



CLEVELAND PARK HISTORICAL SOCIETY 3101 HIGHLAND PLACE, N.W. CLEVELAND PARK, D.C. 20008 (202) 244-1276

CLEVELAND PARK OVERLAY ZONE
ZONING COMMISSION CASE NO. 86 - 26
JULY 7, 1988

***** COPIES OF SLIDES TAKEN OF THE MODEL PRESENTED AT THE HEARING *****

MODEL PREPARED BY RICHARD RIDLEY ASSOCIATES
(BY WILLIAM RIVERS)

THE MODEL DEPICTS THE EAST SIDE OF CONNECTICUT AVENUE
BETWEEN MACOMB AND PORTER STREETS;
3301 TO 3535 CONNECTICUT AVENUE

These photos show the east side of Connecticut Avenue
as it exists today

and as it would appear with a

- 1.) 4 story building, 2.0 FAR - 100,000 Square Feet
- 2.) 5 story building, 2.5 FAR - 125,000 Square Feet
- 3.) 6 story building, 3.0 FAR - 150,000 Square Feet

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ZONING SECRETARIAL
DISTRICT OF COLUMBIA

462/29

ZONING COMMISSION

CASE NO. 86-26
District of Columbia
EXHIBIT NO. 549

III. GRAPHICS - RICHARD RIDLEY (BY WILLIAM RIVERS)

- A. Respect the Historic Fabric -- The essence of what the Zoning Commission did in preliminarily reducing the matter-of-right Overlay Zone height limit to 40 feet was to respect the low height of the existing buildings in the Cleveland Park local and National Register Historic District. Even 40 feet, however, is higher than all but 3 of the 66 buildings in the Connecticut commercial area.

-- Of the 60 commercial buildings, 70% are only 1 story, 20% are 2 stories, and 10% are 3 stories.

-- Of 6 residential buildings, only 3 are 40 to 50 feet.

-- The FAR of the existing commercial buildings is only .66 -- substantially less than 1.0! (Residential building FAR is 1.3.) Combined commercial and residential FAR is 1.0.

Allowing new buildings of maximum matter-of-right height (40 feet) and FAR (2.0), still, will allow construction of the largest buildings by far in the historic district. For example, on the Park & Shop site (50,000 sq. ft.), a developer will be able to construct -- as a matter-of-right -- a 4-story, 100,000 sq. ft. building. This new building would be 3 times larger than any existing building in the zone.

- B. Keep Other PUD Flexibilities -- It is only the height and FAR aspects of PUD guidelines which we wish to limit. Other PUD flexibilities of the C-2-A zone such as percentage of lot occupancy, side and front yards, parking, and urban design elements would be retained.

- C. Still Allows 300,000 Sq. Ft. Buildout -- Our proposed PUD limits, still, would allow a buildout in the Cleveland Park Overlay Zone of double the existing square footage, i.e., another approximately 300,000 square feet! This clearly permits substantial new construction; but keeps it within such overall height and bulk limits as to be compatible with the historic district (a requirement of the D.C. Historic Preservation Law 2-144 (Chapter 10, § 5-1007(f)). In other words, our proposal is both compatible with the existing buildings and provides for another 300,000 sq. ft. of growth.

- D. City Policies -- Attached as Exhibit A is our letter dated April 4 to Ms. Maybelle Bennett setting forth in greater detail why

our proposal to so limit PUD guidelines accords with (a) PUD Goals (DCMR § 2400.3) (PUDs must be "sensitive to... historic preservation objectives") and (b) the Comprehensive Plan (Land Use Element, Historic Preservation Element, Urban Design Element). Most recently the Draft Ward 3 Plan has specifically called for policies and recommendations which buttress our efforts to limit PUDs in a low-scale historic district.

"Adopt development controls and design review criteria that for particular historic districts, reflect the existing, valuable characteristics of the particular historic district or portion thereof." (at p. 93)

