

Woodley Park Community Association  
2929 Cathedral Avenue, Northwest  
Washington, D.C. 20008

8 February 1988

Mr. Lindsley Williams, Chairman  
D.C. Zoning Commission  
District Building  
1350 Pennsylvania Avenue, N.W.  
Room 11  
Washington, D.C. 20004

RE: Z.C. Case No. 86-26  
Connecticut Avenue (Woodley Park)  
Post-Hearing Requested Submission

1988 FEB 17 PM 3:35  
ZONING COMMISSION  
District of Columbia

Case 86-26  
Exhibit 398-A

Dear Chairman Williams and Members of the Commission:

As Board Member and Chairman, Economic Development Committee, Woodley Park Community Association ("WPCA"), I am transmitting the Post-Hearing Requested Submission.

1. Square 2204 - Alley Information

The Commission had asked whether the alley serving Square 2204 has an additional entry/exit to Woodley Place (in addition to the 10 foot wide egress presently used and testified to not meet D.C. alley standards and to not be adequate for commercial development). I spoke with the D.C. Surveyor's Office, Mr. Anderson, and was told that only the 10 foot wide egress presently used appears on D.C. maps. He surmised that what appeared to be an alley egress south of that presently used is available only as a result of property owner's willingness to allow others to use their property. As a practical matter, cars do enter off Woodley Place to access property which fronts on Calvert Street and have no apparent other rear access to their property.

2. Slides - Hard Copy

Enclosed are hard copies of all slides used in the Woodley Park presentation. They are organized by topic and in the order presented. The first section, i.e., Issues/Introduction, contains graphics of the Square, Main Points of Testimony, Square 2204 alley photos, and photos of buildings in the three commercial squares in question.

3. Architectural Model - Photographs

Photographs of the architectural model showing Squares 2202, 2203 and 2204, as well as the impact of zoning options, i.e., heights, will be sent under separate cover.

Charles Warr, President  
Howard Friedman, Vice President  
Carol Chamberlain, Secretary  
Charles Lupton, Treasurer

ZONING COMMISSION  
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District of Columbia  
CASE No. 86-26  
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EXHIBIT NO. 398A1  
EXHIBIT No. 398-A

4. Information

- (a) Transportation and Metro: Clarifying information will be sent under separate cover.
- (b) Building at 2631 Connecticut Avenue: The proposed building at this site, which had been a major factor in our request to the Zoning Commission to set a date to consider emergency downzoning, has now had been the subject of a D.C. building permit.

Because the proposed building does not (a) trigger a large tract review, there will be no opportunity for citizen input, and (b) violate any of the limits the Commission set down for its hearing (although it does violate limits that Woodley Park testified in favor of, e.g., commercial space underground should be counted as part of the commercial FAR in this C-2-B square or the Square 2204 should be rezoned C-1 or at least C-2-A thereby precluding underground commercial space), it appears that matter-of-right building may ensue.

- (c) Effect of Downzoning on Residential Development in Commercial Squares - Point of Information and Clarification:


Persons opposing downzoning commercial squares testified that this would have the effect of precluding residential development.

As a matter of information, the initial building proposed for development at 2631 Connecticut Avenue (again a major factor in our request to the Zoning Commission to set a date to consider emergency downzoning) under matter-of-right C-2-B zoning proposed a 2.0 FAR. C-2-B permits a 3.5 residential FAR and C-2-A permits a 2.5 residential FAR. Thus, a re-zoning would have had no practical effect on the proposed residential FAR. (The building for which a permit has been filed contains no residential FAR).

We would be pleased to provide additional information if that would be useful to the Commission. I may be contacted at 232-4338; 2625 Woodley Place, N.W., Washington, D.C., 20008

Thank you for the consideration you have shown us.

Sincerely yours,

  
Cheryl A. Opacinch

Encl.

Z.C. Case 86-26

WOODLEY PARK OVERLAY ZONE

This Document Contains Hard Copy of Slides Used in the Supporting Testimony for the Woodley Park Overlay Zone as Requested by the Zoning Commission.

