

July 27, 1987

Lindsley Williams, Chairperson
Zoning Commission of the
District of Columbia
1350 Pennsylvania Avenue, N.W.
Washington, D.C. 20004

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LINDSLEY WILLIAMS

Re: Rezoning Request for Squares
2204 and 2106

Dear Chairperson Williams and
Members of the Commission:

Pursuant to 11 D.C.M.R. §3010, the Woodley Park Community Association, Advisory Neighborhood Commission 3C, and the undersigned neighborhood residents respectfully request the Zoning Commission initiate a rezoning case covering Squares 2204 and 2106 in the District of Columbia. Because of the likelihood that out-of-scale development is imminent in Square 2204, we urge the Commission to take preemptive action by scheduling a hearing on this rezoning request at the earliest possible date. If the Commission deems it preferable to consider all Connecticut Avenue/Woodley Park rezoning matters in the context of the same case, we are prepared to proceed on Square 2106 as well. However, in the interest of time and brevity, we will limit our comments here to Square 2204.

Petitioners

Woodley Park Community Association (WPCA) - is a non-profit tax-exempt organization representing approximately 6,000 residents in the Woodley Park neighborhood. On May 5, 1987, the WPCA Board, pursuant to the bylaws, authorized the President to submit this rezoning request on behalf of the Association to the Commission.

Advisory Neighborhood Commission 3C (ANC 3C) - represents 18,000 area residents and commercial occupants including the directly affected residential and commercial neighbors adjacent to the subject site.

Neighborhood Residents

Charles Field: 2638 Woodley Place, N.W., a resident of the subject square; and

ZONING COMMISSION
CASE No. 86-26
District of Columbia
EXHIBIT No. 35
EXHIBIT NO. 35

W

Fred Pitts: 2636 Woodley Place, N.W., a resident of the subject square.

Description of Subject Property

Square 2204, which is currently zoned C-2-B and R-4, is bounded by Connecticut Avenue, Calvert Street, Woodley Place, and Woodley Road. The portion of Square 2204 which is zoned C-2-B includes various small neighborhood restaurants and service establishments, residential townhouses at 2610 and 2612 Woodley Pl., N.W., and an infill parking lot fronting on Connecticut Avenue. Like the neighborhood service and retail establishments on the west side of Connecticut Avenue, most of the surrounding block consists of low-rise neighborhood-based restaurants and service establishments reaching approximately 30 feet in height. The small neighborhood-based, retail establishments function as a "buffer" for the adjacent residential community from the heavy Connecticut Avenue pedestrian and motor vehicle traffic.

With the exception of two townhouses zoned C-2-B, the block face directly behind the Connecticut Avenue commercial establishments contains residential townhouses zoned R-4. In fact, the entire blocks facing Woodley Place and Woodley Road, except the two townhouses, are zoned R-4.

The west side of Connecticut Avenue between Calvert Street and Woodley Road, which faces Square 2204 and contains the entrance to the Woodley Park Metro station, is zoned C-2-A. The block consists of low-rise restaurants, neighborhood retail stores, and a financial institution. Behind these commercial establishments lies the Sheraton-Washington Hotel, a grandfathered non-conforming use which crosses R-5-B and R-5-C zones.

Procedural History

WPCA has been an active participant in the Comprehensive Plan review and refinement process and has worked closely with the Office of Planning to develop a workable and targeted land use plan for the neighborhood. Indeed, the community has been very specific in focusing on a finite number of crucial areas where out-of-scale development could seriously threaten the character of the neighborhood. (See 11/5/86 - Connecticut Avenue Corridor Study attachments, 11/25/86 - Connecticut Avenue Corridor Study Steering Committee Agenda, attached as Attachments A and B, respectively).

It is important to note in this context that we have met with Fred Greene, Nate Gross, and other members of the staff of the Office of Planning on a number of occasions and shared with them at every step our concerns regarding the subject site.

Indeed, in OP's briefing of May 27, 1987, to the Commission regarding the draft Ward III plan, OP staff shared with you our mutual desire to move forward with the rezoning of the subject site. We have also met on numerous occasions with owners of the affected sites to relay our concerns.

From May, 1987 to the present, we have attempted to work out an agreement with the owners of the 2637 Connecticut Avenue property. They have presented plans which we believe to be inappropriate development for the site. Since there has been no closure to our discussions, and with the spectre of out-of-scale development imminent, we believe that the need exists to take preemptive action.

Nature of Requested Rezoning and Supporting Rationale

The Petitioners request that (1) those portions of the subject square including all lots facing Connecticut Avenue and Calvert Street be rezoned to more appropriate C-2-A designation, and (2) the two townhouses at 2610 and 2612 Woodley Place be rezoned R-4 to conform to the rest of the adjacent townhouse lots facing Woodley Road and Woodley Place. The rezoning is necessary for the following reasons:

1. consistency with the D.C. Comprehensive Plan;
2. compatibility with existing height, density and uses;
3. logical accordance with surrounding commercial zoning;
and
4. lessening of potential negative impact on Rock Creek Park and the two historic bridges, Taft and Ellington.

Consistency with the Comprehensive Plan

a. Connecticut Avenue has been designated a "Special Street" within the meaning of Section 808 of the Comprehensive Plan and it is so marked on the "Comprehensive Plan Special Streets and Places Map"; and

b. The commercial portion of the subject area is a "Local Neighborhood Center" within the meaning the Comprehensive Plan and must be maintained at the lowest density of commercial use under the Plan.

Compatibility with Height, Density, and Existing Uses

a. Generally: While we recognize fully that all existing structures will be "grandfathered" under any zoning change, it may be useful here to point out the resultant conformity of

existing structures with the proposed zoning designations to highlight their consistency.

b. Height: If Square 2204 is rezoned as suggested, all existing structures will conform to the new height limitations.

c. Density: We believe that only one of the existing structures, 2661 Connecticut Avenue, will marginally exceed the permissible lot occupancy.

d. Uses: C-2-A designation allows for neighborhood-based commercial uses which are designed to serve "low and medium density residential areas" (11 D.C.M.R. Sec 1 on 720.3) which is precisely the character of the residential neighborhood, not "high density" for which C-2-B zoning is intended.

