

Dear Members of the Zoning Commission,

I'm a resident of North Cleveland Park writing with concerns about the Office of Planning's supplemental report in Case 25-09.

First, OP seems to have chosen the highest possible density zone (MU-8A) rather than one that fits the neighborhood context. Even if it's technically consistent with the Comprehensive Plan, it doesn't reflect the reality of a historic district with much smaller-scale buildings and nearby lower-density areas. Second, the proposed heights would be far taller than anything currently on Connecticut Avenue in Cleveland Park and would significantly change the character of the area. Finally, setbacks and stepdowns were shown in earlier planning materials in a way that made many of us think they would be part of the zoning. Now OP is treating them as optional design details. These are important for making new development fit into the neighborhood and should be clearly included in the zoning itself.

I hope the Commission will take a closer look at these issues and consider a more context-sensitive approach.

Thank you,

Ellen Goldich
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