

Dan Milstein
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Washington, DC 20019

April 18, 2010

To the Zoning Commissioners:

I live in the Eastland Gardens neighborhood just a few blocks away from the Parkside site. I walk past it every day on my way to and from the Minnesota Avenue Metro station and have given quite a lot of thought to the development. I am writing regarding Z.C. Case No. 05-28B and Z.C. Case No. 05-28C, both of which you are hearing this evening.

The decisions you make regarding these developments are critical to the future success or failure of the Parkside PUD because Kenilworth Terrace will be the heart of Parkside, with high-rise office buildings and residential buildings on both sides. Whether Parkside will fulfill the PUD vision of being a pedestrian-friendly, mixed-use transit oriented development hinges on whether Kenilworth Terrace is done right. Frankly, CityInterests speaks far too little about the character of Kenilworth Terrace and far too much about the axis between the new pedestrian bridge and the Anacostia River through the low-density, low-rise townhomes that already exist.

For Kenilworth Terrace, and by extension, Parkside to live up to its potential—and its promise to surrounding neighborhoods—the lots adjacent to Kenilworth Terrace must be designed to make the street an attractive destination for pedestrians and an profitable location for desirable retail stores. Though logical given the proximity to I-295, changing the PUD to replace residential buildings on the south side of Kenilworth Terrace with institutional buildings will no doubt change the character of that street and risks undercutting the desirability of living in the planned residential buildings just across the street if they are not done right.

To that end, all of Kenilworth Terrace, including the lots in question tonight, should be built with exceptionally wide sidewalks to encourage foot traffic and retail on the ground floor of all the buildings on both sides of Kenilworth Terrace to create a critical mass of retail to attract shoppers. Additionally, the buildings on the south side of Kenilworth Terrace should be built at a height and density that maximizes the number of people with the ability to support retail coming to Parkside throughout the day.

From what I have seen and heard, the proposal for 2nd Stage PUD approval CCDC conforms to what Kenilworth Terrace needs and would be an asset to the Parkside development. It would bring in students from around the District throughout the day and no doubt support at least one restaurant. The presence of a community college in Parkside would also go a long way in supporting an entertainment establishment in Parkside, which would be another asset...one sorely needed to prevent turning Parkside into an office park that empties out when the work day

ZONING COMMISSION
District of Columbia

CASE NO. 05-28B
EXHIBIT NO. 47

is done. This is a real risk to Parkside considering all the residential buildings that are being converted to office buildings, including the clinic The District of Columbia Primary Care Association hopes to build on Kenilworth Terrace.

As valuable as a clinic can be to a community, I do not believe that the proposal for 2nd stage PUD approval for that clinic conforms to what Kenilworth Terrace needs. At only three above-ground stories and with two levels of underground parking, the clinic would waste an opportunity to make Parkside a true transit-oriented development. As presently proposed, the clinic is misplaced, with no ground-floor retail available to pedestrian shoppers and with far too few floors to support the density needed to make Kenilworth Terrace a vibrant place. Quite simply, a clinic would be a welcome development, but really ought to be a part of mixed-use building with ground floor retail and several more floors of office space above the three floors required by the clinic. To do otherwise would be to undermine the viability of Kenilworth Terrace as a desirable location for retailers.

As an aside, the proposed height increases of the proposed office towers in the middle of Kenilworth Terrace go too far and risk making the envisioned residential buildings opposite the street undesirable places to live by literally overshadowing them with their height and bulk. This office space should be found elsewhere on Kenilworth Terrace: on floors above the DCPA clinic and by converting the misplaced residential building on the opposite end of Kenilworth Terrace facing I-295 into another office building.

Thank you for your consideration,

A handwritten signature in black ink, appearing to read 'Dan Milstein', with a stylized, cursive script.

Dan Milstein