In addition, fast-food restaurants are allowed as a matter-of-right in C-2-B zones, whereas under C-2-A zoning, there must be a Board of Zoning Adjustment (BZA) hearing before a fast-food restaurant is permitted. There is concern in the community that a fast-food restaurant in Square 2204 would create serious negative neighborhood impacts, including additional traffic, trash, and parking problems. For these reasons, BZA review is very important.

To allow for development of the current vacant parcel at 2637 Connecticut Avenue on the order of the intensity of commercial use permitted by current zoning would create serious traffic and circulation problems in the alley behind the lot. The adjoining residences currently use the alley for ingress and egress, and the narrowness and right-angle configuration of the alley would force commercial delivery and trash trucks to back out of the alley, creating dangerous traffic conditions and potential blockages.

Logical Accordance with Surrounding Commercial Zoning

As mentioned above, the character of the existing commercial establishments, both across Connecticut Avenue from the subject square, and within Square 2204 itself comports with the requested C-2-A rezoning. Indeed, rezoning would stabilize the existing commercial tenancies where anticipation of possible redevelopment has led to the granting of only short-term commercial leases which has made tenant-sponsored physical upgrading and rehabilitation commercially infeasible. This has contributed to the closing of at least one business. See letter from Zina G. Greene to Mayor Marion Barry, 6/30/87, Attachment C.

Lessening of Negative Impact on Rock Creek Park and Taft and Ellington Bridges

Development on the block facing Calvert Street is subject to review by the Commission of Fine Arts under the Shipstead-Luce Act, since the vistas from Calvert Street face out onto Rock Creek Park. Typically, the Commission of Fine Arts does not support tall buildings or architecturally inappropriate ornamentation because of their intrusive visual effect on the Park's vistas. Thus, rezoning to accomplish lower height limits and less density would be supportive of the Commission's aims. Finally, C-2-A rezoning should also be adopted since it is more sensitive to and consistent with measures to protect the historical value of the Taft and Ellington Bridges which the District government and the courts have recently recognized and sought to protect.

Conclusion

Regarding the property at 2637 Connecticut Avenue, N.W., current C-2-B zoning allows for development which would be out of character with the surrounding commercial shops. Matter-of-right development, without any review or controls whatsoever, could dwarf surrounding structures at 65 feet (not including roof structures) and a PUD application could allow for development up to 90 feet.

The townhouses at 2610 and 2612 Woodley Place, N.W. are likewise islands of inappropriate commercial zoning. Every other townhouse on Woodley Place except the subject sites are zoned R-4, and even the present use and appearance of the subject sites are consistent with R-4 zoning. The current zoning of the subject townhouses allows for the same intensive development described above. Any development which would take advantage of the existing zoning would clearly destroy the quiet residential character of the neighborhood. Thus, the rezoning of the two nonconforming lots will serve to strengthen the residential integrity of the square.

For all of the reasons discussed above, the undersigned respectfully request the Commission initiate the requested rezoning. In order to prevent the vesting of any inappropriate development rights, we urge the Commission to schedule a date for a public hearing immediately. Should the Commission later wish to consolidate any other Connecticut Avenue rezoning applications in the same case, and receive comments from the Office of Planning as requested in the matter of the application from the Cleveland Park Historical Society, we would be amenable to rescheduling the hearing at that time.

Thank you for your consideration.

Woodley Park Community Association
2929 Cathedral Ave., N.W.
Washington, D.C. 20008

By: Charles Warr
Charles Warr, President

Advisory Neighborhood Commission
2737 Devonshire Place, N.W.
Washington, D.C. 20008
232-2232

By: Cheryl Opacinch
Cheryl Opacinch, SMD 01

Charles Field
2638 Woodley Pl., N.W.
Washington, D.C. 20008
265-4040

By: Charles A. Field
Charles Field, Resident

Mr. and Mrs. Fred Pitts
2636 Woodley Pl., N.W.
Washington, D.C. 20008
462-8739

By: Marjorie Pitts
Marjorie Pitts, Resident

0325P

Woodley Park Community Association
2737 Devonshire Place, Northwest
Washington, D.C. 20008

November 5, 1986

Mr. Fred L. Greene
Director, Office of Planning
415 12th Street NW
Washington, DC 20004

Dear Mr. Greene:

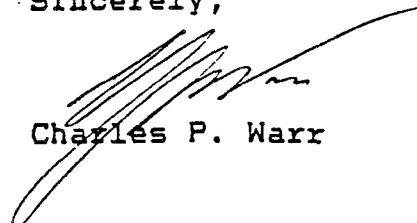
Attached are the Woodley Park Community Association's detailed comments and suggestions for consideration in the Connecticut Avenue Corridor Study. The planning and zoning issues raised are the same as those described in the document previously given to you during the first meeting of this study group on October 16. I take this opportunity to add explanatory material and an indication of the community's priorities in this area, as well as additional suggestions in the area of transportation, public works and regulatory enforcement.

In order to support our contribution to the study, I have established working groups within WPCA to concentrate on the following specific types of issues:

- Zoning and Land Use
- Planning
- Transportation
- Foreign Missions
- Regulatory Matters

Our resource persons in these areas look forward to working with members of your staff as they develop a draft study, and our Vice-President, Cheryl Opacinch, will be your primary contact to make these connections. WPCA would particularly appreciate priority attention to the four Specific Issues marked Urgent in our comments.

Sincerely,



Charles P. Warr

Charles Warr, President
Lisa Koteen, Vice President
Catherine Lowndes, Secretary
Charles Lupton, Treasurer

Woodley Park Issues
for the
Connecticut Avenue Corridor Study

Update for Second Meeting

PLANNING AND ZONING ISSUES

The Woodley Park Community Association (WPCA) has already submitted its highest priority Planning and Zoning issues directly to the Office of Planning, and has provided testimony on these issues during the October 7, 1986 hearings on the draft Ward 3 Plan. A copy of the WPCA submission of September 29, 1986 is attached, and is outlined briefly under the heading "Map Amendments" and "Specific Issues" below. The Woodley Park portion of Connecticut Avenue lies between the Taft Bridge at Calvert Street and the Klinge Valley Bridge. We recommend that this study encompass a two-block wide corridor along this segment of the Avenue in order to deal with development and transportation issues adequately.

