

SUBMITTED TO THE ZONING COMMISSION, OCTOBER 1, 1987

IN SUPPORT OF EMERGENCY DOWNZONING REQUEST, SQUARE 2204, WARD ONE  
ON BEHALF OF THE WOODLEY PARK COMMUNITY ASSOCIATION, CO-PETITIONER

SELECTED ISSUES ADDRESSED IN PRESENTATION:

1. A Large Tract Review project is underway for development in Square 2204, Ward 1. *which is addressed in the Connecticut Ave Corridor Study.* ~~Approval of this project, which still is matter of right zoning, would preclude:~~

*2. To not set down a hearing date would:*  
(a) Connecticut Avenue Corridor Study Recommendations;

(b) Permit a building out-of-scale for the block, and a building which is two times (approximately) the height of adjacent structures;

(c) Violate the Comprehensive Plan which designates Square 2204 and the Woodley Park community area near the Metro, as a local neighborhood center which the Office of Planning has determined as "low density" either C-1 or C-2-A (not C-2-B;

(d) Violate the Comprehensive Plan's major theme which is '1. Stabilizing the District's Neighborhoods.'

(e) Be contrary to ANC 3C, Woodley Park Community Association and all public comment received from community members expressed at a Special Meeting of ANC 3C.

Submitted by: Dr. Cheryl A. Opacinch  
Commissioner, ANC 3C  
Board, Woodley Park  
Community Assc.

ZONING COMMISSION  
District of Columbia

Case... 86-26...

Exhibit... 87...

rec'd 10-1-87  
CFA

ZONING COMMISSION  
District of Columbia  
CASE NO. 86-26  
EXHIBIT NO. 87

*Preclude  
consideration  
of the*