

WILKES, ARTIS, HEDRICK & LANE

CHARTERED

ATTORNEYS AT LAW
1666 K STREET, N. W.

WASHINGTON, D. C. 20006
(202) 457-7800

3 BETHESDA METRO CENTER
BETHESDA, MARYLAND 20814
4020 UNIVERSITY DRIVE
FAIRFAX, VIRGINIA 22030

CABLE ADDRESS: WILAN
TELECOPIER: 202-457-7814

WRITER'S DIRECT DIAL:

December 1, 1987

Edward L. Curry
Executive Director of
the Zoning Secretariat
District Building, Room 11
1350 Pennsylvania Ave., N.W.
Washington, D.C. 20004

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

1987 DEC - 1 PM 4:39

Dear Mr. Curry:

By Zoning Commission Order No. 548, October 1, 1987, the Zoning Commission authorized the scheduling of public hearings in the above-referenced matter. A prehearing conference is scheduled for December 10, 1987. By notice published in the D.C. Register on November 20, 1987, you have asked all interested parties to register their intention to participate in this case.

We respectfully request recognition on behalf of interested owners of property in the area, and intend to participate in the prehearing conference and any subsequent hearings on this matter. Attached please find a list of the group we represent, and a brief outline of the testimony we intend to present. We request 2 hours for our presentation. Thank you.

Sincerely,

Christopher H. Collins, et al
Christopher H. Collins

John T. Epting
John T. Epting

Edward L. Donohue
Edward L. Donohue

Steven E. Sher
Steven E. Sher
Director of Zoning Services

ZONING COMMISSION
District of Columbia

Case 86-26
District of Columbia
CASE NO. 86-26
EXHIBIT NO. 123

W/ Curry 12/1/87

WILKES, ARTIS, HEDRICK & LANE, CHARTERED

ZONING COMMISSION
District of Columbia

Outline of Testimony
Zoning Commission Case No. 86-26
Connecticut Avenue Corridor

Case... 86-26
Exhibit.....

- I. There is no basis in planning for the proposed action.
 - A. The OP report ignores the stability of Connecticut Avenue.
 - 1. Connecticut Avenue is essentially developed.
 - 2. The OP report acknowledges that there is no major development anticipated for this corridor.
 - B. The OP report ignores corridor concept.
 - 1. Connecticut Avenue is designed and used as a major thoroughfare.
 - 2. Vehicular, pedestrian and mass transit facilities are already in existence.
- II. There is no basis in the Comprehensive Plan for the proposed action.
 - A. Density and uses are consistent with the Comprehensive Plan.
 - 1. The land use element is satisfied.
 - a. The Cleveland Park commercial area is a mix of high density residential and low density commercial - in many cases below permitted height and bulk.
 - b. The Woodley Park commercial area is surrounded by high density apartment houses and hotel, as contemplated by the Comprehensive Plan.
 - 2. Other elements of the Comprehensive Plan.
 - a. Stabilization of neighborhoods
 - b. Housing

- c. Economic development
 - d. Transportation
 - B. Proposed action is counter to Comprehensive Plan.
 - 1. The under-used Metrorail stations on Connecticut Avenue.
 - 2. The wedges and corridors concept.
- III. There is no traffic basis for proposed action.
 - A. The OP report found existing levels of service acceptable.
 - B. The OP report found expected levels of service acceptable.
- IV. Conclusion.

WILKES, ARTIS, HEDRICK & LANE

**Zoning Commission Case No. 86-26
Connecticut Avenue Corridor**

Representative Group

The following is a list of owners of property along Connecticut Avenue in the Cleveland Park and Woodley Park commercial areas that are representative by Wilkes, Artis, Hedrick & Lane, Chartered:

Cafritz Foundation, Owner
Urban Group, Contract Purchaser
3501 Connecticut Avenue, N.W.
Washington, D.C.

Olga M. Mazza
3816 Cathedral Avenue, N.W.
Washington, D.C.

Twenty-Six Thirty-One Limited Partnership
2639 Connecticut Avenue, N.W.
Washington, D.C.

Riggs Bank
Trustees for Certain Property Owners
1120 Vermont Avenue, N.W.
Washington, D.C.