Map Amendments

Generalized Land Use Map for Ward 3 - important portions of Woodley Park have been omitted from this map altogether, the mapping of certain residential densities need correction.

Development Issues Map for Ward 3 - major present and future development issues have been omitted, as well as conflicts with the Comprehensive Plan.

Specific Issues

1. Historic Preservation - a survey should be conducted, funded by a matching grant.
2. Special Exception Uses - when special exception uses cease, land use should revert to the underlying or previous use.
- * 3. Residences Zoned Commercial - in conflict with the Comprehensive Plan - URGENT!
- * 4. Excessive Commercial Zoning - in conflict with the Comprehensive Plan, speculation causing the displacement of small businesses - URGENT!
- * 5. Housing - displacement of residents by guest house conversions. OP support needed for emergency action request now before the Zoning Commission. URGENT!
- * 6. Chancery Expansion - Immediate OP support is needed before the National Capital Planning Commission (NCPC) to prevent the Foreign Missions element of the Comprehensive Plan from being modified to permit existing chanceries to gain unprecedented new expansion rights in residential zones. The Council representative and the OP representative should be speaking with one

voice against expansion - WPCA has the Council's written position, and requests a written version of the OP position taken during the Foreign Mission Task Force

meetings which guide NCPC policy. Similar action on chancery expansions is needed before the Zoning Commission. Such expansions are not mandated by the Foreign Missions Act. URGENT!

★ URGENT ISSUES!

Other Important Points

Zoning enforcement and the institution of meaningful penalties for the violation of certificates of occupancy, with particular reference to violations of a transient nature, are important issues not covered by WPCA's previous comments and should be addressed during the Connecticut Avenue Corridor Study. WPCA understands that the Department of Consumer and Regulatory Affairs (DCRA) is actively working on implementing the Civil Infractions Act in this regard, and would like the opportunity to speak with the responsible person in DCRA before the new regulation is published as proposed rulemaking.

Since the present study will review the zoning and land use status of all commercially zoned property in the vicinity of the Woodley Park Metro Station, additional study of this area is unnecessary and may lead to confusion. The recommendations of this study, interpreted together with the Ward 3 Plan (the Plan) when adopted, should be adequate to deal with such issues during the five year perspective of the Plan. During this period any Planned Unit Developments near the Woodley Park Metro Station which propose increased density in terms of height or lot occupancy beyond that recommended below are disfavored, particularly if proposed in exchange for "amenities" or other inducements located far from the site or not approved by the community in advance. There is special community concern that such a PUD should not be granted for Square 2202, since it shares boundaries with and conditions the perspective of both Rock Creek Park and the historic Duke Ellington and Taft Bridges.

TRANSPORTATION ISSUES

Enforcement - Lack of compliance with existing parking and traffic regulations is the top transportation problem. Thoughtfully planned changes in these regulations are often vitiated by inadequate provision for their enforcement. The response of neighborhoods which see that traffic operations are out of control is often a descending spiral of restrictions leading finally to

permanent closures or structural barriers. Woodley Park has a quarter billion dollars worth of convention hotels on residential land, but the city has not yet been willing to allocate the necessary enforcement resources to protect the surrounding neighborhood from the side-effects.

Department of Public Works (DPW) - The Department has estimated that more than 100 additional Parking Control Aides (PCA) would be needed to provide reasonable coverage of the Residential Permit Parking areas city-wide, and yet DPW proposals for additional personnel for this important and popular program which more than pays for itself have not even keep up with the new blocks added to the program in the last two years despite vigorous community lobbying. Since there is no reciprocity with other jurisdictions for parking fines, a vigorous booting and towing program is essential for areas like Woodley Park which are heavily impacted by transients. The Department should conduct its enforcement program on an 18 hour, seven day basis. Weekend and evening enforcement has been done using only personnel who volunteer. The Department should be given a mandate to hire permanent personnel for regularly scheduled assignments which would include evening and weekend duty. The attached letter of October 18, 1984 shows Woodley Park's specific goals in this area.

Second District Police - The Second District of MPD needs at least two additional full time positions devoted to traffic control in the Woodley Park area. Existing resources must not be diverted from crime prevention. The new positions should be assigned to the 3pm to 11pm shift. MPD is the only city agency with enforcement authority for moving violations.

Special Operations Division - SOD should assign one or more patrolmen to direct traffic during the full range of operating hours of the following two annual convention meetings held at the Sheraton Washington Hotel: Association of the United States Army, World Bank/IMF. SOD should be willing to respond in a similar way to community requests for assistance at other key events when traffic emergencies are probable. Towing capability should be available at short notice during such events.

Traffic Engineering and Design

Bicycle access between Rock Creek Park, Connecticut Avenue and Calvert Street should be improved by providing routes separated from vehicular traffic. The many cyclists and joggers who enter Rock Creek Park in the Shoreham Hill area must presently compete with vehicular traffic. This new access should be continuously connected by signage with

existing designated bicycle trails at the grade of the street grid.

Redesign of pedestrian ways in the Calvert Street to Woodley Road area of the Avenue (vicinity of the Woodley Park Metro Station), with the attendant repositioning of signals and stop lines.

Rethinking commuter access from Connecticut Avenue to Rock Creek Parkway, emphasizing access from Calvert Street via 24th Street during the am-peak rather than from that portion of Cathedral Avenue East of Connecticut Avenue. Cathedral Avenue is entirely residential street, and is heavily impacted by traffic which presently reaches arterial density and speed.

Traffic divider or barrier to physically reinforce the existing prohibition for left turns from the hotel exit at 2650 Woodley Road onto westbound Woodley Road.

Priority extension of the new computerized signal system along the Connecticut Avenue Corridor.

