urge the zoning board to reject any proposal for the Washington Clinic site that requires upzoning and instead encourage Stonebridge to use its considerable talents to design a development that would fit within the parameters of current zoning enhanced with a PUD.

Thank you for considering my views.

Sincerely,

  
Margaret Mellon