Slides are organized by testimony topic and witness as per listings previously submitted and as follows:

<u>Introduction and Issue Overview</u> Summary of Woodley Park position; Slides of Squares 2202, 2203, 2204, Alley in Square 2204, etc.	Dr. Cheryl Opacinch
<u>Woodley Park - Pictorial Tour</u> Slides of life in Woodley Park.	Mr. Brian Jones
<u>Development Scenarios - Archit. Model</u> Slides of Model will be submitted under separate cover.	Mr. Fred Pitts, P.E.
<u>Historical Concerns</u> Slides of the Woodley Park townhouse style and specific architectural details.	Dr. Charles Field, Esq. Dr. Cynthia Field
<u>Federal Interest Concerns/Hist. Scale</u> Slides of Squares 2202, 2203 and 2204, the historic bridge, and Rock Creek Park views.	Mr. Larry Aurbach, Esq.
<u>Transportation and Traffic Concerns</u>	Mr. Charles Warr, M.A.
<u>Residential Concerns</u>	Ms. Ellen Burton
<u>Commercial Concerns</u>	Ms. Zina Greene
<u>ANC 3C</u>	Mr. Phil Mendelson
<u>Summary Statement</u>	Dr. Cheryl Opacinch

Note: 1. Within each topic area is slide of speaker's main points.  
2. Residential Concerns slides repeated alley slides included under Introduction and Issue Overview and are not re-duplicated.

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CASE 2C 86-26

# WOODLEY PARK OVERLAY ZONE

INTRODUCTION &  
OVERLAY OF THE ZONE



Woodley Rd.

# METRO

## Alley

2204

Woodley Pl.

24th 誌

Connecticut Ave.

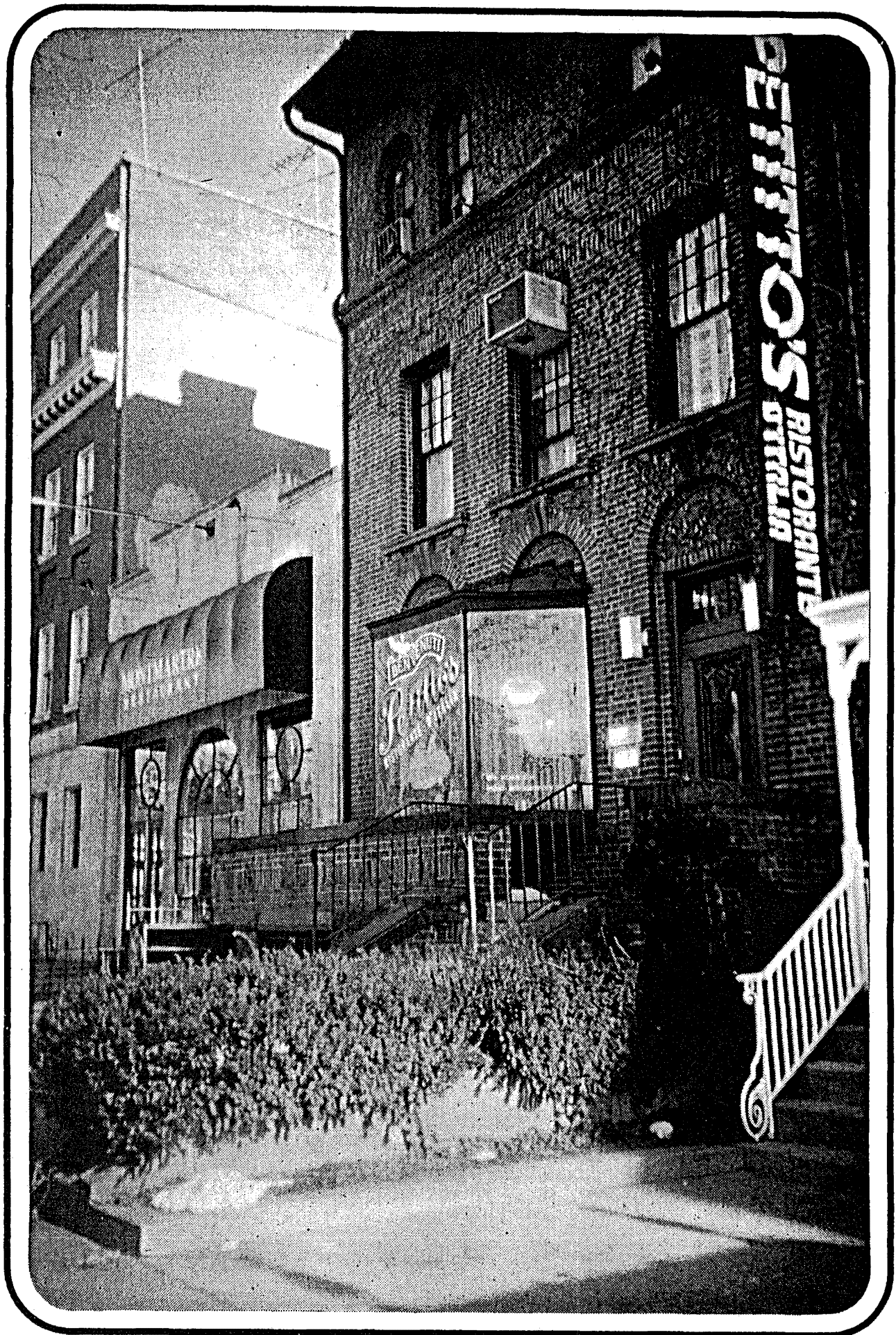
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Calvert St.