Rain gutter drainage problems and sheet runoff from buildings and land abutting sidewalks have caused inconvenient and, in the case of ice formation, dangerous conditions for pedestrians using Woodley Road between Cathedral Avenue and 27th Street. Some houses have been disconnected from the storm drain system due to blockages local to the property and should be reconnected. Properties contributing to sheet runoff should establish drains connected to the storm drain system. The city should survey this particular area for these problems, provide the plat-based diagrams from the sewer separation program to show current home owners where existing but disconnected drain lines exist on their property, and strongly encourage the reconnection of such homes. Where the original city-installed lines contained improper traps which prevented maintenance, this reconnection should be done at no cost. Surface drain installation should be mandatory for properties which contribute to sheet runoff.

The loading zone which has been located in the 2500 block of Woodley Road in a residential area, and which displaced Residential Permit Parking, should be removed. See the attached letter of November 26, 1986 from ANC 3-C to DPW.

No Parking Anytime areas on the south side of Woodley Road at its intersections with 27th Street and 28th Street, and on the north side of Cathedral Avenue at its intersection with 27th Street, should be narrowed

to approximately two car lengths in order to increase residential parking and in order to discourage the illegal use of these spaces by commercial vehicles.

The sidewalk on the North side of Garfield Street should be extended from its present end at 31st Street toward the East along the boundary of the Maret School grounds.

DPW should inspect the East side of the 2700 block of Connecticut Avenue in order to decide if the non-rush parking previously permitted in this area could be restored.

Minor Signage Problems:

- New residential parking on the West side of the 2700 block of 27th Street should be extended as close as possible to Woodley Road.
- Signs marking the limits of permitted parking should be placed at the intersection of Woodley Road with Woodley Place.
- The sign marking the western limit of permitted residential parking on the South side of Cathedral Avenue in the 2700 block should be moved as close as possible to 28th Street.

OTHER DPW ISSUES

Bus stop shelter advertising should be removed along this entire corridor. Commercial advertising is a jarring factor in the historic streetscape of this primarily residential Avenue, and the restricted visibility increases the risk of crime, particularly for the elderly who may be dependent on public transportation. The temporary asphalt patches in sidewalks which were broken to allow electrification of these shelters should now be permanently repaired.

Taft Bridge railings, decking and lions should be restored with historic accuracy and without additional security railings. The historically and aesthetically inappropriate security railings added to the Duke Ellington Bridge should be removed, and other security measures should be considered in their place.

DEPARTMENT OF CONSUMER AND REGULATORY AFFAIRS ISSUES

Section 515.16 of the vendor regulations should be amended by adding the following street segment to the end of the subsection: West side of Connecticut Avenue between Hawthorne Street NW and Devonshire Place NW. The street-level, local neighborhood retail businesses in this small area are located below residential apartments in the same building at 3000 Connecticut Avenue. The

frontage of this building is the entire extent of the commercial zone within the above described street segment, and is bounded by purely residential buildings on the north and south. Since loading is possible for these businesses only from the Connecticut Avenue frontage, and since the presence of two sidewalk cafes, a loading zone for commercial activities, a Metrobus stop, two frequently used crosswalks and heavy peak pedestrian traffic places a considerable burden of use on the remaining sidewalk space, this area is not suitable for use by vendors.

The structure occupying sidewalk space in front of 2619-2621 Connecticut Avenue should be inspected for compliance with regulations governing the permanence and construction of such enclosures on public space.

A program is needed which focuses on improving the "streetscape" along Connecticut Avenue. The commercial areas of Connecticut Avenue and Calvert Street within Woodley Park would be a good area for such a demonstration project. Tree replanting is needed in these areas, with solid protection against curb-jumping trucks and buses. The curbs and sidewalks along 24th Street between Calvert Street and Connecticut Avenue have been repeatedly crushed by heavy commercial and armored military vehicles. All street corners and driveway corners along this one-block street should also have very solid protection. Tree box areas with heavy pedestrian traffic should either be bricked to prevent mud while admitting ground water (like the commercial area of Cleveland Park), or planted with adequate protection. Certain public spaces may lend themselves to the placement of street furniture, such as benches. A lighted information display or kiosk, with information on local shops, restaurants and community activities, should be considered for the traffic triangle at 24th Street and Connecticut Avenue. The Woodley Park Community Association supports and has close ties with its small businesses, and expects that the business community would respond favorably.

Woodley Park Community Association
2737 Devonshire Place, Northwest
Washington, D.C. 20008

September 29, 1986

Re: Testimony for Ward 3 Plan Hearing
of October 7, 1986

Mr. Fred L. Greene, Director
Office of Planning
415 12th Street NW, Third Floor
Washington, DC 20004

Dear Mr. Greene:

On behalf of the Woodley Park Community Association I transmit herewith the Association's comments on the Draft Ward 3 Plan (Draft Plan). A substantially similar advance copy of the Specific Proposals portion of these comments was given to you with my approval by Ms Cheryl Opacinch during the Mayor's conference on the Ward 3 Plan on September 25, 1986, and is superceded by this transmittal. Oral comments and additional copies of this transmittal will be provided by Ms. Zina Greene during the Association's allotted time at the Public Hearing on the Ward 3 Plan scheduled for October 7, 1986.

The Association's comments are divided into three parts: Specific Proposals, Generalized Land Use Map for Ward 3, and Development Issues Map for Ward 3.

Specific Proposals

- * Six Specific Proposals are attached. Two of them refer to proposals already contained in the Draft Plan. Comment on those two proposals is intended to emphasize their importance to our community and to correct minor technical flaws. The remaining four proposals refer to problems which have emerged or become substantially more acute in recent months. The Association strongly urges that these proposals be incorporated into the Ward 3 Plan.

Generalized Land Use Map for Ward 3

- * The Generalized Land Use Map for Ward 3 does not include that portion of Ward 1 (SMD 01 of ANC 3-C) which the Office of Planning has agreed by letter to include for planning purposes in the Ward 3 Plan. This map should be revised to include the missing area in order to recognize and promote the unity and coherence of the Woodley Park community through the planning process.
 - ° The residential portions should be marked "L" for low residential density. See also Specific Proposal 3.
 - ° The commercial portions of this area, which are located in a Local Neighborhood Center, should be marked "L" for low commercial density. See also Specific Proposal 4.
- * The Generalized Land Use Map for Ward 3 shows an area marked "I" for institutional in Woodley Park. This area includes the Maret School, the Swiss Embassy (home of the Swiss Ambassador), and the Swiss Chancery (offices where the diplomatic business of Switzerland is conducted). Neither of the Swiss properties are located in a diplomatic overlay zone.

