

16 June 1988

Ms. Maybelle Bennett, Chair  
D.C. Zoning Commission  
1350 Pennsylvania Avenue, N.W.  
Washington, D.C. 20004.

Dear Ms. Bennett:

I am writing with regard to Case 86-26, Connecticut Avenue rezoning. I urge you to take action to limit PUD high-rise office development in Cleveland Park. I have watched with dismay as Wisconsin Avenue has become a strip of high-rise glass office buildings, completely destroying the intimate human scale of the surrounding neighborhoods. Many of these buildings seem to have vacancies; those that are slightly older are already showing signs of deterioration.

At Van Ness the process has begun to repeat itself along Connecticut Avenue. It would be a shame to build more of these characterless, overscale buildings along Connecticut Avenue in the Cleveland Park area. The small shops and restaurants in that area meet local needs well. Until recently, rents were low enough to permit small businesses to operate there, not just franchise outlets of national chains. The adjacent blocks on Newark, Macomb, Lowell, and Highland constitute a unique neighborhood of well preserved turn-of-the-century homes, recognized as a historic district both in DC and on the National Register. Many of the shops along this stretch of Connecticut Avenue have art deco facades of considerable architectural interest. The "small town" feel of this neighborhood shopping area is in congruity with the adjacent residential neighborhood, and the two mutually reinforce one another. To replace this human-scale shopping strip with more faceless megalithic buildings would be a tremendous detriment to the architectural integrity of the environs.

Preserving the past is important. Once you have torn it down, you can never replace it again. Preserving oases that are distinctly different from suburban shopping malls or urban glass towers is also important in giving a city texture and variety. I ask the Zoning Commission to take the necessary steps to keep Cleveland Park from overdevelopment. Limit PUDs to 40 feet and a 2.0 Floor-Area ratio!

Sincerely yours,

*Suzannah J. Fabing*

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ZONING COMMISSION  
CASE No. 86-26  
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District of Columbia  
CASE No. 86-26  
EXHIBIT NO. 452