2202

Square 202 - Satbuck pressure lions / Rod Creek view



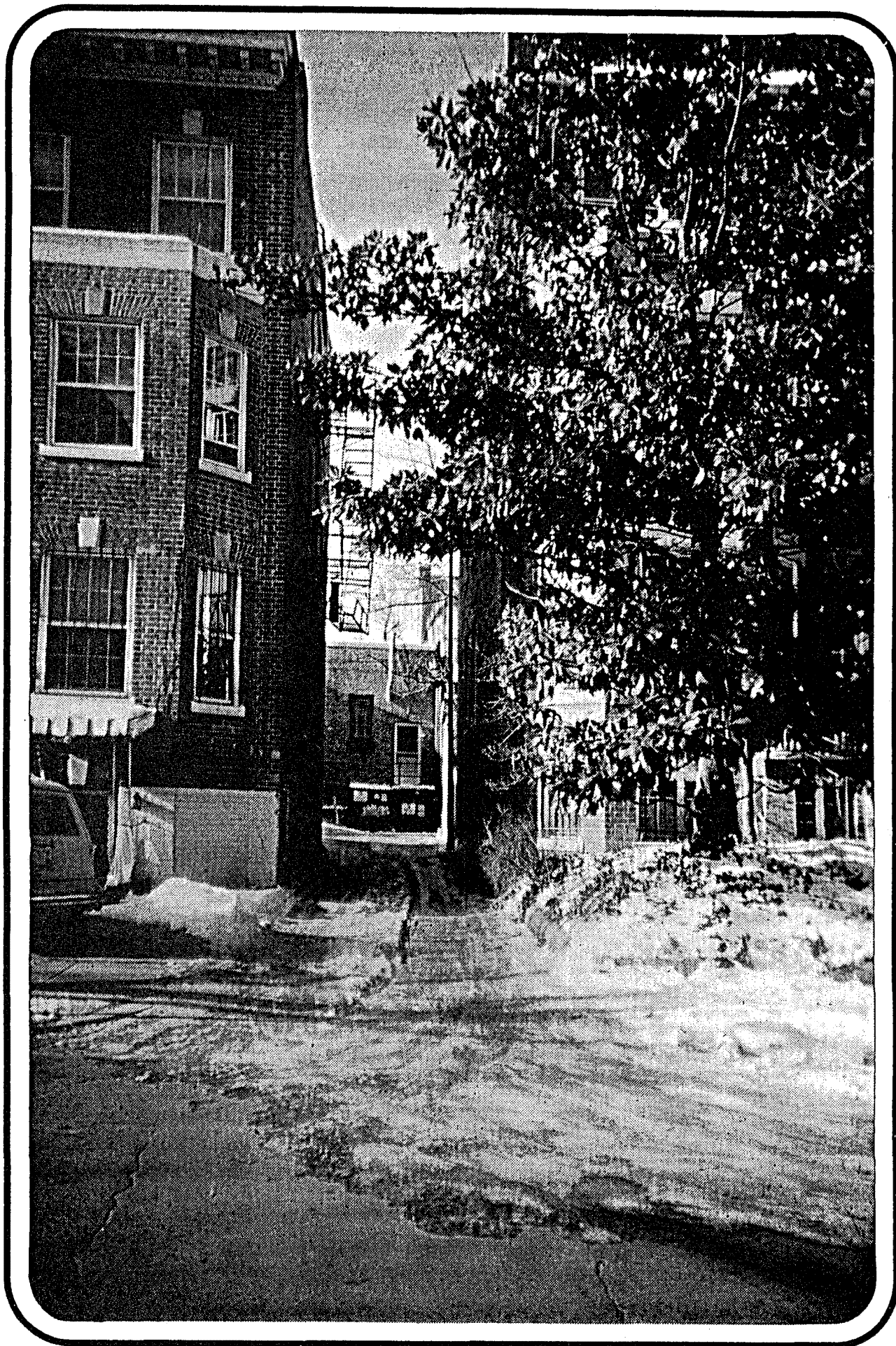