Charles Warr, President
Lisa Koteen, Vice President
Catherine Lowndes, Secretary
Charles Lupton, Treasurer

- ° Only the area occupied by the Maret School should be mapped institutional.
- ° The area occupied by the Embassy of Switzerland should be marked "L" for low density residential. This marking would be in conformity with the surrounding residential area and with the present use of this property as a residence.
- ° The area occupied by the Chancery of Switzerland should be marked "L" for low density residential. This is in conformity with the surrounding residential area. The present use of this property for diplomatic offices is permitted to remain, but is not in conformance with the Comprehensive Plan. Should the present use of this property be discontinued, the useage should revert to low density residential and should be mapped accordingly.
- * The generalized Land Use Map for Ward 3 is inappropriately marked "ME" for medium density residential in an area of row houses along Cortland Place NW and 28th Street NW. This area should be marked "L" for low density residential and should be joined to the surrounding area marked "L".

Development Issues Map for Ward 3

- * The area defined by Rock Creek Park on the South and East, Cathedral Avenue on the North and 29th Street on the West should be mapped as an area subject to the impact of traffic and existing or proposed development.
- * The commercially zoned areas defined in Specific Proposals 3 and 4 should be mapped as areas zoned in conflict with the Comprehensive Plan.
- * The portion of Woodley Park defined in Specific Proposal 1 should be mapped as a study area for Historic District status.

The Woodley Park Community Association appreciates the opportunity afforded by the Office of Planning for community comment on the Ward 3 Plan, and respectfully urges that the Plan be submitted to the Council for enactment as soon as possible.

Sincerely,



Charles P. Warr

cc: ANC 3-C
Honorab~~e~~le Polly Shackleton
Honorab~~e~~le Frank Smith

Enclosures: Six Specific Proposals
OP Letter

Plan proposal III 51-1

Historic Preservation¹

Action program IV 8-19

Add Woodley Park to recommendation of areas to be surveyed.

Issue: A forthcoming proposal will note the importance of maintaining the architectural integrity of the area of Woodley Park.

Recommendation: The area generally bounded by Rock Creek Park on the South, Cathedral Avenue on the East and North, and on the West by 29th Street from Cathedral Avenue to Woodley Road, Woodley Road from 29th Street to Connecticut Avenue, Connecticut Avenue from Woodley Road to 24th Street, and 24th Street from Connecticut Avenue to Rock Creek Park should be seriously considered when the proposal for historic district status is presented.

The DC Historic Preservation Review Board should work closely with the community to fund and support the carrying out of an historic assessment.

Reason: The forthcoming proposal for historic district status will call to preserve an irreplaceable area of historic, architectural and cultural importance. The integrity of this entire section of Woodley Park creates an ambience and charm that benefits the city by its presence.

Major Action: Programmatic
Lead Agency : DCRA
Timing : Year 1

Plan proposal III 46-4

2
Transportation

Action program IV 8-14

The Woodley Park Community Association supports the example used in the draft Plan concerning the St. Thomas School site on the 2700 block of 27th Street, N.W. in Woodley Park. In our opinion, this would be a good example from which to draw a generalized policy for the Plan.

Note: that, based on our research, the underlying zoning is R-3 and not R-4 as given.

Reason: outlined in the draft, non controversial; the major action, actions, and timing proposed are appropriate.

Plan proposal III 39-8

Land Use/Residential³

Action program IV 8-8

Add recommendation (4) - Conflicting zoning:
The residences at 2610 and 2612 Woodley Place
(Square 2204) have erroneous commercial designations
in a residential block (C2-B to R-4).

Note: The Office of Planning has agreed by letter
that those portions of Woodley Park East of
Connecticut Avenue (SMD 01 of ANC 3-C) will be
considered in the Ward 3 Plan rather than the
Ward 1 Plan.

Reason: does not conform to the Comprehensive Plan nor
to surrounding and current residential uses in
the area. The current use of both properties
is residential in character.

Major Action: Land Use Control, Executive
Direction, Programmatic

Lead Agency : OP, ZC

Timing : Year 1 - Urgent pre-emptive action
needed to preserve the area's
zoning plan.

Action program IV 8-3

Add the following to Recommendations
re: local neighborhood commercial character

- Connecticut Avenue (Square 2204) between Calvert Street and Woodley Road should be C2-A on both sides - the East side should be downzoned (C2-B to C2-A).
- Calvert Street (Square 2204) from Western edge of Duke Ellington Bridge to 24th Street should be C2-A on both sides, except park land - the North side from Duke Ellington Bridge to Connecticut Avenue should be downzoned (C2-B to C2-A).
- Connecticut Avenue (Square 2106) opposite the National Zoo, the commercial strip on the West side at 3000 Connecticut Avenue should be downzoned (C2-A to C-1).

Note: The Office of Planning has agreed by letter that those portions of Woodley Park East of Connecticut Avenue (SMD 01 of ANC 3-C) will be considered in the Ward 3 Plan rather than the Ward 1 Plan.

Reason: to preserve the existing pedestrian-oriented retail services for local neighborhood; Zoo visitors' and hotel patrons' use. Since parcel assembly is now taking place in these locations, urgent pre-emptive action is needed to avoid out-of-scale development. Existing structures already largely conform to the proposed rezoning. The Office of Planning's interpretation of the Comprehensive Plan terms "Local Neighborhood Center" and "Low Density Commercial", as described in its September 18, 1986 memorandum to the Zoning Commission for Case No. 86-17, should be applied to the above-mentioned areas. Connecticut Avenue at Calvert Street is rated at Service Level F for am-peak Connecticut Avenue traffic. More automotive traffic cannot be accommodated.

Action program IV 8-11

Issue: The growing number of "guest houses" is reducing the residential housing stock and eroding neighborhood coherence. Residents are being displaced by transients.

