

THE
FLOUR

MILL OF GEORGETOWN 1015 33rd Street, NW • Washington, DC 20007 AM 10:54
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5 December 2012

Lloyd Jordan, Chairperson
D.C. Board of Zoning Adjustment
Office of Zoning
441 Fourth Street, NW
Suite 200 South
Washington, D.C. 20001

Re: Application for Special Exception Relief for Property Located at Georgetown Park Mall
(Square 1200, Lot 868)
Case No. 18486

Dear Mr. Jordan:

As much as we look forward to a revitalized Georgetown Park Shopping Mall, The Flour Mill Residential Condominium Association has several serious concerns about the Pinstripes proposal. We are a small, boutique condominium located at 1015 33rd Street, NW, that is in the process of completing a \$2.5 million major repair and maintenance project. Our ownership is very wary of a large entertainment venue with a liquor license moving into a cramped, residential area. Here are some of the questions/objections that have been raised by our owners:

- 1) This is a high-density populated urban neighborhood that already has numerous restrictions placed on it by the Old Georgetown Board. A bowling alley with a large entertainment program will add to noise and congestion, with residential neighbors unable to protect themselves because of a cumbersome OGB process, which limits any additions, alterations, or visible changes (fences, windows, security lights) to structures in the Georgetown Historic District. We appreciate that Pinstripes is taking steps for sound insulation, but Flour Mill residents can tell you that when the doors to the Rhino Bar are open in the summer or just opened briefly in the winter, the decibel level travels more than a block to our windows.
- 2) What will be the operating hours for the restaurant and the bowling alley/bocce courts? Are they the same or different? Will only one entrance to Pinstripes be open after the shopping mall closes, and if so, has the Fire Marshal approved this?

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3) D.C. now permits liquor to be sold until 3 a.m. on weekends. A liquor license for a large dining/entertainment venue with a capacity of what has been stated in the media as 600 people (no capacity is listed in the zoning proposal) is a very worrisome prospect. Especially since another large entertainment lounge -- Malmaison and Mustang Sally's with a capacity of 300 -- at the corner of 34th and Water Streets will also open soon with a liquor license. In addition to all of the other bar-restaurants within a two-block radius of The Flour Mill (Rhino Pumphouse, Chadwick's, Leopold's, L2Lounge, Clyde's, Pizza Paradiso, Bandolero, and Redfire Grill -- which has also applied for a liquor license -- just to name a few), The Flour Mill will be boxed in by two huge liquor-serving establishments. Furthermore, the operation of a new "DC Hopper Nightlife" bus service to take visitors who want to drink but not drive on a circuit of Georgetown-DuPont Circle-Bethesda bars would only exacerbate the problems outlined below.

4) Noise, garbage, rowdy drunken behavior, vandalism, and robberies are already a problem in Georgetown. We note that Pinstripes' other locations are in relatively affluent suburbs of Chicago and Minneapolis, where you must have a car to go anywhere. Georgetown is highly urban and attracts a diverse crowd of visitors, who come and go on foot and via public transportation. The Flour Mill already has periodic problems with individuals and groups who get into shouting arguments, discard pizza boxes, soda and beer cans and urinate in our flower planters, try to break into our loading dock and parking garage, deface the driveway and brick facade, park illegally in our fire lane, jump into the C&O Canal from the footbridge or towpath, etc. We do not want these disruptions and incidents to increase.

5) Georgetown has very limited and expensive parking. Even residents have trouble finding parking, let alone their visitors. So where will customers wishing to simply bowl -- but not willing to spend \$18 at the Colonial Garage -- park? Or will Pinstripes require that anyone who wants to bowl must also eat in their restaurant? And with two large banquet rooms, how will Pinstripes cope with limousines and motorcades? There are no driveways or pullover zones on M Street or Wisconsin Avenue. Will there be valet parking? The sidewalks in Georgetown are narrow, so there is concern that all of the smokers from the restaurant and bowling alley will be smoking right outside, blocking pedestrian passage and polluting the air.

6) An eating establishment of Pinstripes' size will generate a lot of food truck deliveries as well as garbage. Georgetown already has significant rodent and pest problems, in addition to traffic jams caused by double-parked delivery trucks. Does Pinstripes have a plan for controlling these problems?

Bowling is a fun sport, and Pinstripes' menus at its other venues look appetizing. But with the exception of the Lowe's movie complex, Georgetown has essentially been a boutique, small-scale shopping and dining neighborhood. Pinstripes would be an anomaly. How Pinstripes plans to address its patrons' behavior once they leave the premises, deal with the limited parking, limited sidewalk space, general noise, garbage and congestion, etc. in a manner that is fair and respectful of the residential neighborhood -- and does not require us to spend more money to protect ourselves and our property -- is of utmost importance to us.

Thank you for your time and consideration. We have received notification of the Zoning Board hearing in January. A representative of The Flour Mill Residential Association plans to attend and speak on behalf of our owners and tenants.

Yours truly,
Residential Executive Committee

Emi Lynn Yamauchi

Emi Lynn Yamauchi, Chairman

Georgia K. King

Georgia K. King, Treasurer

Sally Brooks Meadows

Sally Brooks Meadows, Secretary

cc: Ms. Nicole Sorg, Vice-Chairperson
Mr. Bill Starrels, ANC2E
Citizens Association of Georgetown