COPY

May 31, 2004
Washington, DC

to: Carol Mitten

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

Subject: Case No. 00-27 - Zoning Map Amendment – Square 37

Dear Sir/Madam,

The Zoning Commission should oppose the proposed amendment recently communicated to the residents of the neighborhood. As a longtime resident at the Gibson, I wish the "moderate density residential uses" zoning specifications in particular for Lot 855 (currently a parking lot) and for the entire Square 37 should remain unchanged. All my neighbors share my opinion.

The reasons for maintaining the current zoning specifications are numerous. A change, in particular a high density residential or commercial development will increase already massive traffic congestion during the afternoon rush hour. Moreover, the proposed amendment ignores the impact of expected increased traffic of many developments already under construction (e.g., The Columbia Residences) and other developments planned and already approved by the Commission.

Square 37 is one of the few remaining land parcels, the sensitive development of which could well improve the West End. And clearly, it would make good economic sense to redevelop the entire Square 37 as one entity.

Although unstated, a redevelopment of the entire Square 37 also seems to be the main objective of the Petitioner, who would most likely sell Lot 855 to a developer such as the one who developed the Ritz-Carlton Residences across 23rd Street. However, another tall box-like development of this type will be a disaster for all of us at the West End.

Thank you for considering my views in making the West End a better neighborhood.

Best regards.

Martin Herman

1140 23rd Street NW
Apartment 906
Washington, DC 20037

ZONING COMMISSION
District of Columbia
Case 00-27
Exhibit 89

ZONING COMMISSION
District of Columbia
CASE NO.00-27
EXHIBIT NO.89