Testimony of William Gerrish, Capitol Square Management, LLC September 9, 2003

BZA Case No. 17047

Good afternoon Mr. Chairman, members of the Board. My name is Bill Gerrish. I am managing director of Capitol Square Management, LLC, which owns several properties in the immediate neighborhood.

We are concerned about the impact of the proposed night club on our tenants and future tenants. Our building at 33 N Street is 50 feet from the proposed night club and is used as a methadone clinic. 51 N. Street, N.E. is 100 feet from the proposed night club is being used for alcohol rehabilitation, as well as other District health and welfare programs. 50 Patterson is directly across the street from the proposed night club and may be developed one day for office use. Other properties we own in the neighborhood are 1300 1st Street which has a methadone clinic, 1250 1st Street and 55 NY Avenue.

Our concerns and those of our tenants are of three kinds:

First, the operation of a night club will be incompatible with the two methadone clinics and alcohol rehabilitation clinic. A nightclub that opens as early as 4:00 P.M. will provide too great a temptation to people who are trying to reduce their dependence on substances. The District Government, which operates these clinics, may be so concerned about the prevalence of alcohol or drugs emanating from the club that it will decide not to renew their leases and we will be forced to find new tenants.

Second, I can tell you from personal experience that during the day it is extremely difficult to find parking on the street. Applicant has focused on their parking needs at night when most of the businesses will be closed. They have not taken into account the numerous office staff, kitchen and wait staff, delivery trucks, and catering trucks that will be taking up parking spaces and blocking traffic during the day. Applicant has not said how it will avoid these impositions on the neighborhood.

In addition, we know that night club facilities are often used for other purposes when the night club is not in operation. Conferences, seminars, shows, lunches, wedding celebrations, cocktail parties, and the like will be daytime events fully impacting the neighborhood during the day when parking space is at a premium. We have the examples of Cada Vez on U Street and MCCXXIII ("1223"), which are two night clubs that advertise their availability for conferences and corporate events. Without adequate daytime parking, such activities will make a bad situation intolerable. The addition of scores of additional cars and trucks may discourage rehab clients from regular attendance at programs, thus retarding their progress toward non-dependence.

Third there is the problem of nighttime parking. Applicant has pointed to various parking lots that have offered parking to night club customers. However, the applicant's need for parking for 74 cars is permanent, while the availability of parking lots is temporary. Such lots will disappear

SUBMITTED BY STEVE GELL FOR WILLIAM GERRISH 9/9/03

Board of Zoning Adjustment
District of Columbia
CASE NO. 17047
EXHIBIT NO. 61

BZA
Case No. 17047
Exhibit No. 61

as soon as the market for C-3-C buildings improves. Nor is there any assurance that new buildings will allow their parking garages to be used by the public, especially those that are security sensitive.

Applicants' submissions have left too many unanswered questions. How will their security people monitor and stop illegal parking. How will they protect nearby properties against vandalism by customers, those who are removed from the premises for misbehavior or by those who are denied admission.

I have not heard applicant recommend any conditions to the grant of the variance which will take care of these concerns. Accordingly, in the absence of adequate conditions on the operation of this club, and assurances of continued parking availability, both night and day, I must urge the Board to deny this variance. Thank you.



Conference Center | Restaurant | CadaVez Extras | Sitemap | Contact Us | Home

LIVE MUSIC NIGHTLY
Click on the images for information & Reservations

Tuesday	Wednesday	Thursday	Friday	Saturday
Available for Private Parties info@cadavezonline.com	Available for Private Parties info@cadavezonline.com for more information	Early Evening MUSIC Thursday	LIVE BAND Fridays	Saturday Night LIVE UP

Welcome you to Cada Vez *Video requires the free* ***Quicktime Player***
Visit **Restaurant Row** and take A **Virtual Tour** of Cada Vez

RESTAURANT & ENTERTAINMENT
Click to see New Information and Hours for August & September

Cada-Vez... It all Comes Together Here ~*~ 1438 U st. N.W. Washington DC 20009 ~*~ (View Map)



