Asbury United Methodist Church

926 Eleventh Street, Northwest - Washington, D.C. 20001-4488
Office Phone (202) 628-0009 Fax (202) 783-0519

Eugene W. Matthews, *Senior Pastor*

Val M. Holmes, *Associate Pastor*
Malcolm L. Frazier, *Associate Pastor/Wesley Foundation*

Calvin P. Crosson, *Minister of Evangelism*
Irene C. Pierce, *Congregational Life*

October 15, 2001

Government of the District of Columbia
Board of Zoning Adjustment
441 Fourth Street, N.W., Suite 210-S
Washington, D.C. 20001

Sir or Madame:

This letter is submitted in response to the Board of Zoning Adjustment notice of a public hearing on the application of 1108 K Street Associates (Application #16778) for variances for the development of a hotel in the DD-C-3-C District at premises 1108 K Street, NW (Square 317, Lot 25). The hearing is scheduled to take place on Tuesday, October 30, 2001. As Senior Pastor of Asbury United Methodist Church, I am writing to request permission to appear and participate in the hearing, on behalf of the Asbury congregation, as a conditional proponent of the above referenced application. Asbury Church is located at 926 Eleventh Street, N.W., Washington, DC.

Asbury United Methodist Church should be granted party status because the congregation is an adjacent property owner. Asbury has been in ministry on the corners of 11th and K Streets, N.W. for 165 years. Earlier this year, during a church-wide meeting, the congregation formally recommitted to remain in ministry at this downtown location.

Asbury has a longstanding history of outreach ministries in the downtown area and surrounding neighborhoods. In addition to providing a place of worship for our members, Asbury regularly opens its doors to tourists visiting the District. We offer a range of ministries and services, not only to our members, but also to people or all ages, in and around downtown Washington, DC. Some of the ministries operated from our location at 926 Eleventh Street, N.W. include a food pantry, a regularly scheduled neighborhood breakfast for homeless men and women, a Saturday Christian School for children and youth and a child development center.

A primary concern of our membership is the potential impact of the proposed development and construction on the structural integrity of our building and our valuable stained glass windows. We are pleased that the developers have expressed sensitivity

BZA
Case No. 16778
Exhibit No. 21

Board of Zoning Adjustment
District of Columbia
CASE NO.16778
EXHIBIT NO.21

with regard to these issues. During a meeting between the developers and representatives of our congregation, the developers indicated that members of their construction team have experience working on projects with similar concerns. The developers have preliminarily agreed to review our building and to document the church's structure through video tape, photos and/or narrative data, with the ultimate goal of assuring us that they will be responsible for any repairs necessary as a result of damages caused by construction. We are also pleased that the developers are sensitive to our concerns relative to construction noise that might interrupt mid-week services and other activities during the week. We have been assured that there will be no construction activity on Sunday during our worship hours.

We are aware of the fact that at one time the above referenced property was the site of a gasoline station. We are very concerned and would request that prior to development, this property be subject to stringent environmental review and remediation as necessary.

As congregation of more than 1,600 individuals who commute to activities from across the District of Columbia and surrounding jurisdictions, the members of our church are deeply concerned about available parking. Additional development in the area will result in increased activity, during the week and on weekends, cars moving in and out of the area will result in less available parking around Asbury. Currently, we have limited competition for parking on weekends, but a hotel would dramatically increase the demand, including for the angle parking that we have been fortunate enough to negotiate use of from the city. Our members are very concerned that any added impact on parking could have an adverse impact on participation in our ministries, membership and contributions.

We also are concerned that the proposed development will have a negative impact on our ability to grow in ministry at this location. Our congregation is actively seeking ways and opportunities to expand our ministries to reach a broader segment of our community. The limited availability of space and parking can have a decidedly negative impact. Our reaffirmation to remaining in the District will not be easy. We realize that we face a number of obstacles, but we believe that God has placed us here and kept us here to help meet the spiritual needs of our members and our neighbors.

If you have questions regarding this request or need additional information, please feel free to contact me at 202-628-0009. Thank you for your consideration.

Sincerely,

Eugene W. Matthews

Dr. Eugene W. Matthews
Senior Pastor