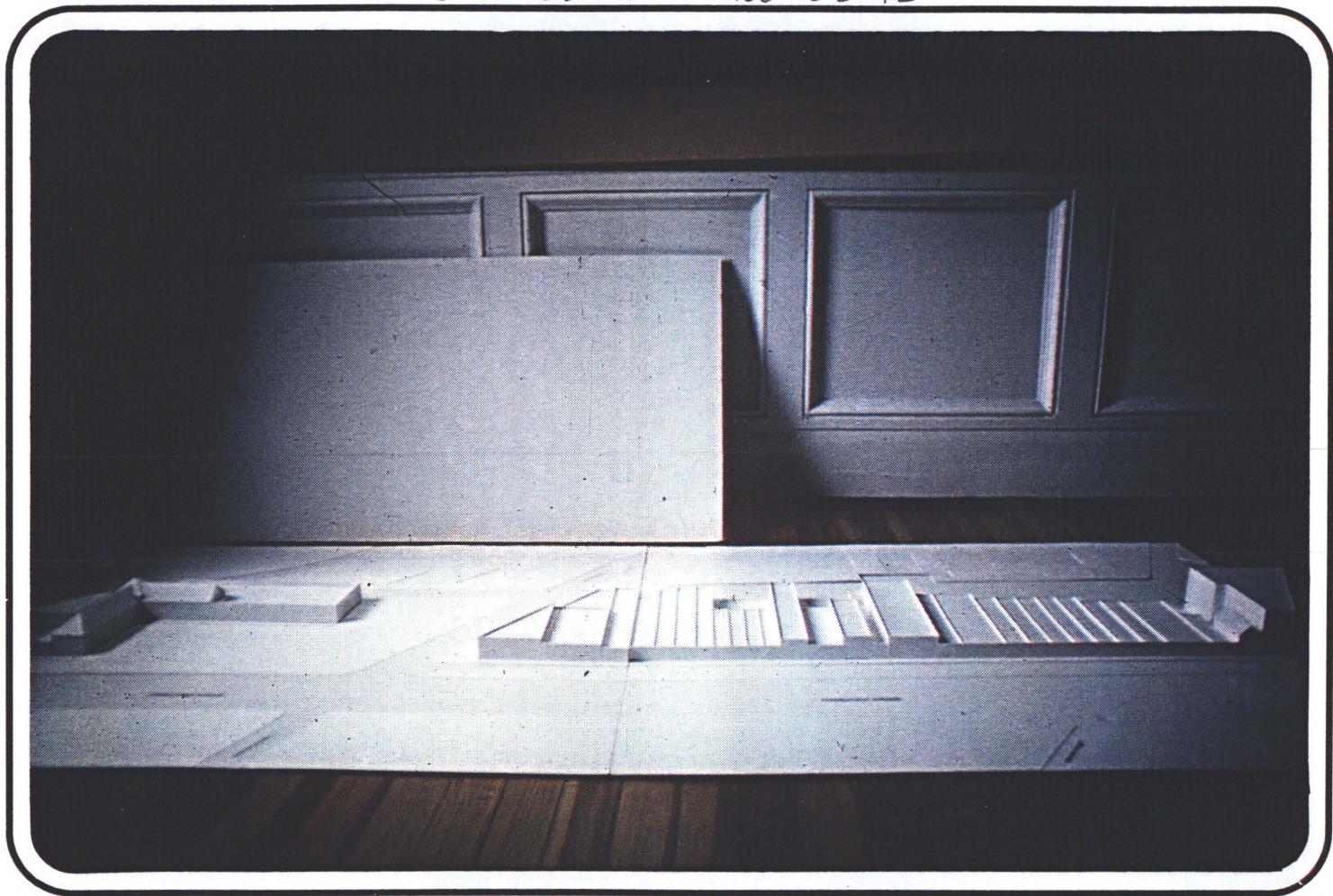
"[Eliminate] existing incentives to replace historic resources..." (at p. 93)

"The 'Park & Shop' site should be developed in a manner that is sensitive to the qualities and objectives of the Cleveland Park Historic District." (at p. 96)

"OP and the Zoning Commission should protect the small scale of local neighborhood commercial centers by revising the Zoning Regulations and other land use controls, as appropriate." (at p. 124)

