



2755 ORDWAY STREET, N.W.
WASHINGTON, D.C. 20008

ZONING COMMISSION
District of Columbia

Case... 86-26...
Exhibit... 534...

STATEMENT OF
GREGORY S. WETSTONE
PRESIDENT
CLEVELAND TERRACE UNIT OWNERS ASSOCIATION
BEFORE THE
D.C. ZONING COMMISSION
JULY 7, 1988

Ms. Bennett, members of the D.C. Zoning Commission, thank you for the opportunity to address you this evening on this extremely important issue.

My name is Gregory Wetstone. I am president of the Cleveland Terrace Unit Owners Association, and am here tonight representing Cleveland Terrace, a 70 unit residential structure located immediately adjacent to the Park and Shop site. We are the closest residential structure to the Park and Shop site, and the only structure directly bordering the site. Hence, as you might imagine, we are very concerned about the development of that site.

Cleveland Terrace wishes to register its strong support of the limits on development sought by the Cleveland Park Historical Society. Specifically, we feel it is vitally important that limits on the development of the Park and Shop site include a 40 foot height limitation, and a corresponding limit on FAR of 2.0. We also urge the Commission not to allow developers to escape these limitations through designation of the site as a "planned unit development" or PUD.

I want to emphasize that Cleveland Terrace is not, in any sense, opposed to development. In fact, we would favor low rise, mixed use development of the Park and Shop site. But we are extremely concerned that Cleveland Park not lose its neighborhood character. We are very worried about the traffic, noise, parking, and pollution problems that would accompany construction of large office buildings in our area of Connecticut Avenue.

As neighbors, Cleveland Terrace would be particularly impacted by large scale development of the Park and Shop site. Proposals by the Urban Group to build a large scale office complex on that site would place all entrances and exits for office and commercial use, including truck deliveries, on the small alley that runs along the border of our property and the Park and Shop Site. We are extremely concerned about the noise, traffic and pollution that would accompany such a large structure, and would be only a few feet away from Cleveland Terrace residents.

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It is our fear that a large office development at the Park and Shop site would very much alter the special character of our neighborhood, and begin the process of turning our area into a sterile office environment.

Moreover, additional traffic and parking on Porter Street, Ordway Street, and nearby portions of Connecticut Avenue, all of which are already overcrowded, is a matter of serious concern.

Finally, a massive development, such as that which has been proposed by the Urban Group, would dwarf our small building and greatly reduce the light and openness which we currently enjoy as a result of the low rise development now present in our area of Connecticut Avenue.

Once again, I'd like to emphasize Cleveland Terrace's strong support for the zoning restrictions favored by the Cleveland Park Historical Society. With specific regard to the Park and Shop site, Cleveland Terrace urges the Commission to tighten zoning restrictions to bar construction of any structure with a maximum height of greater than 40 feet, or a floor to area ratio of greater than 2.0.

In addition, we urge the Commission not to allow developers to escape these limitations through designation as a Planned Unit Development (PUD). Zoning limitations become meaningless if the developers can ignore them simply by moving through the PUD process, as the Urban Group has proposed to do at the Park and Shop site.

Let's have responsible development which can help our neighborhood to grow and prosper, while preserving its character and not creating needless traffic, noise, parking, and pollution problems.

Thank you for your time and attention on this very important issue.