

MCLEAN GARDENS RESIDENTS ASSOCIATION

Preliminary Comments on the Draft Ward III Interim Land Use Plan As It Pertains to McLean Gardens

I. GENERAL COMMENTS

There is no reference in the workbook to the demand of 9 citizen groups and ANC 3C to Sectional Development Planning for the Cleveland Park-McLean Gardens-Cathedral Heights area. There are numerous instances in the workbook where such references could be made and would be appropriate.

There are several maps in the workbook which have no legends. Some even have no title. While the workbook is clearly in the draft stage, it is particularly hard to understand, or comment upon, these unexplained maps.

II. THE WORKBOOK

A. Existing Conditions And Background

Under the subsection entitled "Existing Zoning," McLean Gardens is listed as R5A, R5B, R5C, and C2A. This is not true; McLean Gardens is R5A, despite continual owner/developer efforts to upzone it.

On the map "Existing Zoning," McLean Gardens, with its R5A zoning designation, is omitted, although the map shows the various zones of the entire ward.

B. Land Use

Under the subsection entitled "Existing Land Use vs Existing Zoning," the 1970 IIT-Fairmac mini-city development proposal for McLean Gardens is listed with existing and pending PUD's. Although stated as having been withdrawn, there is no purpose in this listing—at least not in this subsection. The reference should be deleted.

Under the subsection "Major Issues from Previous Small Area Plans and Studies," there is discussion of the CBI-Fairmac PLD Embassy/Chancery proposal for McLean Gardens. This is a development proposal. It is not a plan. Therefore it is not properly included in this subsection.

Further, the highlighted issues raised by the development proposal are incomplete. Left out are environmental impacts such as noise and air pollution, run-off, wastes, impact on Glover Park, and the problem of displacing some 3,000 people.

The subsection "Staff-Study Land Use Related Issues" lists various issues categorized by Metro Impact, Traffic, General Land Use, etc. Issues omitted are: 1) under Traffic, the problem of off-peak hour traffic congestion on major arterials in commercial areas, and 2) under General Land Use, the problem of losing existing low density housing to high density residential and commercial development projects.

C. ANC Interim Land Use Policies

Under Residential Areas, there is only one policy alternative. This alternative completely overlooks the NCPC General Land Use Objectives Plan, which calls for lower residential densities along Wisconsin Avenue up to Macomb Street. This downzoning should be included.

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Under "McLean Gardens" we propose the following changes in the first policy alternative:

Maintain existing garden apartments and encourage redevelopment of the vacant portions with low density residential, possibly including a small retail area ~~to serve the gardens~~.

The category alternative for this policy should be changed to reflect this by deleting the reference to "high medium-density (50-90 du/a)."

The second policy alternative, calling for the redevelopment of the entire site, should be deleted. It is not an acceptable alternative, and it is one that has been rejected continually over the past seven years.

Under "Commercial and Remaining Residential Areas" along Wisconsin Avenue, there are two alternatives for the area from Massachusetts to Idaho Ave. One calls for higher density residential and the other calls for the status quo. A third, and more desirable alternative is overlooked: high density residential zones in this area should be downzoned to moderate density, and otherwise there should be no changes.

At the beginning of the AEC Interim Land Use Policies section for AEC 3C, there is general discussion of the AEC.

Under "Existing City and/or Regional Features," a number of institutions and features are missing. They include:

- Consolidated Post Office currently under construction
- Federal National Mortgage Association's national headquarters
- Home For The Incurables
- Glover Archibold Park

Under "NCPC General Land Use Objectives for 1970-85" there is a major error in the purported NCPC plan for McLean Gardens, FIMA, and Best Company site. The area is not designated for high medium density. The General Land Use Objectives: 1970/1985 map clearly designates this area as low medium.

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