#1

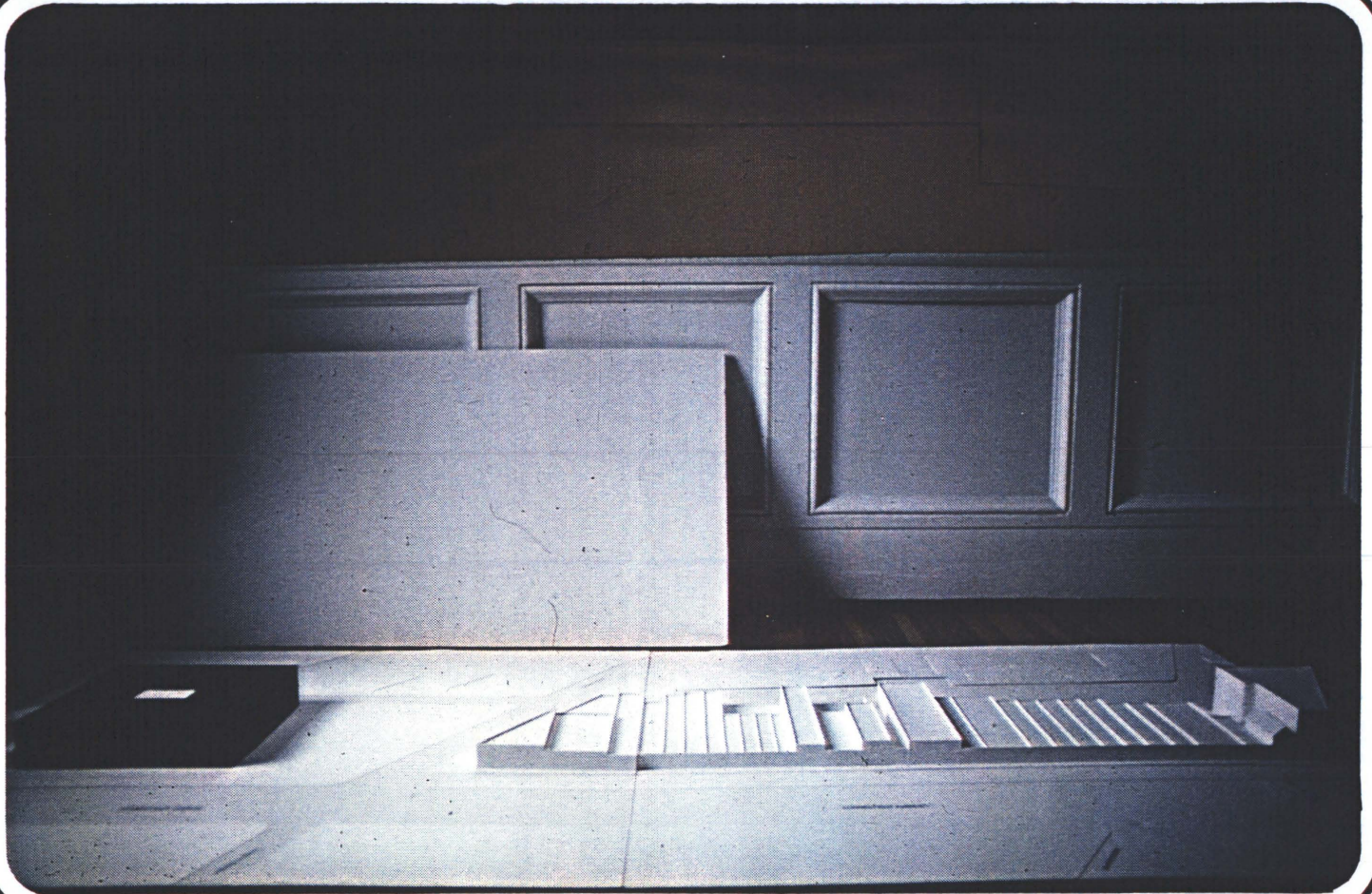
3301 - 3501 Conn Ave - as is



Model of 3300 - 3500 Conn Ave - East side - constructed by
Rich Ridley Associates

#2

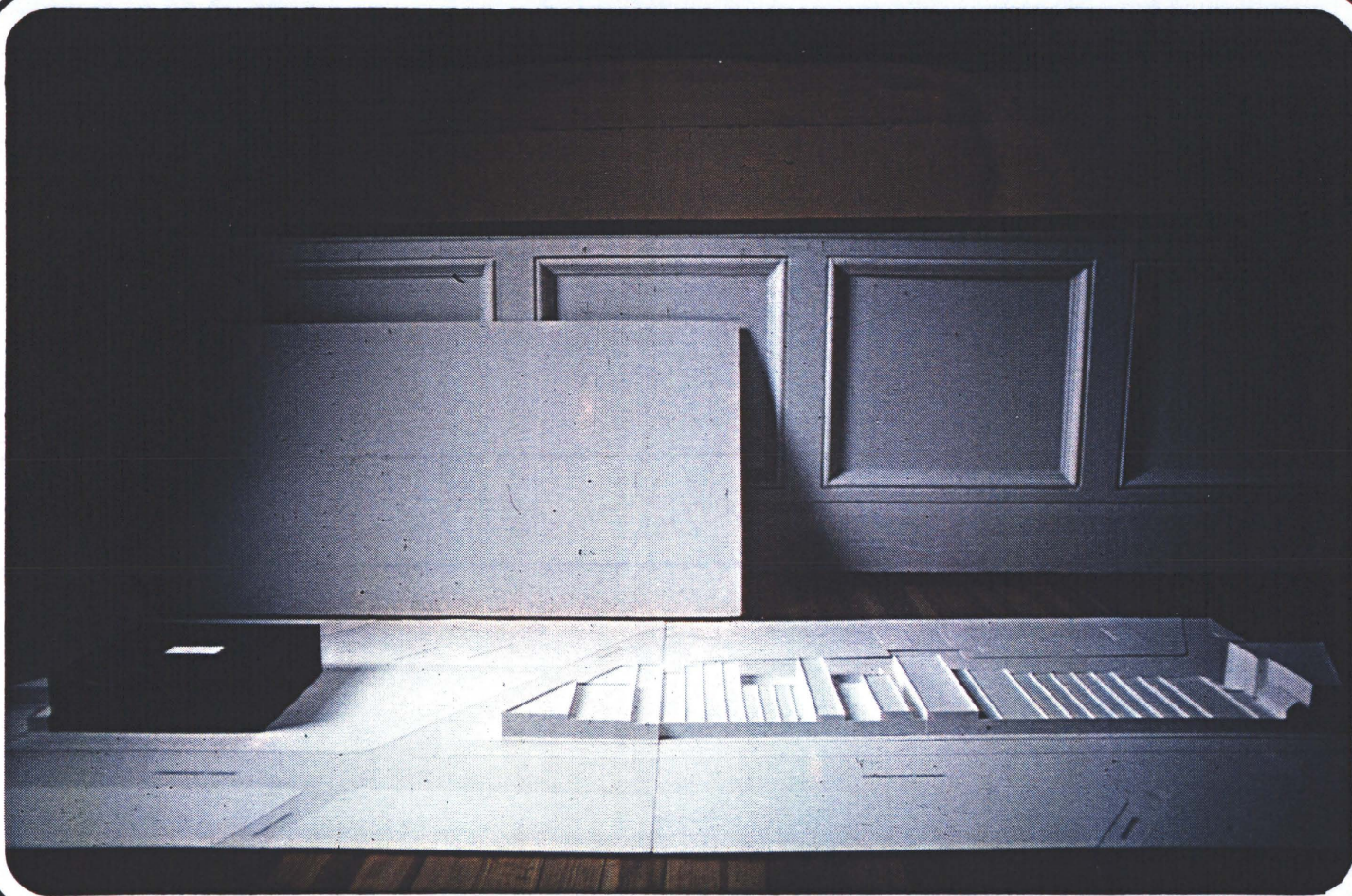
3301-3501 Conn. Ave with 4 story, 2.0 FAR structure



4 story. 2.0 FAR. structure replacing Park + Shop at 3501 Conn.
100,000 Square Feet

3

3301 - 3501 Conn Ave with 5 story 2.5 FAR structure



5 story - 2.5 FAR - structure replacing Park + Shop at 3501 Conn
125,000 Square Feet

