

Cochran, Patricia (DCOZ)

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To: DCOZ - ZC Submissions (DCOZ)
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While I support the idea of more and more-affordable housing in Cleveland Park, I am concerned about the zoning proposal that allows for the increased density on the Cleveland Park commercial strip. It leaves too much up to the developers and I do not trust that, despite the best efforts of neighbors and the Historical Society and the assurances of the zoning reps at the CP Library public meeting a few weeks ago, the character and look of the neighborhood will be maintained. (Character and look mean much to me.)

I also fear that there will be variances allowed to developers that do not take proper account of matters such as the width of the alley, the water usage and runoff, parking and loading, etc. (The newest building project at Connecticut and Newark is an example of ill-advised construction. And I am watching the old Marriott hotel property to see how that shapes up in terms of traffic when the apartments are rented. And do either of those properties really have affordable housing?)

I note that several buildings on the strip have already been sold to developers who, as they explained to the neighborhood a few years ago, are just waiting for these zoning changes to go through.

I live in the condo at 3100 Conn. Ave. and walk to the CP strip almost daily, being a volunteer at the library and a long time member of the Foundation Fitness gym. I shop and eat on the strip frequently. I have confidence that the shops and restaurants can survive without overbuilding and believe that the unique qualities here are a draw that would not exist as much if they resembled other neighborhoods.

As an aside, I think building apartments on residential corners is a better way to increase density. And I find the newest buildings in NoMa and Navy Yard, etc. to be unappealing - which is why I am not moving to them and why I fear for Cleveland Park.

Judith Block

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