



2755 ORDWAY STREET, N.W.
WASHINGTON, D.C. 20008

January 14, 1987

Mr. Lindsley Williams
Chairman
D.C. Zoning Commission
1350 Pennsylvania Avenue NW
Suite 11
Washington, D.C. 20004

Dear Mr. Williams,

Cleveland Terrace wishes to register its strong support of the Connecticut Avenue rezoning petition submitted by the Cleveland Park Historical Society (Case 86-26). We are a 70 unit residential structure. We are especially interested in the rezoning petition as we are located immediately adjacent to the Park and Shop site where, as you know, a massive new development is under consideration. We are the closest residential structure to the Park and Shop site, and the only structure directly bordering the site.

We are not, in any sense, opposed to development. But we are extremely concerned that Cleveland Park not lose its neighborhood character, recently reaffirmed with historic district designation. Also we are concerned about the traffic, noise, parking and pollution problems that would accompany construction of large office buildings in our area of Connecticut Avenue. We feel that the Zoning Commission should address these issues through a downzoning to assure that future Connecticut Avenue development is responsible and consistent with the comprehensive plan, rather than through case-by-case deliberations.

The threat of large scale office development is, in our view, exemplified by the proposal to build an 11 story, 210,000 square foot structure on the Park and Shop site. It is clear that such a massive development would very much alter the special character of Cleveland Park, and begin the process of turning the area into a sterile office environment.

As neighbors, we would be particularly impacted. The Urban Group proposal would place all entrances and exits for residential, office and commercial use, including truck deliveries, on the small alley that runs along the border of our property and the Park and Shop site. We are extremely concerned about the noise, traffic, and pollution that would accompany such a large structure, and would be only a few feet away from many Cleveland Terrace residents.

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District of Columbia
CASE NO. 86-26
EXHIBIT NO. 184

Moreover, additional traffic and parking on Porter Street, Ordway Street, and the nearby portions of Connecticut Avenue, all of which are already overcrowded, is also a matter of serious concern.

A massive development, such as that proposed by the Urban Group, would dwarf our small building, and greatly reduce the light and openness which we currently enjoy as a result of the low rise development now present in our area of Connecticut Avenue.

We urge you to approve downzoning to discourage such large scale development in the Cleveland Park area of Connecticut Avenue, and especially at the Park and Shop site. With specific regard to the Park and Shop site, we urge you to tighten zoning restrictions to bar construction of any structure with a maximum height of greater than 40 feet, or a floor to area ratio of greater than 2.0. In addition, we urge you to not allow any new development to escape these limitations through designation as a planned unit development (PUD). Zoning limitations become meaningless if developers can ignore them simply by moving through the PUD process, as the Urban Group proposes to do at the Park and Shop site.

Once again, we want to emphasize our strong support for the Cleveland Park Historical Society's rezoning petition. Let's have responsible development which can help our neighborhood to grow and prosper, while preserving its character and not creating needless traffic, noise, parking and pollution problems.

Thank you for your time and attention on this very important issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Gregory S. Wetstone", written over the printed name.

Gregory S. Wetstone
President

Cleveland Terrace Unit Owners
Assoc.