#4

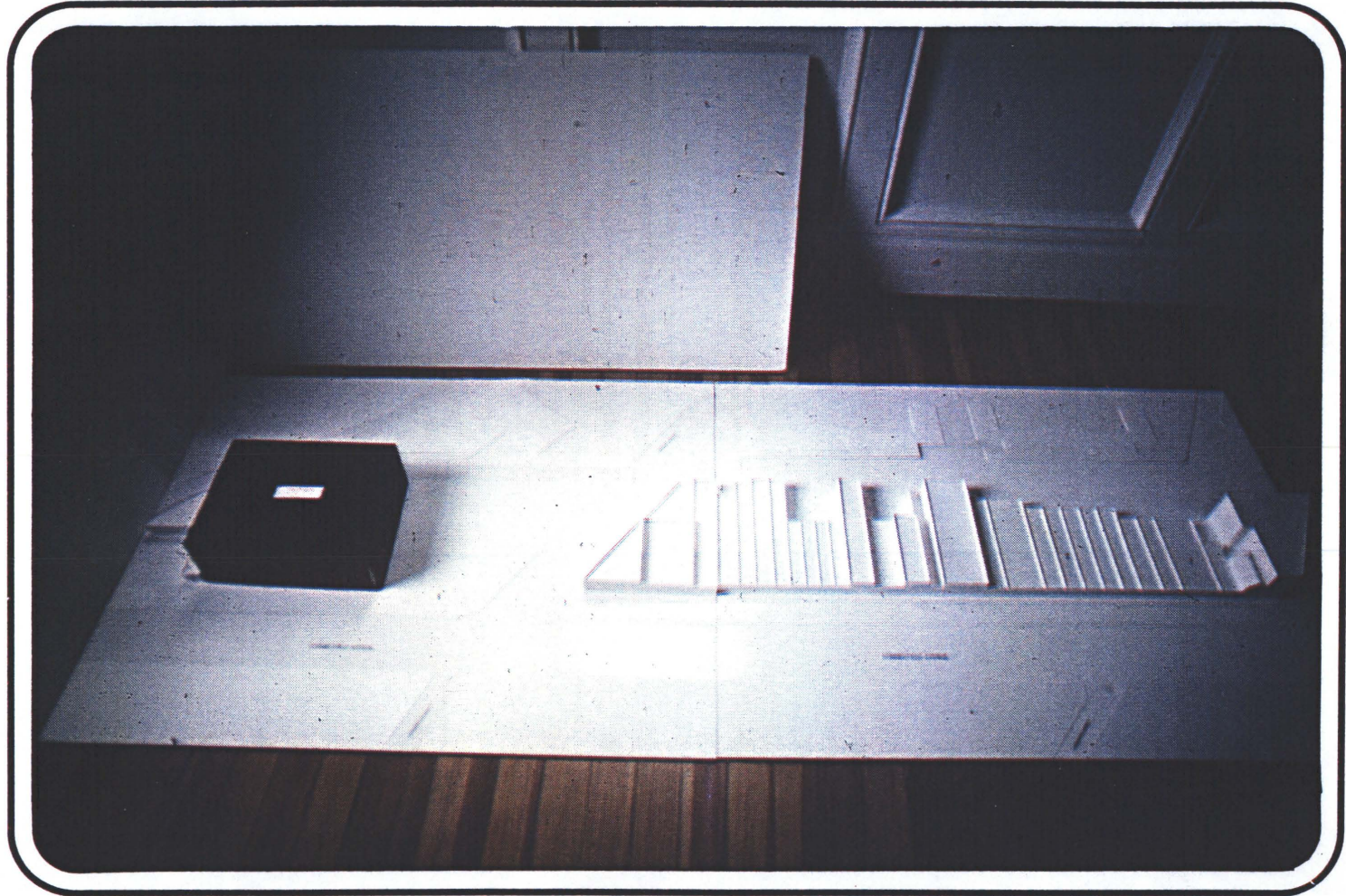
3301-3501 Conn Ave with 6 Story- 3.0 FAR structure



6 story- 3.0 FAR- structure replacing Park + Shop at 3501 Conn
150,000 Square Feet