"Typical" WP Commercial Structures - Small scale, max. 4 stories

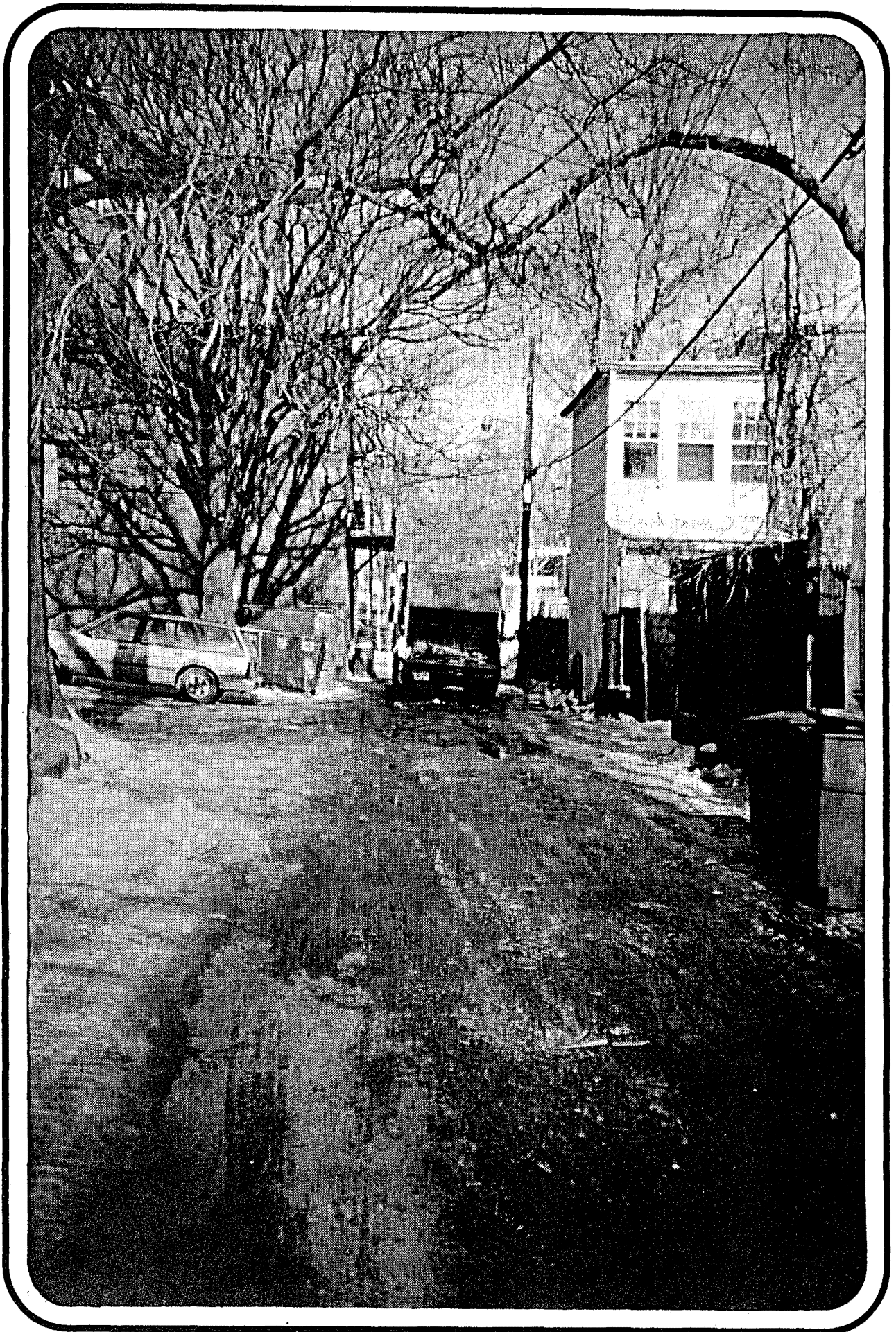


Square 2204 - Colver St.