2 for 1 RAIL DRINKS, MARTINIS BEERS & HOUSE WINES... TUES-SAT 5-8 PM

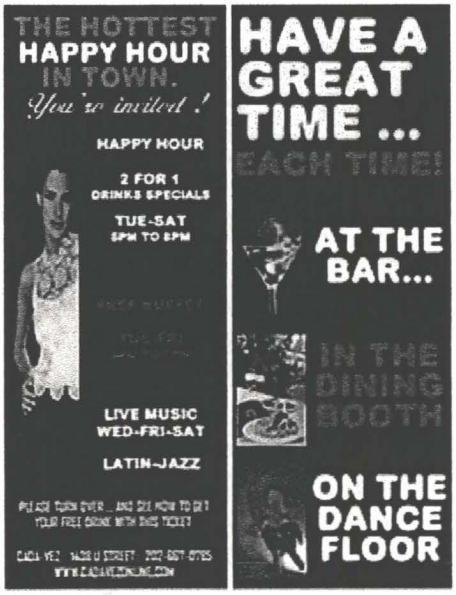




Photo Gallery
View photos of all our rooms & event video clips.

Info & Entertainment Calendar
View current

schedule of events.

A New Experience "Each Time" on U St NW.
Cada Vez is a High Tech Restaurant serving New American Food.

Dinner Hours:

Thursday:	5:30 pm to 10:00 pm Bar Open Until 12am
Friday :	5:00 pm to midnight Close at 2:30am
Saturday :	7:00 pm to midnight Close at 2:30am

Click To Send
Send this site to a friend!

View further information by clicking on the Restaurant Tab or Conference Tab.

Cada Vez offers a unique environment in The Waterwall Room for Private Events, meeting conferences, week days with Sunday & Monday evening for Private events.

- Call Cada Vez Conference Center Staff today to tour or book our Waterwall Room, Skylight Room or Royal Lounge at **202 667 2500** or Email Us.

cada.vez *It All Comes Together Here*

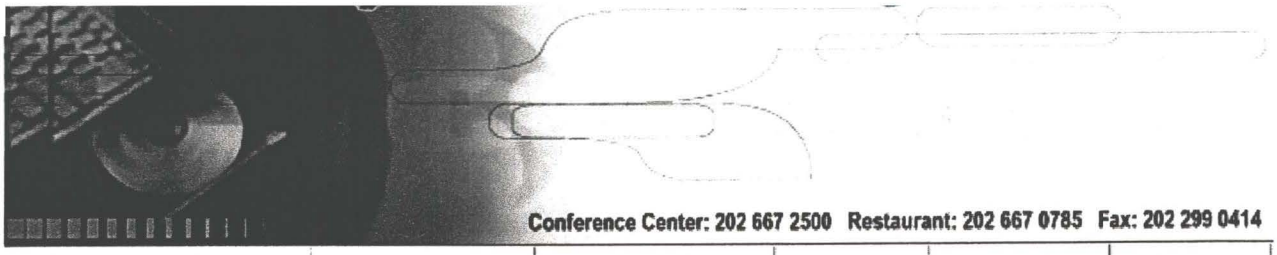
Cada Vez is a fully renovated historical building in the heart of Washington, DC, modernized as a multi-purpose space to accommodate a variety of social, business and special occasion functions. It is wired as an "Intelligent Building" with broadband technology and high speed access to the internet. The Cada Vez is equipped with state of the art audio and visual equipment including large screen projection systems, LCD projectors and monitors, media servers, sound systems and lighting to give your function a customized ambiance and experience.



It all comes together here

Let Cada Vez manage your next sponsored event, training or seminar. We can accommodate all your requests for Room Customization, Technology requirements, Catering, Parking and Special needs, it all comes together here.



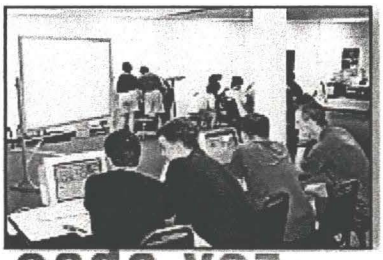


Conference Center

The Cada-Vez Conference Center is designed to host, manage and give your sponsered Conferences and Meetings a truly unique and customized ambiance and experience. The Cada-Vez Intelligent Building, centrally located in the heart of Washington DC at 1438 U Street-NW, is fully equipped with interactive audio visual lighting and sound systems. These features can be customized to give your event, a truly unique theme, mood and atmosphere. In addition we supply, via our intranet servers, the following special features and services:







- Our competitive rates allow members of the community, local and metro businesses and churches, to hire these Facilities for various events.
- Let Cada Vez manage your next sponsered event, training or seminar. We can accomodate all your requests for Room Customization, Technology requirements, Catering, Parking and Special needs. It all comes together here.