Recommendation: A clarification or interpretation of the Zoning Regulations should be issued to reflect that Certificates of Occupancy previously issued for rooming houses or guest houses become void if not continuously utilized. Applications for "Guest House" use in a residential zone should not be permitted to rely on previously-issued Certificates of Occupancy for rooming houses and the like, but should be subject to current use restrictions. This clarification or interpretation should be effective retrospectively for period of at least 5 years prior to Zoning Commission action on the matter.

Reason: These "guest houses" are proliferating to the detriment of the residential character of neighborhoods and are displacing long-term residents in areas where affordable housing is in short supply. Such displacement threatens the coherence of neighborhood life, and places an additional strain on parking and other transportation resources - critical issues for neighborhoods such as Woodley Park.

Major Actions: Land Use, Programmatic

Lead Agency : OP, ZC

Timing : Year 1 - A hearing on this matter is scheduled before the Zoning Commission in October 1986.

Plan proposal III 39-8

Land Use/Residential

Action program IV 8-8

The Woodley Park Community Association strongly supports the 3 recommendations of the Community Advisory Committee regarding foreign missions. Lawful existing chanceries in residential zones (not diplomatic overlay) may remain, but should not be permitted to expand.

Reason: Residential neighborhoods need to be protected and maintained. Chanceries are a business use and are not therefore compatible with residential use. The presence of chanceries places residential zoning plans at risk.

Note : This issue is before the Zoning Commission now (September 1986). Urgent action by the Office of Planning is needed to prevent such chancery expansion from being allowed for the first time. Such expansions are not legally mandated by the Foreign Missions Act, and the District of Columbia should retain this authority rather than cede it back to the Federal Government voluntarily. The major actions and actors are appropriately identified in the draft Plan.

CONNECTICUT AVENUE CORRIDOR STUDY STEERING COMMITTEE

2ND MEETING

NOVEMBER 25, 1986

AGENDA

- I. WELCOME..... Fred L. Greene
- II. OVERVIEW..... Fred L. Greene
- III. STATUS REPORT..... Staff
- IV. DISCUSSION/DIALOGUE..... Fred L. Greene/Staff
 - A. Issues acted upon
 - B. New issues identified
- V. OTHER COMMUNITY CONCERNS

Connecticut Avenue Corridor Study: Major Issues

As a result of the Draft Ward 3 Plan Public Hearing held on October 7 and 8, 1986 and the concerns expressed at the Connecticut Avenue Corridor Study kick-off meeting held on October 16, 1986, the attached pages provide a listing of issues as compiled and arranged in order under major planning categories. With these outlines in hand, major issues concerning the Connecticut Avenue corridor can be better referenced and more readily acted upon. As such, this information will be addressed and incorporated into the final Connecticut Avenue Corridor Study report as well as the final Ward 3 Plan. It is by this means that both documents will be more effective as well as more responsive to the needs and concerns of the citizenry.

Connecticut Avenue Corridor Study: Major Issues (Public Hearing Testimony, October 7 and 8, 1986)

Land Use/Zoning

- o "Park and Shop" site (between Porter and Ordway on east side of Connecticut) - develop in conformity with Comprehensive Plan as low density commercial and local neighborhood center - should be downzoned from C-2-A.
- o More restrictive zoning controls are needed for signs along Connecticut Avenue.
- o Sidewalk cafes, where they exist on Connecticut Avenue, should be limited to open air facilities.
- o Commercial strip (both sides of Connecticut Avenue) from Porter to Macomb - change from C-2-A to C-1 to conform to "Local Neighborhood Center" and "low - density commercial" designation.
- o Commercial strip opposite Zoo entrance - changes from C-2-A to C-1 for same reasons as above item.
- o Commercial strip from Calvert St. to Woodley Rd. - change from C-2-B to C-2-A (including segment of Calvert extending east to Duke Ellington Bridges).
- o Exclude "maximum densities" reference of Cleveland Park & Woodley Park Metro Station area because of their "Local Neighborhood Center" designation. A new zoning category should be developed for these areas other than than that which now exists (C-1 and C-2-A).
- o Woodley Park neighborhood segment inclusion in Ward 3 Plan east of Connecticut Avenue.
- o Surveys of historic properties along Connecticut Ave.

Transportation

- o Traffic congestion along Military Road in the Chevy Chase neighborhood.

Housing

- o Maintenance of housing for the elderly along Connecticut Avenue.

Historic Preservation

- o Cleveland Park Historic District should be approved.
- o Tregaron Estate should be protected from incompatible development.
- o Connecticut Avenue bridges should be maintained in their original designs.
- o Woodley Park Historic District as it may relate to Connecticut Avenue frontage (protective measures).

Urban Design

- o Zoning for a local neighborhood commercial center that is part of or adjacent to an Historic District should include design review and development controls as to such factors as height, mass, configuration, building materials, texture, color and set back requirements.

Connecticut Avenue Corridor Study: Major Issues
(Meeting of October 16, 1986)

Land Use/Zoning

- o Need for consistency between Comprehensive Plan and zoning (Land Use Map and zoning designations should be consistent throughout the area).
- o Need for downzoning west side of Connecticut Avenue between Military Road and Chevy Chase Pkwy. (from R-5-C to R-3).
- o Maintenance of the overall neighborhood character of the upper Connecticut Avenue commercial strip.
- o Maintenance of the low rise character of Connecticut Avenue between Macomb and Porter Streets (concern over potential land assembly activities).
- o Need to control development around Metro station areas keeping it in harmony with existing area character (especially with regard to historic areas).
- o Protection of commercial zoning in Cleveland Park area (especially the "Park and Shop" site and the properties across Connecticut Avenue from it).
- o Need to monitor land assembly activities along Connecticut Avenue especially in Metro station areas.
- o Two residential properties in Woodley Park (square 2204) should be rezoned from current C-2-B designation to R-4 (2610 and 2612 Woodley Place).
- o Need to change zoning designation on east side of Connecticut Avenue between Calvert Street and Woodley Rd. from C-2-B to C-2-A to protect the low rise profile and the historic character of this strip.
- o Need to downzone 3300, 3400 and 3500 blocks on Connecticut Avenue in Cleveland Park area to 50' height limit to protect historic character and provide for better urban design initiatives as well as preserving local neighborhood services.
- o Need to protect commercial property owners from development pressures (especially in Metro station areas).
- o Explore the possibilities of protecting existing zoning/land uses (this is an issue raised by business owners in the Connecticut Avenue corridor).

