COUNCIL OF THE DISTRICT OF COLUMBIA

WASHINGTON, D. C. 20004

(202) 724-8072

SHARON AMBROSE
Councilmember-Ward 6

2005 MAY 27 PM 1:39
D.C. ZONING COMMISSION

May 25, 2005

Carol Mitten, Chair
D.C. Zoning Commission
441 4th Street, N.W.
Suite 210
Washington, D.C. 20001

RE: Zoning Commission Case No. 03-30
PUD at 734 1st Street, S.W.

03-30
43

Dear Ms. Mitten:

I am writing to the Zoning Commission in support of the PUD application by Steve Tanner (Square 643 Associates) for a site at Delaware Avenue and H Street, S.W. Mr. Tanner has worked diligently to address community concerns about the long-vacant church on the site and secured historic landmark status for the church – Friendship Baptist Church. The highly respected architectural firm of Shalom Baranes Associates has done a superb job of preserving the church while crafting an addition which enhances the historic site.

I am fully in support of the proposed use of the church sanctuary and associated space for nonprofit office use. This project combines excellent historic preservation with excellent architecture and will provide a beneficial mixture of uses at this long-vacant site. It is noteworthy that this is whole building preservation, not simply preservation of a façade with new development behind it. This degree of preservation limits the development potential of the site, but the developer is willing to undertake it, to his credit.

Nonprofit office use of the church sanctuary and associated space makes possible a more open and at least semi-public use of the historic landmark space. The Historic Preservation Review Board (HPRB) and the community expressed a strong desire that this space be kept non-residential so that it is not carved up into private residences. The presence of employees in this somewhat isolated location will bring needed daytime activity to complement the primarily evening activity generated by the condominium

ZONING COMMISSION
District of Columbia
CASE NO.03-30
EXHIBIT NO.43

apartment residents. The isolated location and relatively small size of the nonprofit space ensures that traffic and activity generally will not be a problem for neighboring residences, and Mr. Tanner has expressed willingness to be subject to reasonable limitations to accomplish this objective. However, the location is a pioneering one even for a small nonprofit and too many restrictions on the space will limit its attractiveness to potential nonprofit users. It should be emphasized that this property historically has been a place of worship, with the accompanying levels of traffic associated with services and other events.

This moderately-sized but important project located near the future Corcoran Art School will enhance this corner of the neighborhood and help to bring vitality and activity to Southwest. It deserves approval as a planned unit development.

Thank you for considering my point of view.

Sincerely,

Sharon Ambrose

Sharon Ambrose
Councilmember - Ward 6

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WASHINGTON, D. C. 20004

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SHARON AMBROSE
Councilmember-Ward 6

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