The Cada-Vez Conference Center is ideally suited for events such as:

- Corporate Meetings
- Seminars or Training Sessions
- Presentations and Product Promotion
- Banquets
- Business Award Ceremonies
- Wedding Receptions

Information Table of Contents

Click on a link below to view Conference Center information or printable forms.

- Cada Vez Conference & Event Charges
- Conference & Event Catering Menu
- Secure Online Payment

Conference Center / Restaurant / Cada-Vez Extras / Sitemap / Contact / Home



Join Our Mailing List
Specials & Promotions
Updates and Events
The Latest News

Enter your email address below, then click 'Sign Up':

Sign up



Techniques of Alcohol Management® is dedicated to reducing alcohol-related accidents and to keeping alcohol out of the hands of persons under 21 years of age, as required by district law. With these issues in mind, a server training program was developed called the Techniques of Alcohol Management (TAM®), which would combat alcohol-related accidents, try to prevent people under 21 from obtaining alcohol and reduce the incidents of over-service of customers.

The Techniques of Alcohol Management® program was developed to provide training in preventing alcohol abuse in licensed establishments. Now nationally recognized as the leading program for responsible server training, TAM® training provides risk management tools that should be used by all licensees to control the day-to-day operations of their businesses. TAM® training is also recognized as an approved server training course by the District of Columbia's Alcohol Beverage Control Board.

In order to register for an upcoming class, please call 1-800-292-2896.

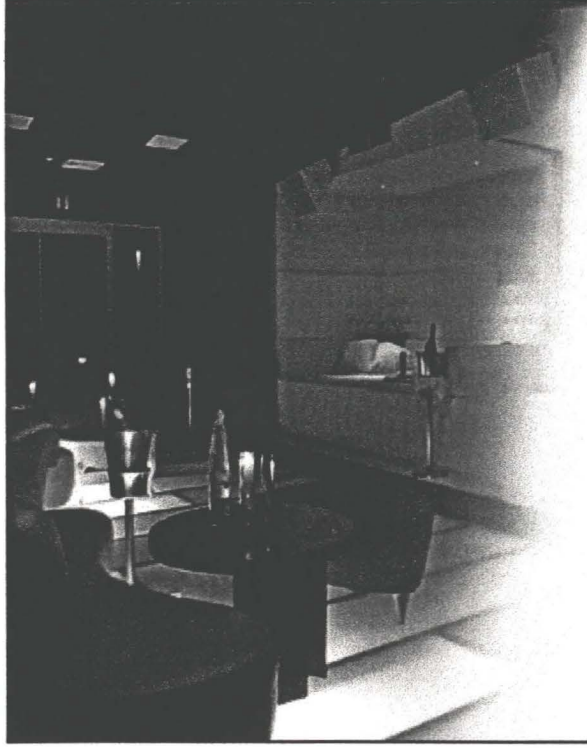
Advertise your talents & businesses with us!
http://www.livemusic4you.com

Info@cadavezonline.com
http://www.cadavezonline.com

MCCXXIII

MENU | EVENTS | REGISTER | SERVICES | BENEFITS | CONTACT

Table Service *Private Events*



Private Events

Overview | *Open Bar* | *Catering* | *FAQ*

Overview

Throw your next event in one of DC's most exciting venues!

MCCXXIII offers you gourmet food, convience and service in a stunning club setting. We have hosted numerous happy hours, corporate functions, charitable functions and holiday gatherings of all sizes. Let us use our experience to make your event a success. Our dedication to excellent customer service will assure your needs are met with complete satisfaction. We can also save you time by arranging any special entertainment decorations or menus for you.

To increase your value for money, we charge no rental or labor fees for booking private events but instead require a minimum purchase of food and alcohol. We can do sit-down menus or buffet menus and offer a wide selection of warm and cold hors d'oeuvres. Our three floors offer you several different atmospheres to choose from. The first floorand second floor each hold 300 and the third floor 200, however areas can be arranged for groups over 40 people.

We Look Forward To Serving You,
MCCXXIII Management

MCCXXIII *Login*

User Name:

Password:

↘*Submit*

MCCXXIII *Membership*



Enjoy The Perks of Becoming A MCCXXIII Member... Register Today!

↘*Join*

1. *HOUSE* 1

(C) 2003 - *CLUB 1223.COM . ALL RIGHTS RESERVED*

TERMS OF USE