- o Need to control the intrusion of foreign chanceries in Sheridan/Kalorama area (Ward 1 Plan).
- o Need to look at problems in Forest Hills neighborhood in reference to land uses and zoning.
- o Need to monitor development on Connecticut Avenue between Albemarle and Tilden Sts.
- o Need to look at the impacts of vacated lots and buildings upon adjacent neighborhoods (residential and commercial) as well as preserving small parks and open spaces.
- o Explore the possibilities of density trade-offs regarding new development (i.e, developers provided with higher densities if they maintain and/or provide local services).
- o Need to conduct an economic/market study of the Cleveland Park area to determine needs for new and continuing neighborhood services.
- o Explore the problems of small business displacement and measures needed to remedy the problem.
- o Need for increased density in Sheridan/Kalorama area (Ward 1 Plan).
- o Need to monitor and control the Washington Hilton expansion to the south (across T Street) vs. across 19th Street.
- o Explore the possibilities of the designation of Connecticut Avenue as a "special street" in terms of overall urban design.

Transportation

- o Need to analyze the impacts of current Military Road improvements.
- o Need to provide for traffic controls as a result of development in the Friendship Heights area (i.e., Square 1661).
- o Commercial bus and truck traffic should be better controlled, especially in Woodley Park area where tour buses are a problem because of the hotel complex.

- o Parking control signs, parking meters and traffic control measures should be changed/alterd only with appropriate input from both the business and residential communities. Reference here is made to the loss of 13 parking spaces in the 3000 block of Connecticut Avenue at the National Zoo because of Zoo requests without input or notification to affected commercial establishments.
- o Speed of traffic should be strictly enforced throughout the corridor.
- o Need for better pedestrian safety measures, especially regarding children and the elderly. Certain intersections which allow right turns on red lights should not allow such turning movements.
- o Reno Road traffic should be controlled, especially as it relates to speed. It is recommended that only one lane should be used in each direction.
- o Need to look at Forest Hills neighborhood in terms of pedestrian safety measures and traffic mitigation.
- o Explore the possibilities of providing pedestrian linkages between buildings/land uses.
- o Traffic flow and speed should be better controlled on Cathedral Avenue entering and leaving Rock Creek Park.

Housing

- o More housing development should be encouraged along the corridor with special emphasis in Metro station areas.
- o Maintenance of housing for the elderly along the avenue.

Historic Preservation

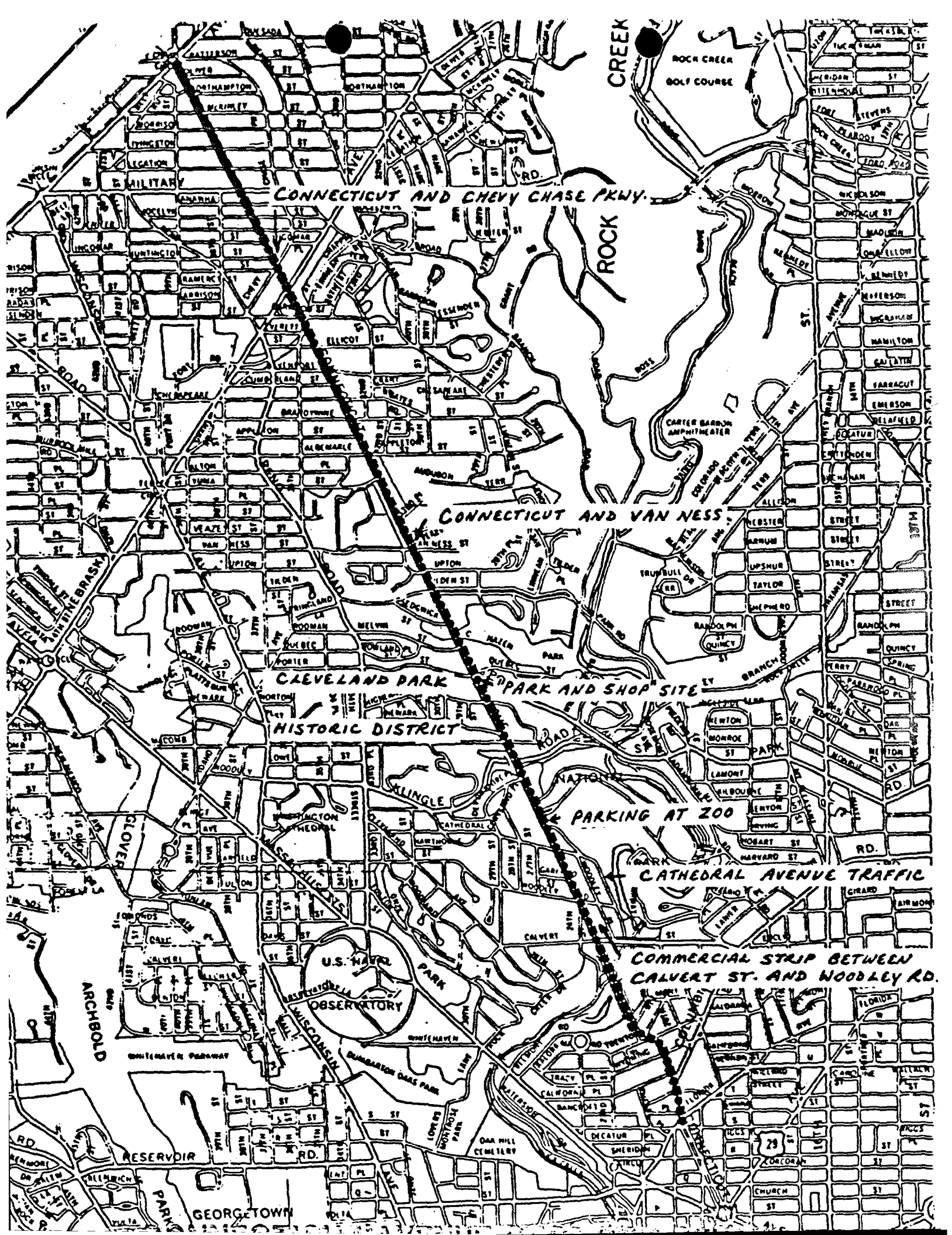
- o Maintenance of historic character of designated areas along Connecticut Avenue (i.e, Kalorama, Cleveland Park, Woodley Park).
- o Need to retain building height of commercial properties in historic districts along Connecticut Avenue as well as any commercial properties on side streets off the avenue.
- o Connecticut Avenue bridges should be preserved in their original designs.