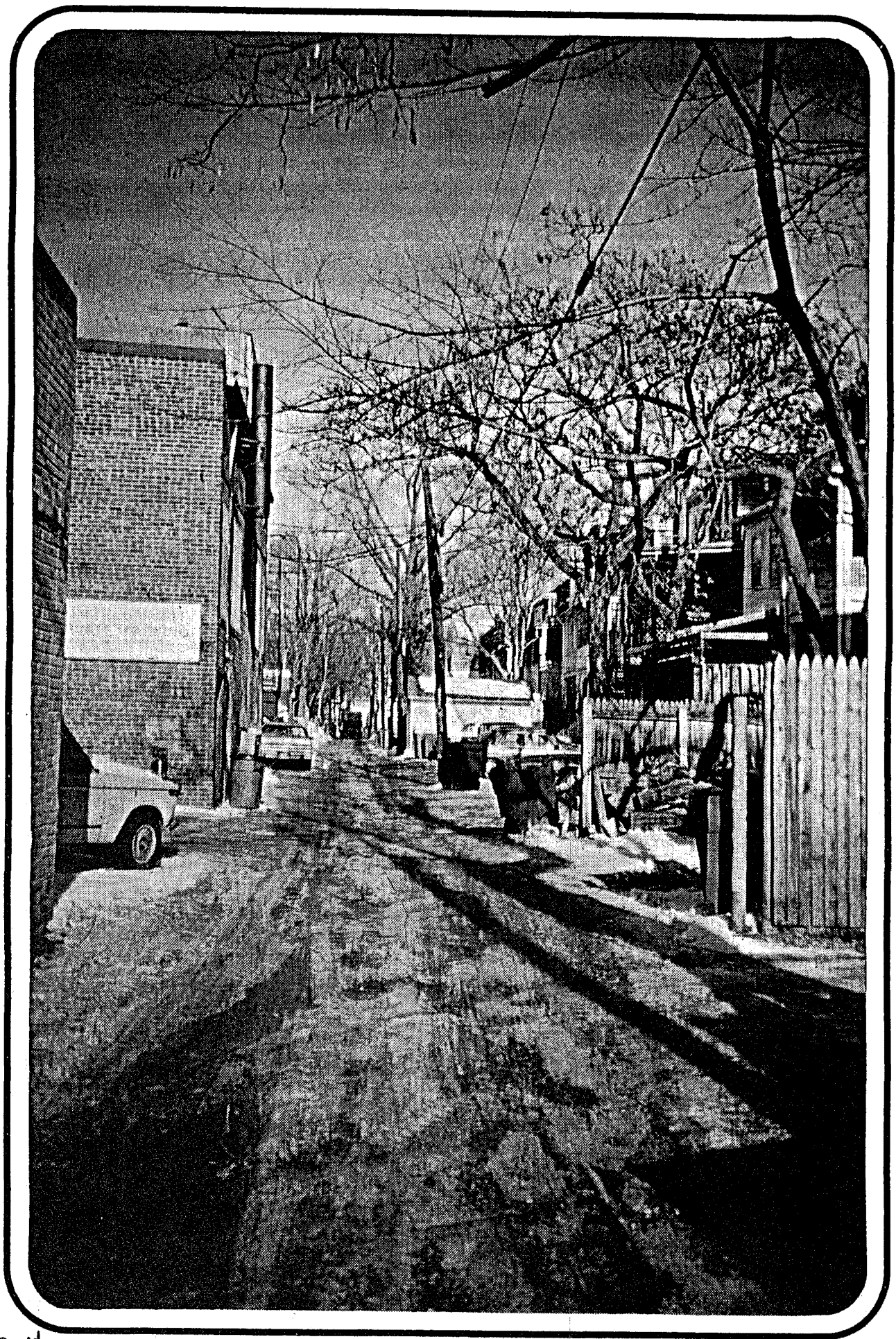




Sq. 2204: The 10 foot Alley entrance from Woody Place

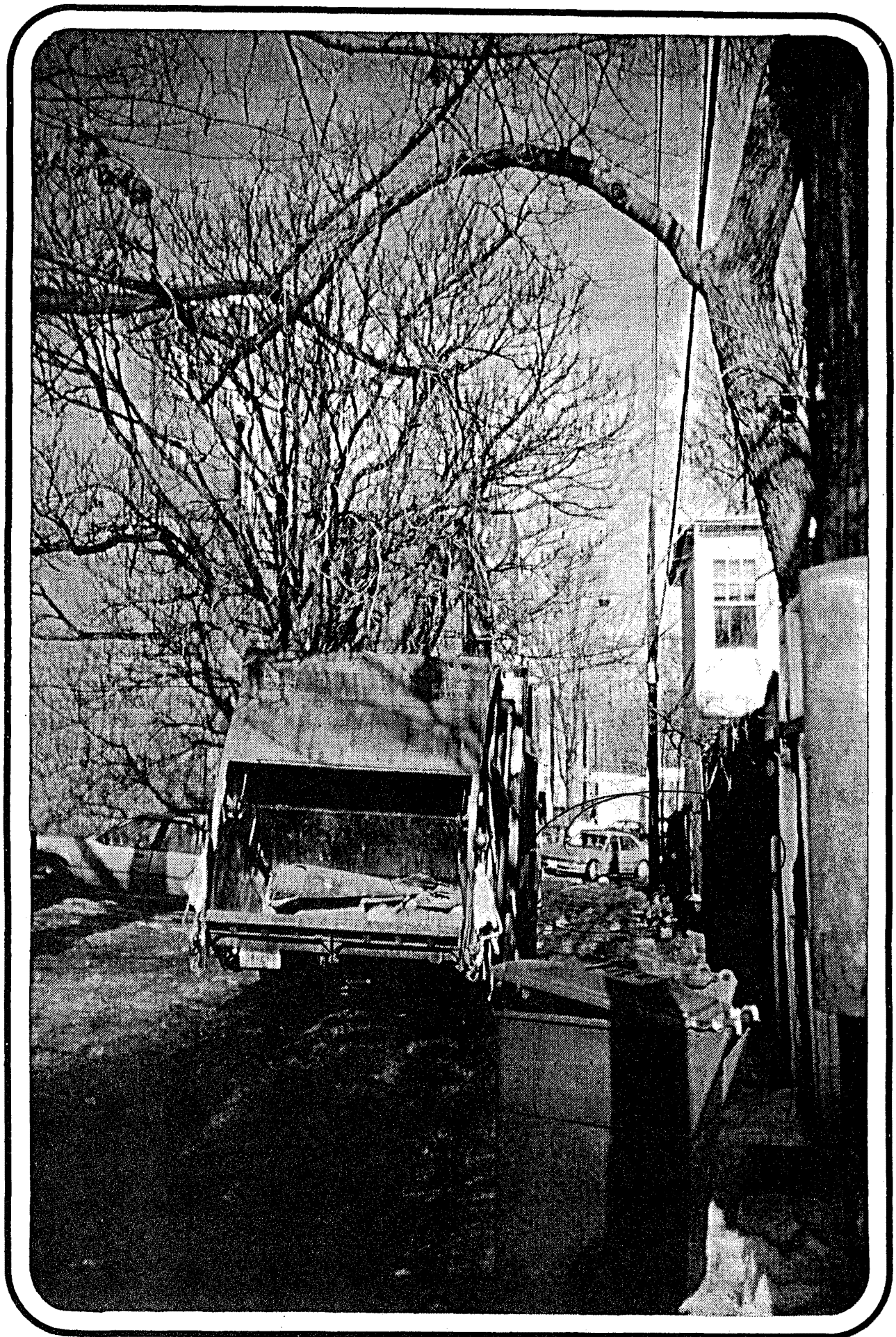






Sq. 2204

