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Carol Mitten, Chairman
Zoning Commission
District of Columbia Office of Zoning
441 4th Street, NW Suite 210-S
Washington, DC 20001

Re: case ZC #02-17

Dear Chairman Mitten:

We are long time residents of the Friendship Heights area and strongly disapprove of the plans for the development of the Washington Clinic land. We are outraged at the current proposal to build a complex that would be 8 times the size of the Washington Clinic and 2.3 times as massive as the current zoning permits. The building Stonebridge Associates is proposing will destroy the buffer between the commercial and residential area and will worsen the already bad traffic and parking problems.

As good neighbors, we cannot see how a large ugly elephant in our neighborhood will benefit anyone except the developers and commercial enterprises that abound on Wisconsin Area. It really won't hurt all the commercial factions if there are a few less hundred people in our neighborhood as well as cars and pollutants. Although the proposed complex provides parking not everyone who visits will be able to access it. As a result the over flow will come into our over crowded and under siege spaces in front of our houses. As it is, parking is at a premium and it is usual and very frustrating to have to park three streets away from the property that we pay taxes on. Adding another 500 people competing for our spaces won't make us happy.

We commend Jill Diskan and Leslie Quynn for supporting the neighbor's point of view. After all it is these neighbors that pay taxes in the Friendship Heights area and support our Democratic mayor. The other contingents that do not live nearby could care less about our feelings and desires. They think only about more commercial development not caring very much about the negative aspects such as more pollution, over crowding and increased density.

My neighbors are for smart growth, trans-oriented development, new housing and a mixed-use neighborhood. We want a residential building that is an asset to the neighborhood, one that is built in scale to the surrounding residential area – the site could support 40 townhouses or 80 condos. Any building beyond that size would have a deleterious, negative and harmful effect on the neighborhood. Please vote against Stonebridge's large-scale proposal. We would like to see a moderate to scale development that will increase our property values and will add to the charm and ambience of the neighborhood. As it is we feel we are in New York City when we try to cross Wisconsin or Western Ave.

Sincerely,

Barbara LaBier
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5429 42nd St., NW
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ZONING COMMISSION
District of Columbia
Case 02-17
Exhibit 161

ZONING COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.161