

3920 Northampton Street NW
Washington, DC 20015
(202) 686-3920 ▪ mmkatz@aya.yale.edu

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

October 9, 2002

Dear Ms. Mitten:

We write to urge the Zoning Commission to preserve the current zoning status of the Washington Clinic parcel in Friendship Heights, D.C. As long-time neighbors of the clinic site (we live a few hundred feet away, near Chevy Chase Circle), we appreciate both its commercial promise *and* the very real risk of over-developing it.

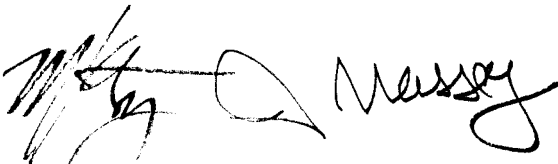
Most everyone who lives near here recognizes the importance of developing more intensively near Metro. After all, the social benefits and convenience of public transit are one of the main reasons *we* live here. The clinic site's current zoning already recognizes these benefits in allowing development far denser than the detached single-family homes in the immediate vicinity. It's hard to believe that such zoning isn't commercially viable.

In fact, we have yet to hear any reason for upzoning the site other than Stonebridge's profit. Not only would it be inappropriate, but it would set a disastrous precedent for other residential areas of the city and make a mockery of the city's planning process.

Stonebridge's plan for an outsized increase in the number of units would also turn this neighborhood on its head, with repercussions flowing down both main arteries, Western and Wisconsin Avenues, and sclerosis the result. Even before the hyper-intensive development planned for the Maryland side of Western from Metro to the Geico site, traffic in the area is already considerable, as are parking pressures.

This peaceful neighborhood will feel more like Tysons Corner than Chevy Chase if big, clunky buildings are allowed to cast their shadows over it. Please stick with the current, common-sense zoning rules at the Washington Clinic site.

Sincerely,



Mandy Katz and Jonathan Massey

ZONING COMMISSION
District of Columbia
Case 02-17
Exhibit 67

ZONING.COMMISSION
District of Columbia
CASE NO.02-17
EXHIBIT NO.67