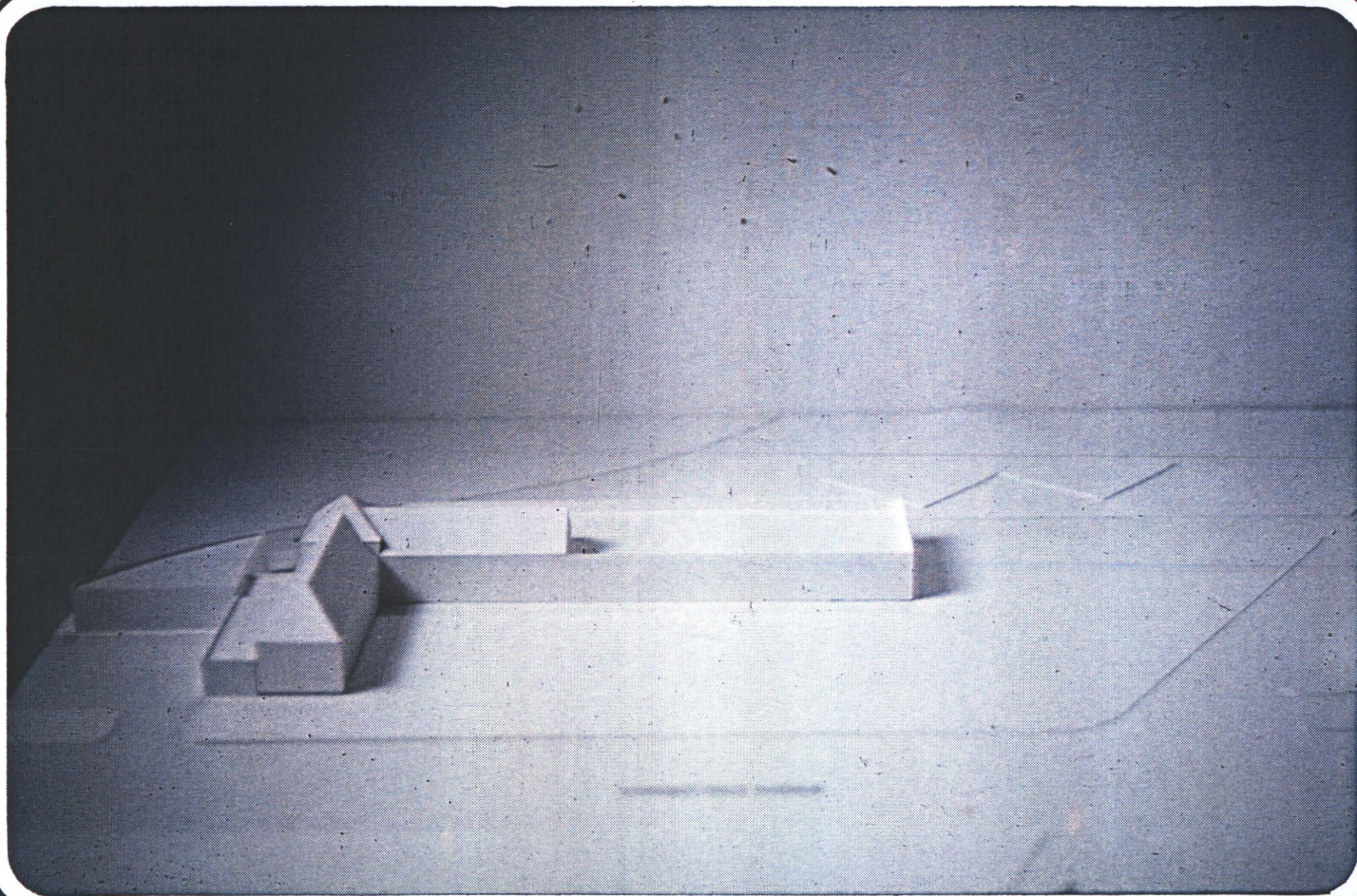
5

3301 - 3601 Conn AVE with 6 story. 3.0 FAR - structure



6 story. 3.0 FAR. structure replacing Park + Shop at 3501 Conn
150,000 Square Feet

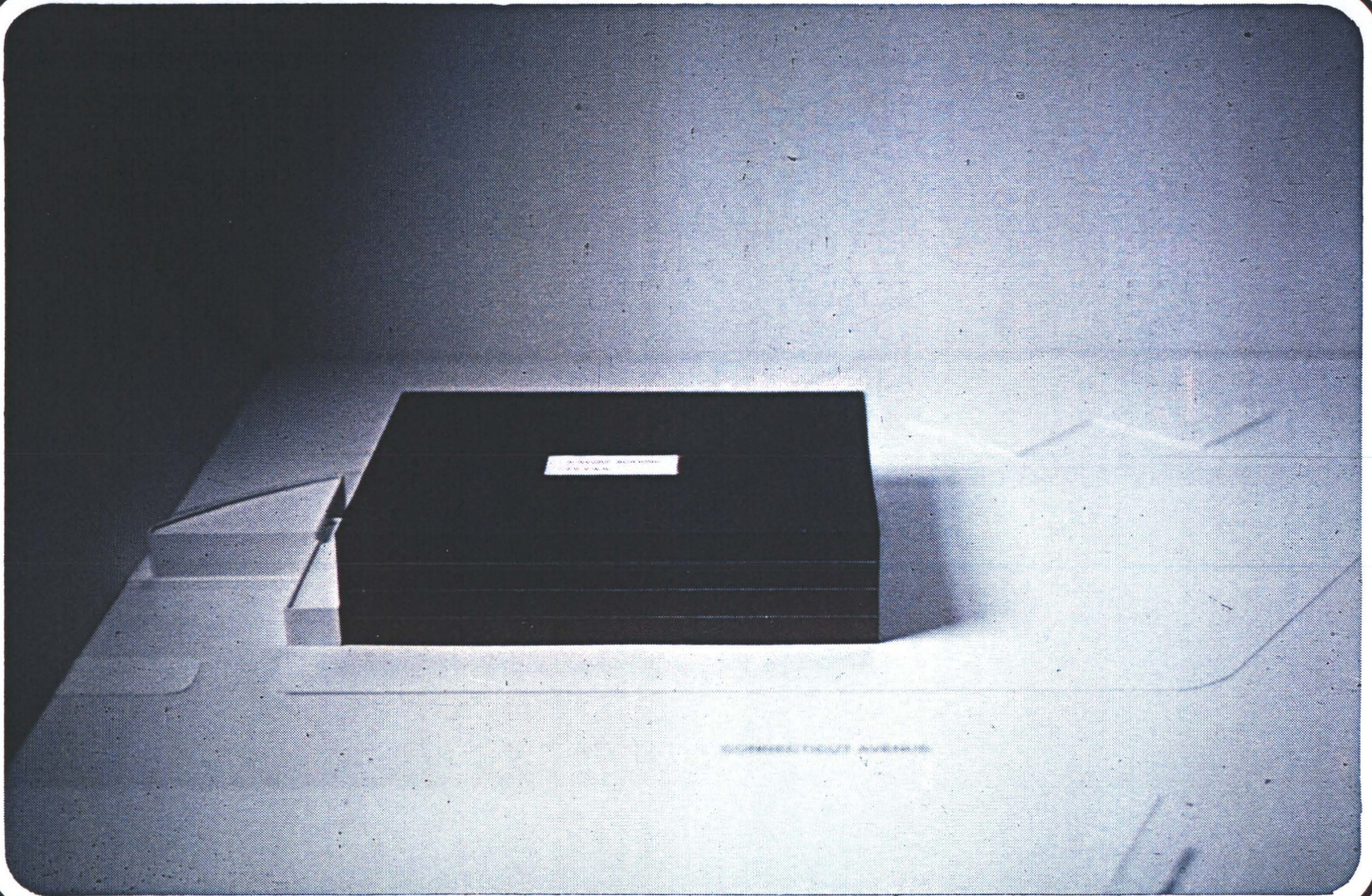
#6 Model of 3501-3535



3501 - 3535 Conn (East side between Porter + Ordway) As Is Today.
Exxon gas Station - 3535 Conn
Ambassador Liquor Store - 3529 Conn
Park + Shop - 3501-3527 Conn

