

The Greater
Washington



**Board
of Trade**

Linking Business and Community in The District of Columbia,
Northern Virginia and Suburban Maryland

Community
Development
Bureau

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November 30, 1987

Mr. Ed Curry
D.C. Zoning Commission
1350 Pennsylvania Avenue, N.W.
Room 11
Washington, D.C. 20004

RE: Connecticut Avenue Corridor,
Zoning Commission Case No. 86-26

Dear Mr. Curry:

The Greater Washington Board of Trade, a regional chamber of commerce in the Metropolitan Washington Area, hereby submits its outline for testimony to be given on the matter of District of Columbia Zoning Case No. 86-26, The Connecticut Avenue Corridor.

The Board of Trade's testimony will take approximately twenty-five (25) minutes and will consist of a panel of five speakers. If you have any further questions, you may contact me at 857-5991. I will also attend the pre-hearing conference on December 10, 1987.

Sincerely,

Tracy M. Baynard

Tracy M. Baynard
Program Assistant

ZONING COMMISSION
District of Columbia

Case... **86-26**

Exhibit... **120**

ZONING SECRETARIAL
DISTRICT OF COLUMBIA

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ZONING COMMISSION

District of Columbia
202-857-5990
CASE NO. 86-26

EXHIBIT NO. 120

Board of Trade Building, 1129 20th Street, N.W., Washington, D.C. 20036, 202-857-5990

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OUTLINE

BOARD OF TRADE TESTIMONY BEFORE THE D.C. ZONING COMMISSION REGARDING DEVELOPMENT AROUND WOODLEY PARK AND CLEVELAND PARK METRO STATIONS

A. Issues

1. Rezoning of lots and squares surrounding the Woodley Park and Cleveland Park Metro Stations on Connecticut Avenue to limit height and some uses of existing and new buildings.
2. Continuing political, site-specific nature of the zoning process vs. a long range, broad based comprehensive plan and policy.
3. The District's lack of a comprehensive plan and policy encouraging development around its Metro stations compared to other jurisdictions.
4. Restricting heights of new buildings to 40 feet at Cleveland Park and 50 feet at Woodley Park.
5. The desire to preserve existing residential neighborhoods and alleviate perceived traffic congestion/parking problems on the part of the neighborhood citizens.
6. The District is not taking advantage of the potential to recapture its large investment in the Metro system by encouraging quality mixed-use and commercial development at Metro stations.

B. Strategy

1. Note Board of Trade's long-term support for the Metro system and the need for appropriate development at individual Metro stations.
2. To present a panel presentation opposing the proposed rezoning on three fronts:
 - a. Need for density around Metro stations as a means of encouraging mixed use, active development of sensitive design and scale. Mixed use development at Metro stations would provide centers of 18-hour a day activity in the city and a means of providing desired neighborhood support services and goods and increasing residential opportunities at transit locations.

- b. An architect to discuss the impact of proposed height restrictions related to adjacent residential zoning (90 foot height) along Connecticut Avenue. Decreasing height may preclude including other desirable uses in projects such as retail or housing. Lowering the height also imposes severe limitations on building design and open space considerations.
- c. Marketing/economic issues resulting from the strict restrictions on uses of new buildings. Discuss the services desired by the City and the neighborhood which this lack of flexibility would prevent. (for example expansion of retail space).