The Alley: 15 foot width - poorly maintained, too narrow, etc.



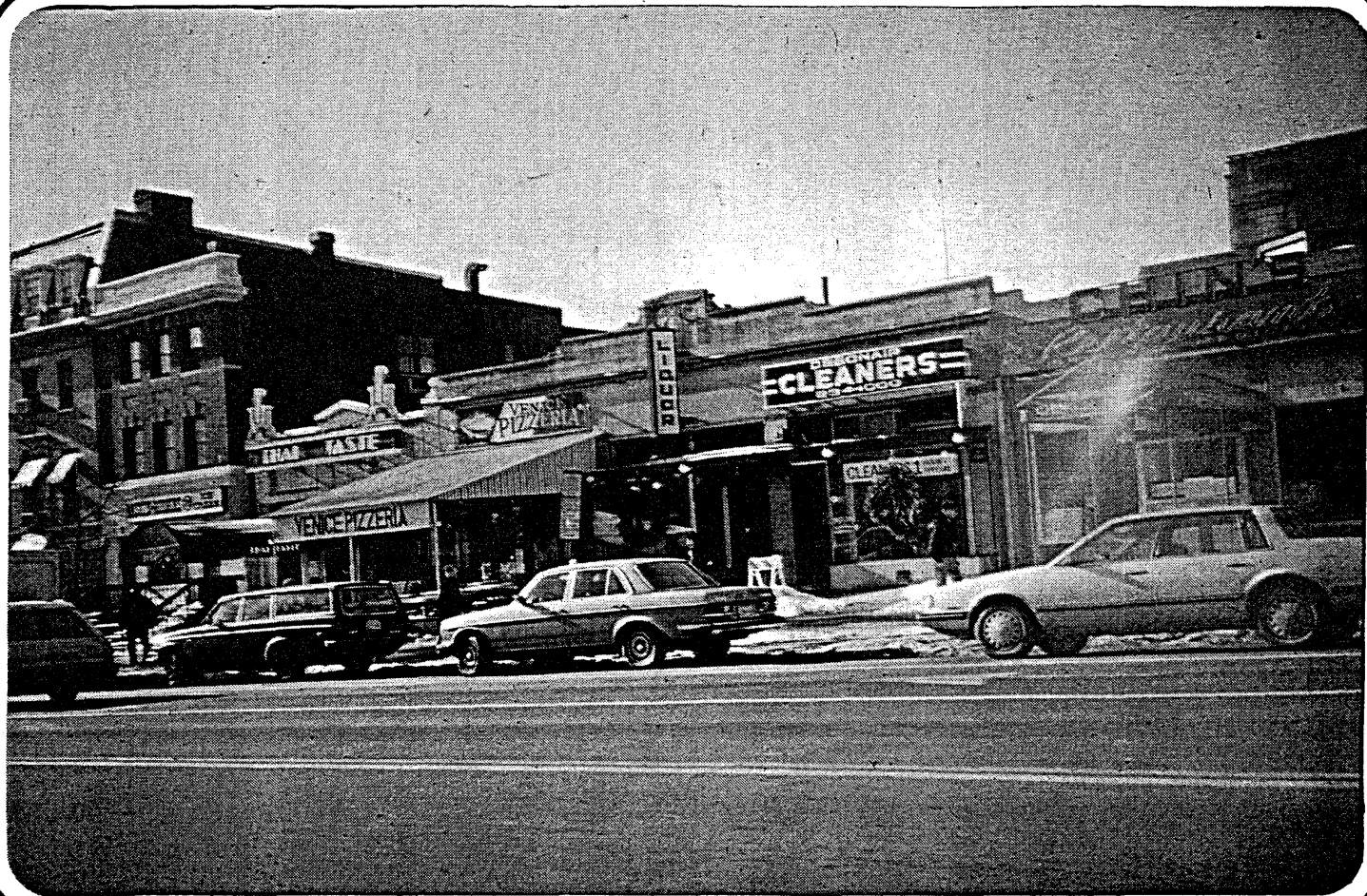
Square 2204: Alley—Typical scene: blocked by truck, car backing out