General

- o Need for city, business community and residents to work closely together to solve conflicts before further problems arise as they did on Wisconsin Avenue.
- o Need to protect and enhance the quality of life throughout the corridor by means of urban design measures, traffic control and enforcement, development control and monitoring.
- o Need to look at city policies affecting the overall quality of the urban environment.

Priorities/Summary

- o Military Road to Chevy Chase Pkwy. along Connecticut Avenue in terms of zoning concerns.
- o Traffic law enforcement (speed, traffic controls, pedestrian safety) throughout the corridor.
- o Pilot traffic management program development (for key and problem intersections along Connecticut).
- o Resolve zoning inconsistencies with the Comprehensive Plan.
- o Development controls in Metro station areas (concerns with downzoning and property rights of land owners).
- o Cleveland Park commercial district maintenance, enhancement and future development control.
- o Impacts of development alternatives along the avenue.
- o Protection of small businesses and the types of local services provided.



CONNECTICUT AND CHEVY CHASE PKWY.

CONNECTICUT AND VAN NESS

CLEVELAND PARK

PARK AND SHOP SITE

HISTORIC DISTRICT

PARKING AT ZOO

CATHEDRAL AVENUE TRAFFIC

COMMERCIAL STRIP BETWEEN CALVERT ST. AND WOODLEY RD.

U.S. NAVAL OBSERVATORY

GEORGETOWN

Connecticut Avenue Corridor Study: Local Neighborhood
Services Survey

Your Name: _____

Address: _____

Phone No.: _____

Please list below those local neighborhood services which you would like to see along Connecticut Avenue in your immediate neighborhood as well as any local service establishments which have been removed or are threatened with removal.

Local Neighborhood Services you would like to see:

General location on Connecticut Avenue _____

Local Neighborhood Services removed or threatened:

General location on Connecticut Avenue _____

Please return to:

Kenneth W. Karkeet, Ward 3 Planner
District of Columbia Government
Office of Planning
415 12th Street, N.W. Suite 500
Washington, D.C. 20004
(202) 727-9600

Connecticut Avenue Corridor Study: Major Objectives Survey

Your Name: _____

Address: _____

Phone No.: _____

Please list below those major objectives which you feel must be addressed in both the final Connecticut Avenue Corridor Study report and the final Ward 3 Plan. If possible, it would be advantageous for you to list these in order of priority.

Please return to:

Kenneth W. Karkeet, Ward 3 Planner
District of Columbia Government
Office of Planning
415 12th St., N.W., Suite 500
Washington, D.C. 20004
(202) 727-9600

6/30/87

Honorable Marion Barry, Jr.
The District of Columbia
Washington D.C., 20004

Dear Mayor Barry:

I appreciated the opportunity to have lunch with you, Anita Bond, and the others last week. I agree that it is an excellent idea. Since our meeting I've had some additional thoughts:

On getting the message out: A weekly box (e.g. 1/4 or 1/2 page) donated by the Post as a "public service" in the "District Section" each Thursday in which you can "speak" and/or otherwise inform the constituents, including a banner along the bottom repeating the "key" phone numbers each week. The Va section could devote the same space to Va jurisdictions, the Md to Md jurisdictions etc. Would be a wonderful public service and someone knowledgeable of the Post politics could find a way to make the Post think it was their idea. (Maybe they could get an award for it!) Could be repeated in the neighborhood papers, as well, on a smaller scale.

As to racial separation, I increasingly see interracial social groups in my restaurant among young people. There is also a great deal of interracial dating among the same group. Whereas most of my white contemporaries socialize totally white, all four of my children's social worlds are very different, but all are interracial. Changing the minds or hearts of my contemporaries is futile. Assuring that they do not discriminate, intentionally or unintentionally is crucial. My professional field of specialty in civil rights is determining how city actions impact on minorities and/or low income persons; and how city money (active & passive-i.e. banking) can be better used to improve the opportunities for, and/or otherwise benefit minorities. I would be glad to volunteer my help in any area of racial concerns which focusses on the impact of the dollar.

As to zoning and development, I spoke to my #1 concern -- home-based businesses -- an area which impacts so heavily on minorities & women. What I didn't mention was how the inaction on the part of your staff causes citizen's to distrust your intent. For example, the Connecticut Ave. Corridor Study. We have had many meetings for nearly a year, and despite many promises of quick action, nothing has been released from Fred Green's office. It should be noted that this is not the first study for the area, but that development on Conn Ave has been studied at length with numerous committees.

In response to the furor over Wisconsin Ave development, you said before the election that you would take quick and decisive action to prevent that from happening again. What we have seen, since, is another committee and more inaction. The clearly opposing views between the citizen/shopkeeper and the land-owner/speculator cannot both be satisfied. Inaction benefits the land-owner/speculator and "by effect," is action against the citizen/shopkeeper. Please, lets get the proposed "down zonings" for Connecticut Ave out of the planning office and on the Zoning Commission's agenda.

Respectfully yours,

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7
4

Zina G. Greene
3133 Con Ave, NW. #1014
Washington, D.C. 20008
332-3010

P.S. Due in good part to my landlord's greed (unwillingness to give a lease of adequate length, e.g. 10 years, because he wants the building unencumbered so he can sell it at any time for re-development), I have been forced to close Park Place Cafe. Any action on downzoning Conn Ave would have been too late in my case; however, my restaurant and my block are a perfect example of the conflict between greed and quality of life for the neighborhood and the City. (An unsolicited picture of my restaurant, with it's patio, was featured in a recent magazine add paid for by the DC government advertising the wonderful "quality of life" in D.C.)

c.c. Anita Bond