

040304R Resolution Opposing Wisconsin Avenue Corridor Plan

WHEREAS the D.C. Office of Planning (OP) has issued a proposed “Upper Wisconsin Avenue Corridor Study Strategic Framework Plan” (draft plan) which, if approved by the D.C. Council, would become an addendum to the Comprehensive Plan Law, with which all zoning is required to be consistent; and

WHEREAS one of the core recommendations of the draft plan calls for substantial relaxation of current restrictions on maximum building heights, revising the limits sets in the Comprehensive Plan for this area; and

WHEREAS inserting these changes into the Comprehensive Plan would make it difficult for neighborhood residents, ANCs, or community organizations to effectively protest the height and (by extension) the density of Planned Unit Development (PUD) projects in the corridor; and

WHEREAS the draft plan recommends up to 1800 new residential units along the corridor, which would more than double the existing residential units; and

WHEREAS OP’s study did not incorporate any evaluation of public transportation limits or expansion possibilities, public school, emergency, police, fire, or public service capacities to absorb the increased population resulting from a doubling of housing units; and

WHEREAS the draft plan recommends a 33% increase in office space on the corridor based on market projections of interest, but does not explain how or whether the corridor can handle the resulting increased transportation and service needs, nor how such development would impact the surrounding stable neighborhoods; and

WHEREAS despite the fact that residents along the corridor have traffic concerns that have been repeatedly raised with DDOT, the plan makes recommendations that would adversely impact traffic on Wisconsin Avenue, the surrounding streets, and potentially Connecticut Avenue with spillover traffic, including all of the neighborhoods south of the development area; therefore be it

RESOLVED that the Cleveland Park Citizens Association opposes the draft plan, because of lack of any investigation into the current infrastructure limits and the resulting impacts of the development on the infrastructure of the corridor, and the strong adverse impact on the entire corridor and the neighborhoods surrounding the corridor; and be it further

RESOLVED that CPCA strongly urges the Office of Planning to withdraw this draft plan and abandon its focus on how to redevelop the area, and instead to plan improvements for the corridor that will not be focused on increasing its residential or commercial density, but will enhance the quality of life for the residents of one of the District’s most prosperous and stable areas; and be it further

RESOLVED that CPCA strongly urges our Councilmembers to oppose this draft plan.