June 10, 2004

Nell B. Taylor-Christy
1140 23rd Street, NW #603
Washington, DC 20037

Office of Zoning
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: Case Number 00-27 for the Zoning Map Amendment to Square 37

Dear Madam/Sir:

I am writing to you as a concerned resident and owner of an apartment within the Gibson Condominium located on the northern half of Square 37. I would like to state that I am opposed to the rezoning of the southern half of this block. Residential development upon this square in the West End would be welcome according to the current zoning designation which reasonably limits both the height and the density of this site. A change to the zoning to increase the density of Square 37 would adversely effect our community in a number of ways leaving a lack of variety among the buildings in the West End and stifling the transition between the historic neighborhoods of Foggy Bottom, Georgetown, and Dupont Circle, and the adjacent business district of the inner city.

There are many practical concerns that go along with the initial architectural presentation given to our residents by the developer who has petitioned for the rezoning of this site such as structural damage to our building's foundation, a scenario which recently occurred to my local church parish due to an adjacent large scale building project that undermined the building's foundation. Traffic issues are of special concern due to the fact that emergency vehicles from our local fire station and ambulances en rout to The George Washington University Hospital are often unable to pass due to the confusion of many drivers stuck in the high traffic volume on Twenty-third Street. It is also a concern that many of the trucks entering the interior alley and loading dock area for the Ritz Carlton Hotel and Residences often park on Twenty-third Street and block the entire left-hand lane of traffic, a situation which was either overlooked or ignored by planners of this complex. If a high density project were to create this situation on the right-hand side of the street there would be only one passable lane during rush hour and a bad situation would be made even worse.

I feel strongly about my neighborhood and would like the zoning commission to consider the desire of myself and my neighbors to keep our community as personal as possible. Currently our only means by which we may do so is by stating our opposition to the rezoning of Square 37 and our desire to retain the current zoning. The rezoning of Square 37 to a higher density than is currently on the map would greatly increase the scope of any possible development upon this site leaving the residents in area with little or no control upon the outcome of their neighborhood and would create an increase in the types of problems which may be observed first hand by residents within this community on a daily basis.

Sincerely,

Nell B. Taylor-Christy

ZONING COMMISSION
District of Columbia
Case 00-27
Exhibit 88

ZONING COMMISSION
District of Columbia
CASE NO.00-27
EXHIBIT NO.88