

Received: October 14, 2024

Hi Jennifer,

Further comments expanding on the CBMCA's opposition. We will have a formal comment ready for CPC hearing; please advise on approximate dates.

1) the height relaxation of a land use change to MC-2 comes at the expense of the contextual height limits that are immensely important to the integrity of the historical conservation area. A height relaxation has adverse impacts on the streetscape, historical integrity of the conservation area, and surrounding neighbors (who have the implicit right of regulatory certainty over the heights of nearby developments given their parcels' location within the historical conservation area).

2) the step-back relaxation implied by MC-2 relative to the west property line come with adverse impacts relative to the parcel to the west. Again, the immediate neighbors have the implicit right of regulatory certainty over contextual setbacks given their location within a historical conservation area where adherence to setbacks, setbacks, height and architectural guidelines are core tenets of parcel development within the historical conservation area.

3) the CBMCA is not opposed to a multifamily apartment style development for these tow parcels in the historical conservation area, but it will likey require a DC zoning district that has clear modifiers limiting height, setbacks and step-backs that better aligns to the historical conservation area of Cliff Bungalow. The MC-2 district is not sufficient in this regard.