Residential (wooden frame) side (E-1) of Square 2204



Square 2202 (C2A) - Com. Ave. side, no alley



Square 2203: Corn. Ave Side; tallest structure shown





The ~~Washington~~ Shurton (Shurton) Condo Unit for sale, 10000 sq ft, 10000 sq ft



# WOODLEY PARK

- Preserving the WP neighborhood
- Achieving zoning consistency with the Comprehensive Plan
- Restraining traffic, parking, and alley problems
- Recognizing the impact of the Zoo, hotels, and the Metro
- Correcting commercial zoning on a residential street

## **WOODLEY PARK OVERLAY ZONE**

### **CONCURRENCE:**

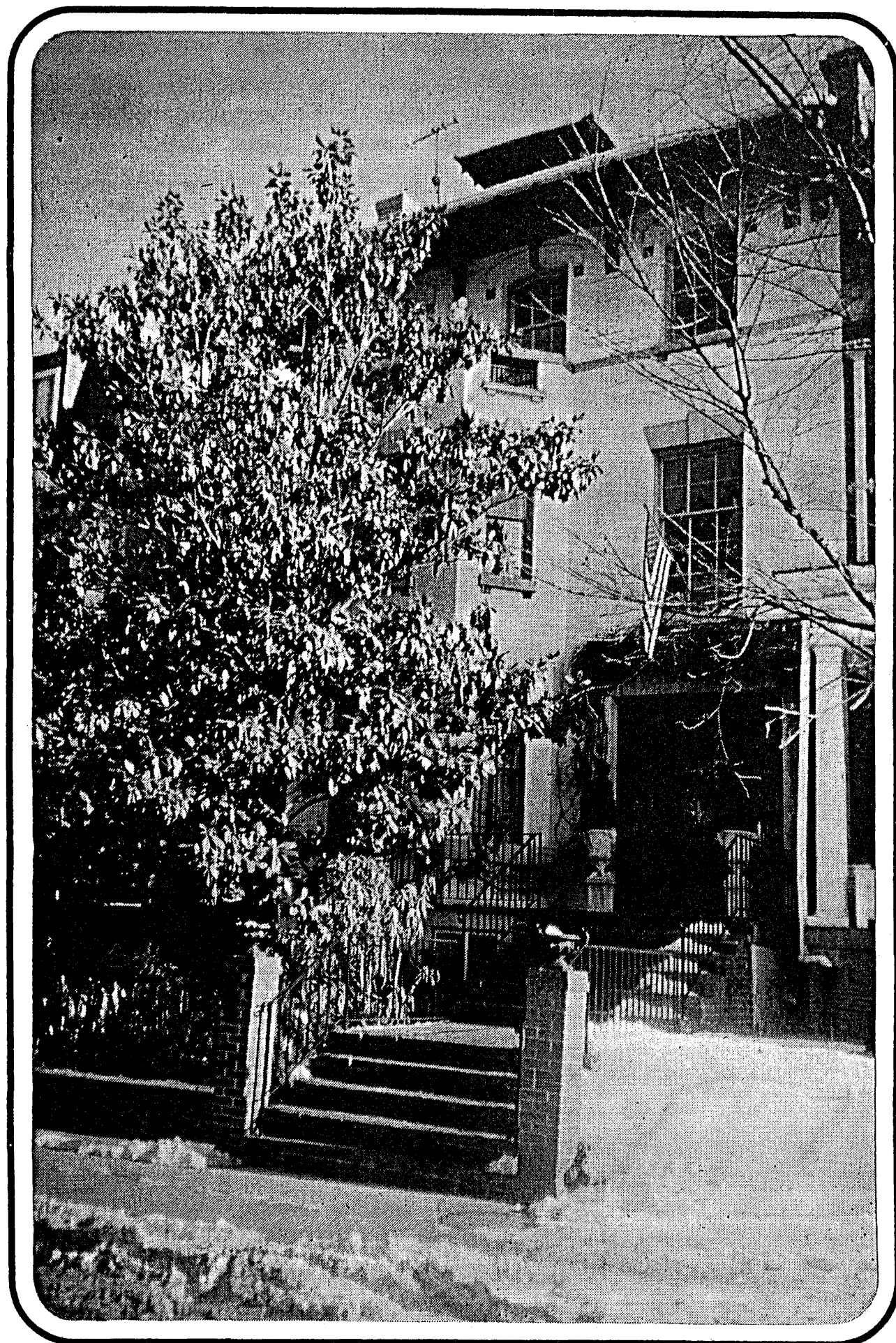
- **MANDATE RETAIL USE ON GROUND FLOOR**
- **PROHIBIT CONNECTICUT AVE. CURB CUTS**
- **REQUIRE BZA TO APPROVE EXCESS BARS AND RESTAURANTS**
- **PLACE LIMITS ON BUILDING HEIGHT**
- **EXCLUDE FAST FOOD RESTAURANTS**
- **DENY ANY ADDITIONAL HOTEL SPACE**

