

Cochran, Patricia (DCOZ)

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Dear Zoning Commission,

I live in Woodley Park, about one block from the intersection of Connecticut Ave. and Calvert St. NW, very close to commercial area being proposed for zoning changes.

While I don't completely oppose increased density around the Metro stops, including at Woodley Park, I am opposed to the specific Maximum Building Heights proposed for Woodley Park, especially the height proposed for the west side of Connecticut Ave. The proposed height of 90 feet, plus 15 feet for penthouse and mechanical space, is much too high for this area. Somehow the new Wardman Park apartment building was able to build the Zephyr building on Calvert St. much higher than should have been allowed (it appears to violate current height limits). It already dwarfs the nearby Shoreham North and Calvert House. I believe the buildings along Calvert St. and on Connecticut Ave. should step down in height from the Wardman Park to Shoreham North to Calvert House to the buildings on Connecticut Ave. That would mean that the maximum height should be less than the existing height of Calvert House, probably no more than 5 stories high.

I am also concerned about the impact that these proposed changes would have on the existing businesses on Connecticut Ave in Woodley Park. As a resident, I rely on the grocery stores, cleaners and restaurants that line the commercial block of Connecticut just north of Calvert St. It would be a disaster if these businesses had to close for any period of time while new, higher buildings were being constructed. I would like to see something in the new zoning that protects the ability of these commercial enterprises to continue to be able to stay in business during any construction.

Thank you for your attention to this matter.

Sincerely,

Jeanne Connelly

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