#7

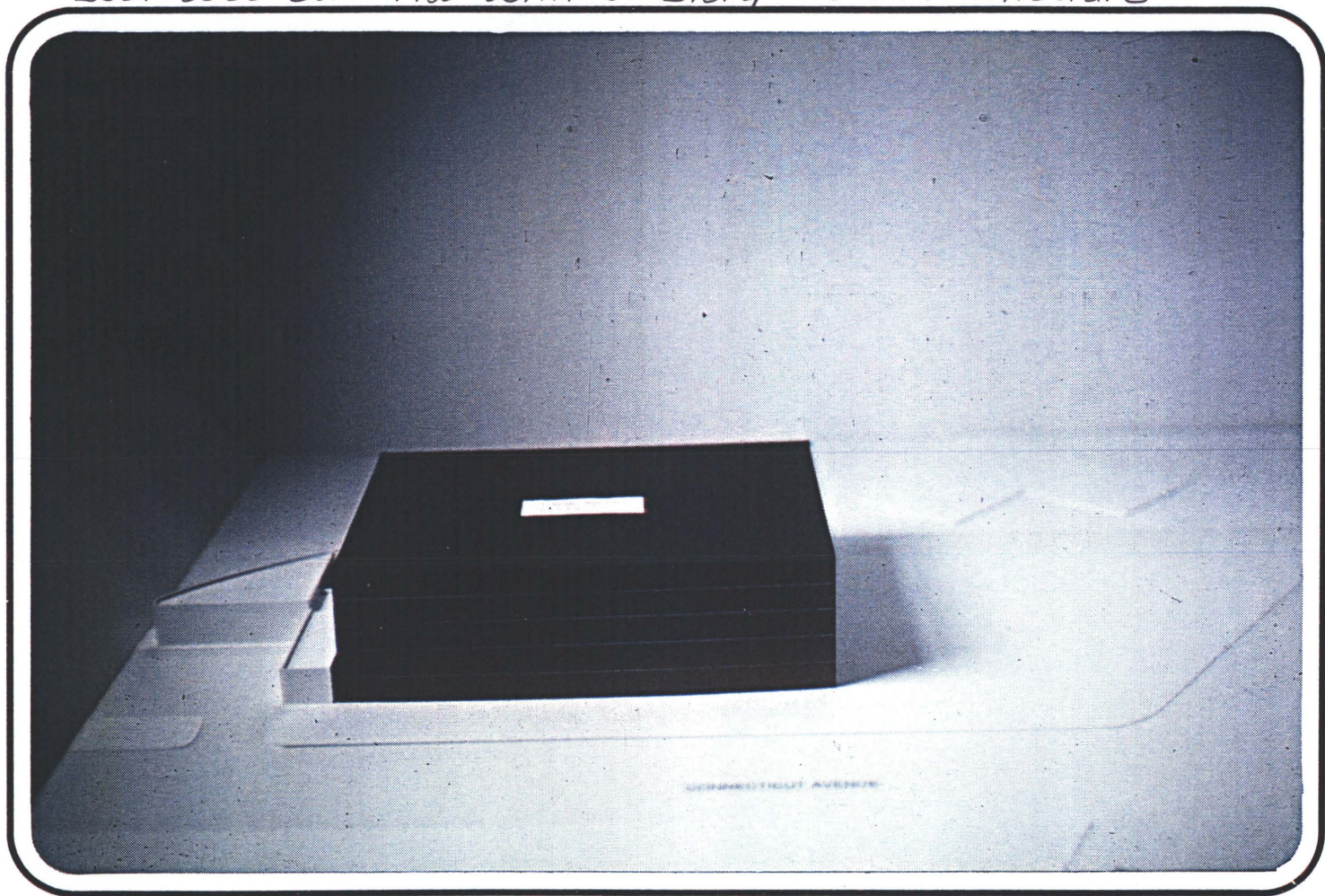
3501-3535 Conn Ave With 4 story J.O FAR structure



4 story J.O FAR structure replacing the Park + Shop at 3501 Conn
100,000 Square Feet

