TENLEY AND CLEVELAND PARK
EMERGENCY COMMITTEE
(TACPEC)

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OFFICE OF ZONING
DISTRICT OF COLUMBIA

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WASHINGTON, D.C. 20016
202-362-6264

November 2, 1993

Mr. Albert G. Dobbins, III
Director, Office of Planning
415 12th Street, N.W.
Washington, D.C. 20004

RE: Case 91-2

Dear Mr. Dobbins:

Over two years ago TACPEC and others petitioned the Zoning Commission to downzone the C-3-A district north of Tenley Circle (Case 91-2). Our application was referred to your office for recommendation. There it sits without action -- except that you indicated at a June 16, 1993 ward meeting that the matter would likely come up sometime in 1994, an election year.

The C-3-A zone is inconsistent with the Comprehensive Plan, especially after the 1989 amendments which designated Tenleytown as a housing opportunity and special treatment area. C-3-A would instead allow major new office development -- on the same scale as 4000 Wisconsin Avenue -- and is hardly neighborhood oriented.

In fact, the C-3-A interface with low density residential districts, such as in Tenleytown, is exceedingly rare. In testimony on buffer zone legislation before the District of Columbia Council (Bill 10-22) on June 28, 1993, Zoning Commission Chair Ms. Maybelle Taylor Bennett stated that there are only four areas in the entire city where the medium density C-3-A commercial district abuts low density residential districts. The rarity of this interface is evidence of its inappropriateness.

The C-3-A zoning at Tenleytown is a relic of 1950s highway planning. That was a time when Tenley Circle was projected to be the hub for extensions from I-270 and I-66 and a cross-town Fort Drive expressway. C-3-A might have been appropriate then.

We urge you to move forward with our petition. The facts, and your own indications about next year, support the merits of this case. Meanwhile, the ongoing uncertainty with the former Sears building highlight the vulnerability of Tenleytown to overdevelopment. The time to act is now.

Sincerely,

Joel B. Odum
President

cc: ANCs 3-C, 3-E, & 3-F
✓Zoning Commission

ZONING COMMISSION
District of Columbia
Case 91-2
Exhibit 4

ZONING COMMISSION
District of Columbia
CASE NO.91-2
EXHIBIT NO.4

11/8/93