Coalition to Stop Tenleytown Overdevelopment

October 14, 2004

Zoning Commission
441 4th Street, NW
Second Floor
Washington, DC 20001
Re: Case # 03-27
4600 Wisconsin Avenue, NW

Dear Commissioners:

For over a year now, the Coalition to Stop Tenleytown Overdevelopment (CSTO) has been working with IBG and Cunningham and Quill in the hope and expectation that the projected development at the Babe's site, 4600 Wisconsin Avenue, NW, would be one CSTO could support. Throughout, IBG and Cunningham & Quill have listened to our concerns and made an effort to accommodate them.

We believe the resulting project is much improved as a result of our discussions. The project has met the following CSTO objectives:

- Retention of current C2A zoning with PUD
- Inclusion of a green roof
- Prohibition on Residential Parking Permits for residents
- Enhanced building design and streetscape, especially at the corner of Brandywine and Wisconsin Avenue
- An off-street layby to accommodate deliveries and move-ins
- Location of one affordable housing unit on the Wisconsin Avenue side of the building
- Agreement that amenities are to be coordinated with the ANC in which the project is located, in this case ANC3E

CSTO still has concerns about the loss of sunlight to abutting single family residences. While we recognize that a good faith attempt has been made to minimize the shadowing the new building will cause, the loss of light is a hardship and will result in a possible reduction in the value of these homes. Several of these homes date from the late 19th century and provide an important visual reminder of early Tenleytown history. It is a concern which we hope the Zoning Commission will consider in this and future cases.

We also strongly urge IBG to work out construction and post-construction agreements acceptable to nearby residents that will protect them from damage and risk resulting from the construction.

ZONING COMMISSION
District of Columbia
CASE NO.03-27
EXHIBIT NO.42

Despite our concerns, CSTO supports the project as described in its application.

IBG has behaved in a professional and honorable manner, and CSTO appreciates their responsiveness and willingness to work with the community. We hope this spirit of cooperation will set a precedent for developers along the Wisconsin Avenue Corridor. The result will surely be development that is both sensible and successful.

Carolyn W. Sherman

Carolyn Sherman,
for the
Coalition to Stop Tenleytown Overdevelopment (CSTO)