

TILDEN GARDENS, INC.

COOPERATIVE APARTMENTS
WASHINGTON, D. C. 20008

MANAGERS OFFICE
3000 TILDEN STREET, N. W.

1988 JAN 22 AM 8 15

RECEIVED SECRETARY
JAN 22 1988

Lindsley Williams, Chairman
D.C. Zoning Commission
The District Building, Room 11
Washington, D.C. 20004

January 21, 1988

Re: Case No. 86-26

Dear Mr. Williams:

The Board of Directors of Tilden Gardens, Inc., has reviewed the rezoning proposal of the Cleveland Park Historical Society for the commercial area on Connecticut Avenue. The purpose of this letter is to express our support for the position of the Historical Society.

Tilden Gardens is a residential cooperative of more than 200 apartments which have been homes for District residents since the late 1920's. Our unique Connecticut Avenue environment has been established and preserved over the years by the coherent development of residences and supplemental commercial districts. The construction of Metro and the revitalization of the neighborhood's economy in appropriate ways have been a welcome complement to Cleveland Park.

In 1986, the Board of Directors supported the successful effort of the Historical Society to have Cleveland Park designated as an historic district. For that decision by the City to be effective for our community, we are persuaded that it must be supplemented by approval of the rezoning proposal.

The Historical Society's commercial rezoning proposal advances the goal of our community to preserve the residential character of Cleveland Park by limiting fairly the scale of commercial development in the neighborhood. The residents of Tilden Gardens have already experienced the impact that massive development can have on our neighborhood with the construction of the Intelsat complex across Tilden Street from our property. The proposal for the Park and Shop site presented in The Washington Business Journal, December 14, 1987, confirms our worst fears about development. That proposal calls for an 10-story condominium tower and a 5-story, block-long office building; parking would be limited. The ambition of developers that is exemplified by the plan such as that proposed for the Park and Shop now threatens to overwhelm our community. We are particularly concerned about the ease with which density restrictions in the District's zoning law have been circumvented through the use of Planned Unit Developments.

ZONING COMMISSION
District of Columbia

Case 86-26
ZONING COMMISSION
District of Columbia
CASE NO. 86-26
EXHIBIT NO. 225

We strongly urge the Zoning Commission to adhere to the Comprehensive Plan for the City and the Ward 3 draft plan and protect the historic character of our neighborhood by approving the rezoning proposal of the Cleveland Park Historical Society.

Sincerely,

PHILIP R. FAUROT

Philip Faurot
President
Tilden Gardens, Inc.

Richard S. Lykes

Richard S. Lykes
President
3020 Tilden St., Inc.

Kevin J. Clark

Kevin J. Clark
President
3016 Tilden St., Inc.