8

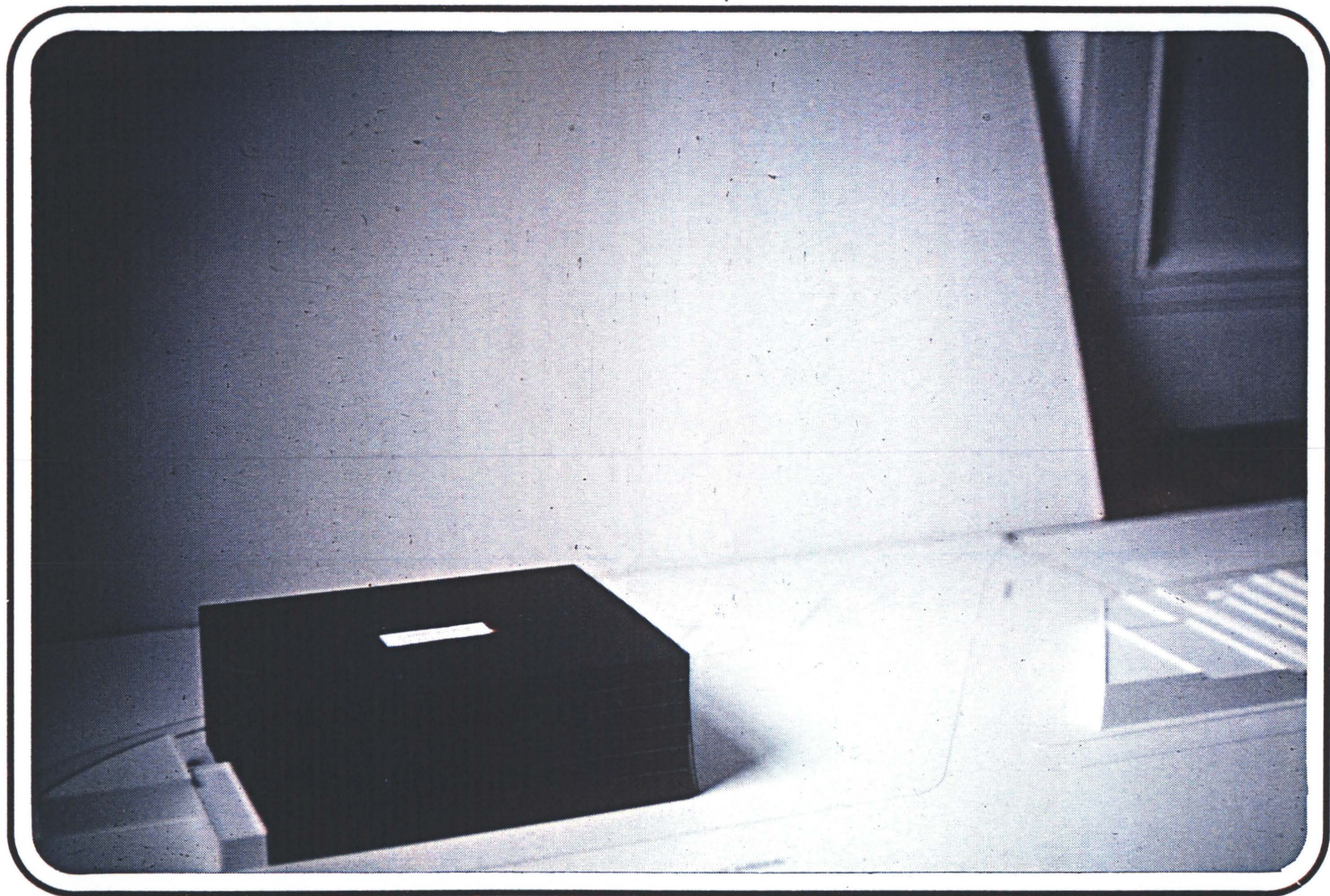
3501-3535 Conn Ave with 5 story 2.5 FAR structure



5 story - 2.5 FAR - structure replacing the Park + Shop at 3501 Conn
125,000 Square Feet

9

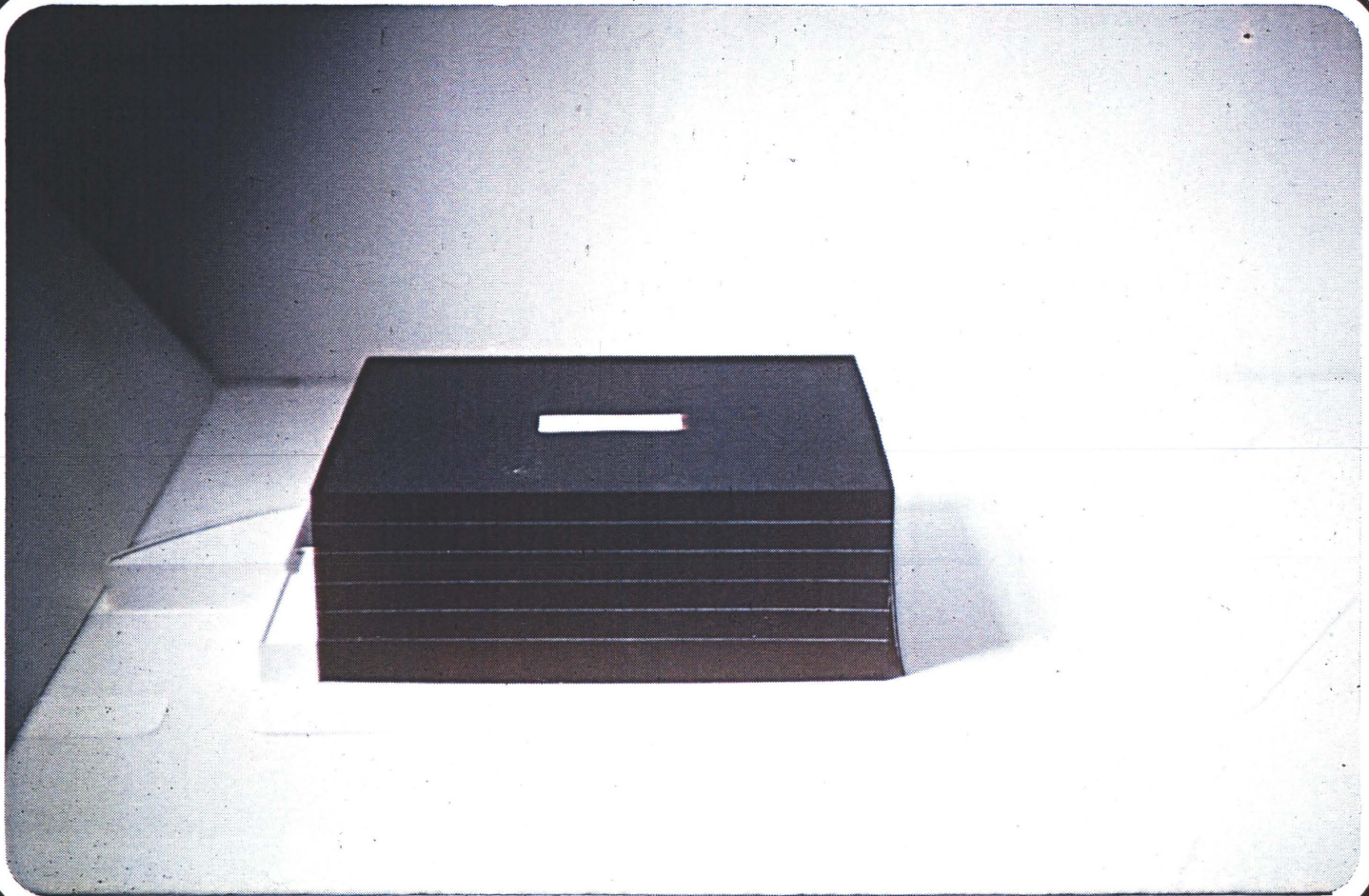
3501-3535 Conn. Ave with 6 story 3.0 FAR structure



