

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

5 April 1988

Ms. Maybelle Bennett, Chairperson
The Zoning Commission
The District Building, Room 11
Washington, D.C. 20004

Re: Case Number 86-26
PUD Guidelines

Dear Ms. Bennett and Members of the Commission:

On behalf of the Woodley Park Community Association, I am writing to transmit our comments regarding PUDs within the Woodley Park Overlay Zone.

WPCA Testimony - Guidelines Summary

Square 2204: 50 foot height maximum
3.0 FAR (1.5 commercial, 1.5 residential) maximum
70% lot occupancy
Include all commercial space, whether above or below ground, in FAR calculations
Rezone Square 2204 from C-2-B to at least C-2-A

Squares 2202,
2203: 40 foot height maximum
2.0 FAR (1.0 commercial, 1.0 residential) maximum
70% lot occupancy
Include all commercial space, whether above or below ground, in FAR calculations

WPCA testified that, in keeping with the intent of the WP Overlay Zone to maintain a local neighborhood commercial center and to preserve heights of buildings at the maximum now present, PUDs should be limited to the same height and FAR as matter-of-right under the Overlay Zone, but that variances for increases in lot occupancy and uses could be considered.

WPCA Testimony - Guidelines Rationale

In summary, WPCA testified that not to limit PUDs would:

- Violate the intent of the WP Overlay Zone designed to preserve a local neighborhood commercial center by encouraging large buildings out of scale with those presently there and further encouraging inappropriate use expansion, e.g., offices;

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

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CASE NO. 86-26
EXHIBIT NO. 428
Exhibit 428

- Contradict the Comprehensive Plan designation of a "local neighborhood commercial center", particularly if the C-2-B zoning is left intact in Square 2204 where PUD guidelines could result in a 90 foot building -- nearly twice as high as the tallest building on the block which itself is twice as high as many other existing buildings;
- Encourage developers to amass property for PUD development and destroy the existing small scale structures;
- Drive out small businesses which serve the neighborhood, e.g., shoemakers, cleaners, drugstores, camera stores, etc., by supporting those interested in property speculation with the result of short-term leases, poor property maintenance, unlikelihood of major investment repairs, and increasing rental rates unaffordable to many small businesses;
- Require that Zoning Commission, D.C. Government office, and community resources be devoted to re-arguing the merits of the WP Overlay Zone and the needed limits on PUDs;
- Encourage developers desiring to develop Washington, D.C. property to overlook areas of the City needing development;
- Place unacceptable burdens on the local neighborhood by increased traffic on residential streets, use of an alley substandard to D.C. requirements, and, in Square 2204 permitting out-of-scale buildings to tower over residential townhouse structures, blocking sun and light -- 'the beginning of the end' said one resident at a public meeting; and
- Overlook the fact that, within the WP Overlay height, FAR and lot occupancy guidelines to which WPCA testified, considerable development is possible.

I hope this summary of our testimony is useful and would remind the Commission that WPCA submitted both a summary of its position and suggested language to the WP Overlay Zone regulations that could also be of assistance.

Our thanks for your consideration of this statement. Please feel free to call upon me if clarification or additional information would be useful.

Sincerely yours,


Cheryl A. Opacinch

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