



BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.
(Please see reverse side for more information about this distinction.)

Pursuant to 11 DCMR §§ 3022.3 or 3106.2, a request is hereby made, the details of which are as follows:

Name: PATRICK CHAUVIN, VICE PRESIDENT, BOARD OF DIRECTORS, 27 WEST, A CONDOMINIUM
Address: 1177 22ND STREET, NW, WASHINGTON, DC 20037
Phone No(s): 202-256-9595 E Mail: patrick.chauvin@wfp.com

I hereby request to appear and participate as a party in Case No.:

07-21B

Signature:

Patrick Chauvin

Date:

OCT. 13, 2011

Will you appear as a(n)

☐

Proponent

☒

Opponent

Will you appear through legal counsel?

☐

Yes

☒

No

If yes, please enter the name and address of such legal counsel.

Name:

Address:

Phone No(s):

E Mail:

ZONING COMMISSION
District of Columbia

07-21B

WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information.

1. A list of witnesses who will testify on the person's behalf;
2. A summary of the testimony of each witness (*Zoning Commission only*);
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts (*Zoning Commission only*); and
4. The total amount of time being requested to present your case (*Zoning Commission only*).

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)
4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?
5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Commission/Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, this Form 140 not less than fourteen (14) days prior to the date set for the hearing.



A CONDOMINIUM

RECEIVED
D.C. OFFICE OF ZONING

2011 OCT 13 PM 3: 38

Application for Modification to
PUD ZC Order/Case No. 07-21

Witness Information

1. Patrick Chauvin & Sally Blumenthal, 1177 22nd Street, NW, Washington, DC 20037
2. At the time the Zoning Commission approved this PUD, the project was to build a luxury, environmentally friendly boutique hotel using high-quality materials, as well as providing significant public amenities to the neighborhood. By contrast, the current proposal consists of a mid-level chain hotel of pedestrian architectural quality, lower build-quality materials, and insufficient infrastructure, all of which is inconsistent with the approved PUD. The current proposal increases the number of rooms by more than 30% while simultaneously **decreasing** the hotel's infrastructure, including fewer underground parking spaces and a smaller loading dock. In short, while the original PUD approved the building of a structure that would have added to the long-term value of the neighborhood, the current proposal may well detract from it. Our neighborhood has greatly benefited from thoughtful development in the past 15 years, with lasting structures such as the Ritz Carlton Hotel & Residences and our own 22 West, The Residences project. We also look forward to the planned redevelopments beginning in 2012 of the neighboring West End Fire Station and West End library that will add luxury and middle-class residences and public amenities using innovative, high-quality designs. Each of these projects has and will continue to increase the property values that the West End has enjoyed during the last several years. In light of these successful long-term developments, it simply makes no sense to approve a PUD to erect a more transient, mid-level chain hotel that adds no near or long-term value to the neighborhood but instead is likely to have detrimental environmental, economic, social and livability effects on the 80 families of 22 West and our fellow neighbors.
3. No expert witnesses will be offered.
4. Approximately 15 minutes.

Party Status Criteria

1. Approval of a mid-level 230-room hotel with insufficient parking and loading capacity at an intersection already occupied by two large hotels, of 300 and 460 rooms, will adversely impact the quality of life of the residents and potentially damage the value of their property. The pedestrian architecture and materials are not compatible with 22 West, which received a national design award in 2009. The Hilton Garden Inn's predecessor project was intended to be a permanent, long-term

addition to the neighborhood, while the current proposal would be built using building materials and an infrastructure that is plainly designed for a more temporary economic life cycle.

2. Patrick Chauvin is the Vice President of the 22 West Board of Directors, and Sally Blumenthal is a 22 West resident owner.
3. 22 West is approximately 180 feet diagonally across the intersection from the site at the southeast corner of 22nd and M Streets, NW.
4. When the West End was rezoned in the 1970s, the CR Zone considered hotels as residential use. But as the neighborhood has evolved, luxury residential development, both owner-occupied and rental, has significantly increased in the immediate vicinity of the site. With 8 hotels within a 2-block radius, residential development would be far preferable, particularly in light of current and planned residential in the same area, which now has 53% more hotel space than residential space. A luxury boutique hotel would have been compatible but a pedestrian chain hotel of a limited economic life span is not compatible with adjacent luxury residential properties. An approval of this major modification of the original PUD would result in incompatible architecture, increased traffic and congestion caused by underbuilding the proposed hotel's infrastructure. Thus, we believe that the Hilton Garden Inn project would lower neighborhood property values, including those of 22 West owners.
5. Approval of the proposed modification will not result in the creation of a successful neighborhood as required by the Comprehensive Plan. We believe it will have a detrimental effect on the quality of life of the owners of 22 West.
6. Approval of the proposed modification will result in a total of almost 1,000 hotel rooms immediately adjacent to an owner-occupied condominium. There is no similar condition within the West End where at one intersection there are three hotels and one residential property. Therefore, 22 West will be more significantly and uniquely affected than the general population of the West End if the proposed modification were approved by the Zoning Commission. Moreover, the addition of a lower-quality Hilton Garden Inn would represent a dramatic departure from higher-quality neighborhood development efforts in the last decade, including the Ritz-Carlton, 22 West, and The Avenue projects (as well as two recently planned and approved developments at the West End Fire Station and West End Library).