6 story 3.0 FAR structure replacing the Park + Shop at 3501 Conn.
150,000 Square Feet

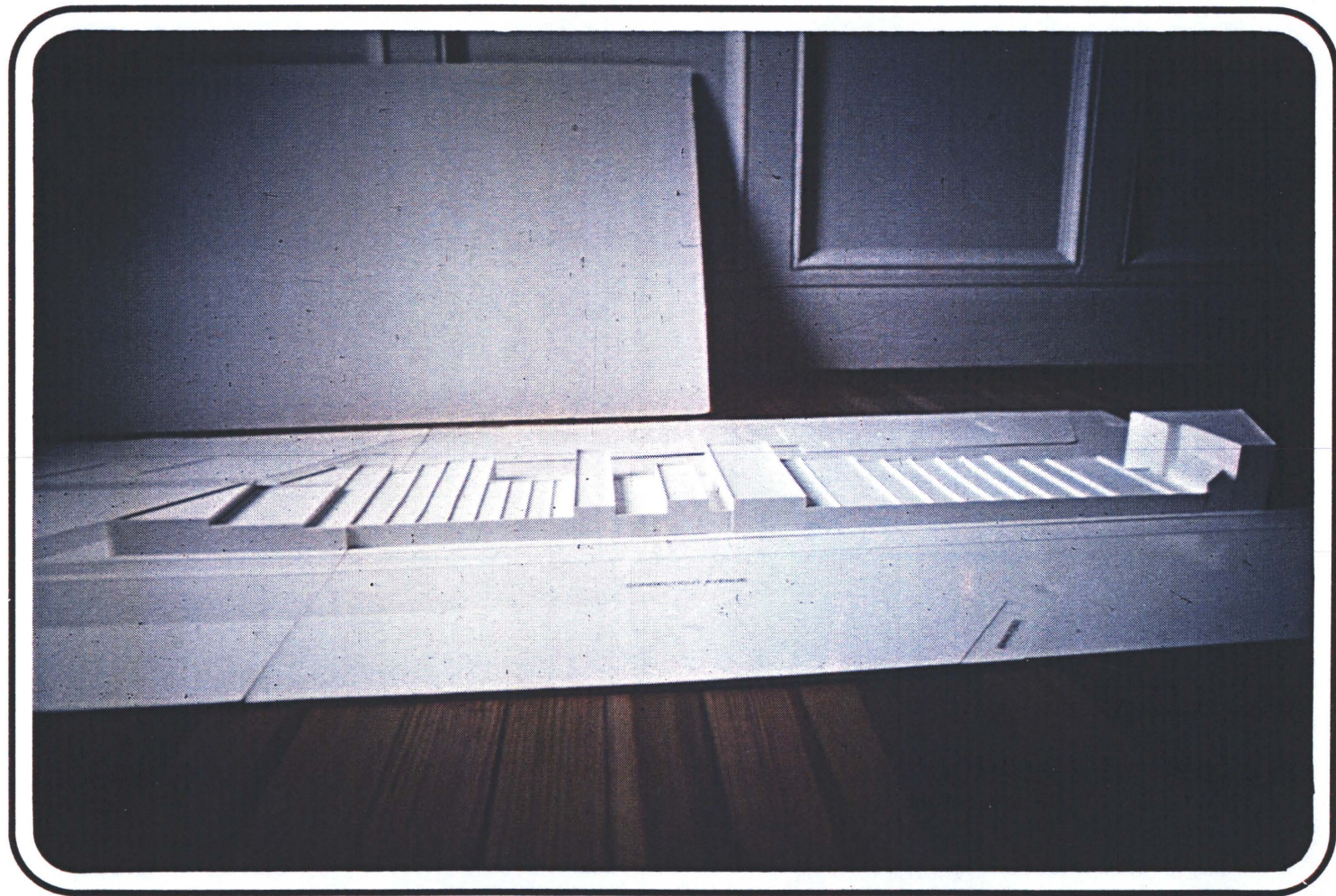
10

3501-3535 Conn Ave with 6 story 3.0 FAR structure



6 story 3.0 FAR structure replacing the Park + Shop at 3501 Conn
150,000 Square Feet

11



3301 - 3435 Conn Ave - East side between Macomb + Ordway
As it appears today.