# WOODLEY PARK OVERLAY ZONE

## AMMENDMENTS:

- **Limit height:** 50 ft. for Sq. #2204  
40 ft. for Sq.s #2202 & 2203
- **Prohibit transient housing**
- **Deny Commercial use below ground**
- **Mandate setbacks:**

Sq. #2204	20 ft. from alley
	10 ft. pulloffs
Sq. #2202	20 ft. from walks
- **Stronger "burden of proof" for exceptions**
- **Prohibit PUD's**



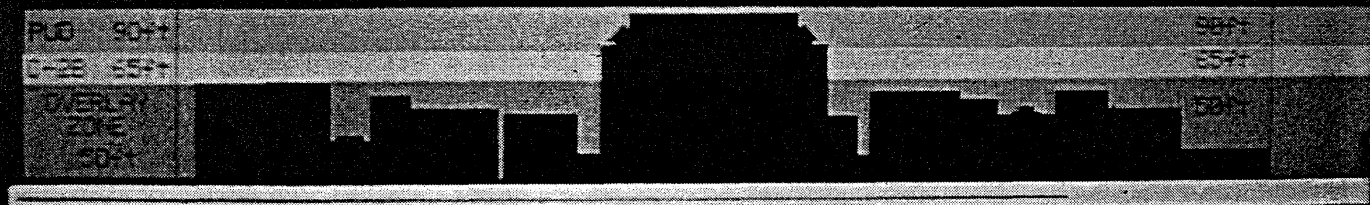
Well maintained WP townhouse (like those backing on Sq. 2204 alley)



Proposed Building C-2-B, 165 ft high, with mechanical roof - nearly 90 feet  
(LED TD up 1 mile for Emergency Down 200 ft)

# Woodley Park Overlay Zones

For Square 2204

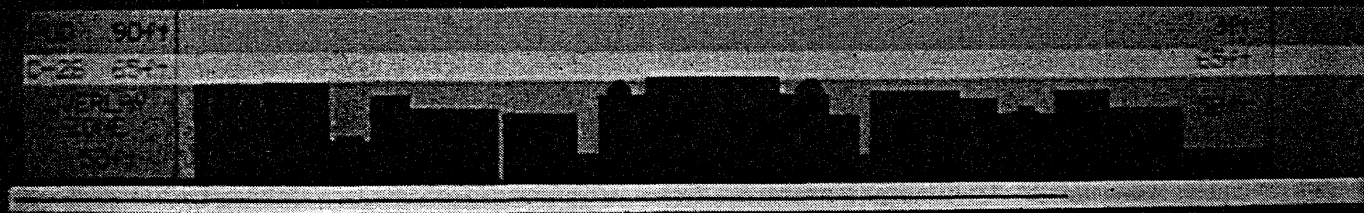


Connecticut Avenue Facing to the East

Permit Structure:  
 Permit Fee \$129/88.  
 Even at 32 (approx) feet height, with mechanical roof  
 TOTAL HT. = approx 50 feet 11' 1"

# Woodley Park Overlay Zones

For Square 2204



Connecticut Avenue Facing to the East