

4211 Military Rd, NW
Washington, DC 20015
November 10, 2002

Carol J. Mitten, Director
Office of Zoning, Suite 210
441 4th Street, N.W.
Washington, D.C. 20001

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Dear Ms. Mitten:

We have written previously to request party status in opposition to the application in Zoning Case #02-17, to request a postponement in the hearing of that case in order to examine the most recent proposals from the applicant, and to express our grave concerns about possible damages to our house during any construction that may be allowed. We reside at 4211 Military Rd, N.W., Washington, D.C. 20015, which is within 200 feet of the site described in the zoning application, and we are the legal owners of the property at that address.

We have finally managed to see a copy of the new proposal and to hear a discussion of it at our local ANC meeting. The new proposal looks attractive only by comparison to the massively intrusive constructions envisioned in previous proposals. The Washington Clinic building and the Lisner property provide a nice buffer between our home (and the other single family residences on Military) and the enormous Metro Building and Chevy Chase Center (soon to be quadrupled in size by the same developer who is making this application) on Western and Wisconsin. Replacing the one-story Medical Center with an eight story condominium complex would eliminate this buffer altogether. The "green space" touted by the developer is considerably smaller than the green space the neighborhood now enjoys, and green space bounded by an eight story building is vastly inferior to green space bounded by the unobtrusive and nicely landscaped medical center.

Traffic studies by Stonebridge and DDOT pretend to show that replacing the medical center by the addition of more than one hundred luxury condominiums will not greatly add to neighborhood traffic, which is already bad and rapidly deteriorating. These conclusions are apparently based partly on the idea that the medical clinic itself generates more trips than other types of buildings. But doctors in the medical center have told their patients and others that they intend to relocate right across Western Avenue in the newly expanded Chevy Chase Center (also being developed by Stonebridge). Traffic through the neighborhood for doctors' visits will likely *not* diminish and it will be accompanied by the traffic generated by several hundred wealthy condominium occupants. At our ANC meeting, Stonebridge tried to deflect this argument by announcing that the Washington Clinic plans to cease existence if the planned development of their property is approved. As Stonebridge must know, however, this does not mean that the doctors that make up the clinic won't move their practices across the street. There is no reason to believe that the number of doctors practicing in the neighborhood will not be larger after the clinic is replaced than it is now.

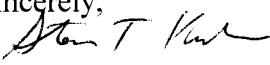
ZONING COMMISSION
District of Columbia
Case 02-17
Exhibit 116

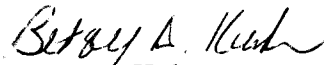
ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.116

We understand that relief from certain zoning requirements requires a plan of exceptional architectural merit. Although it seems inappropriate for such a large building to be placed in close proximity to one and two-story single-family homes, it does not appear from the drawings we have seen that the building itself is an eyesore. Neither, however, does there seem to be anything exceptionally attractive about it. It is too bulky, too tall and generally undistinguished.

Finally, we would like to reiterate our concerns about the safety of our house during any construction that might be permitted. It is our strong preference that any development on the Washington Clinic site be done under existing zoning with a PUD to be granted if amenities of sufficient benefit to the neighborhood and the city are offered. No matter how you rule on that issue, however, we urge you not to grant *any* PUD before the developer agrees to a construction management agreement that meets our concerns and those of other close neighbors. The plan outlined in the applicants prehearing statements does not meet this condition. As we mentioned in an earlier letter, we are drafting two more acceptable documents. One of these is a general agreement about issues like noise control and construction traffic. The other is an agreement between Stonebridge and each of the very near neighbors concerning measures to prevent damage to our homes and to provide restitution should such damage occur. We are in the process of retaining Cornish Hitchcock to amend our work and negotiate with the developer on our behalf. We hope that he will be able to send you (and Stonebridge) drafts of this work in the very near future. In the mean time, *please* ensure that no PUD is granted before such agreements are signed.

Sincerely,


Steven T. Kuhn


Betsey A. Kuhn