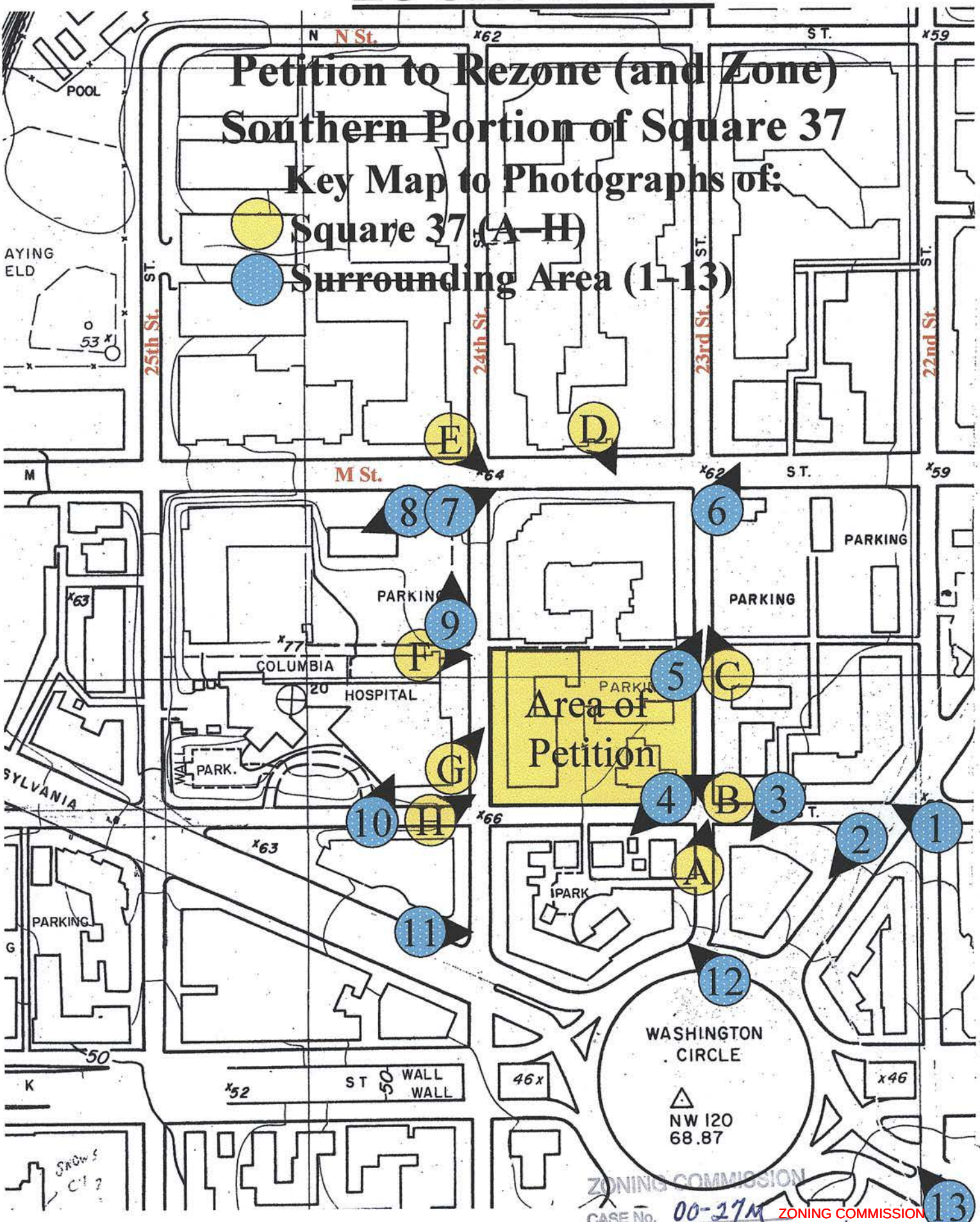
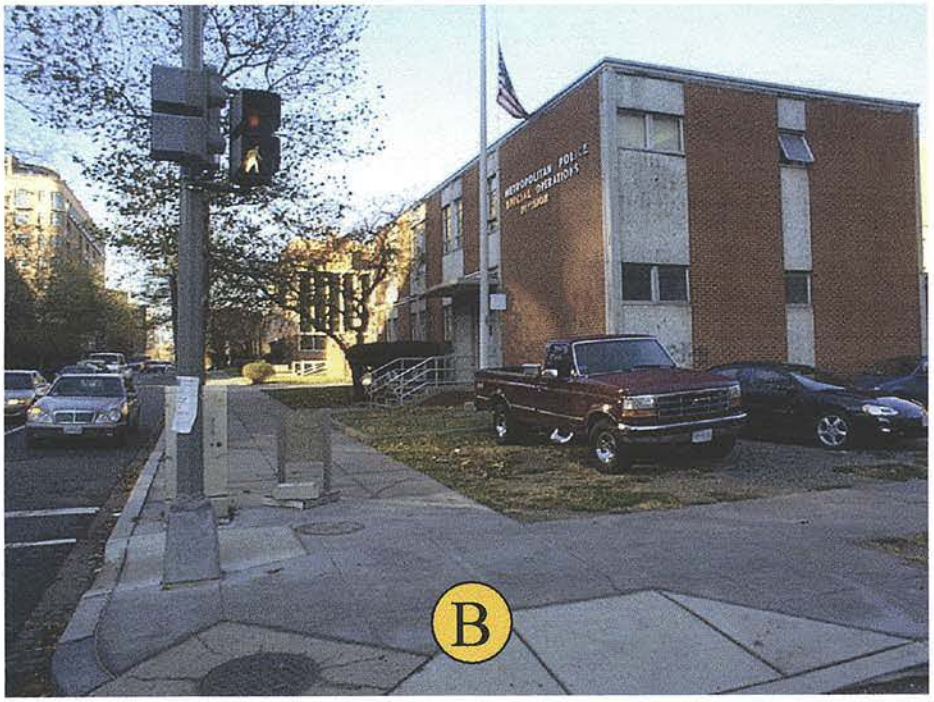
ZC Case 00-27M:



ZC Case 00-27M: Petition to Rezone (and Zone) Southern Portion of Square 37

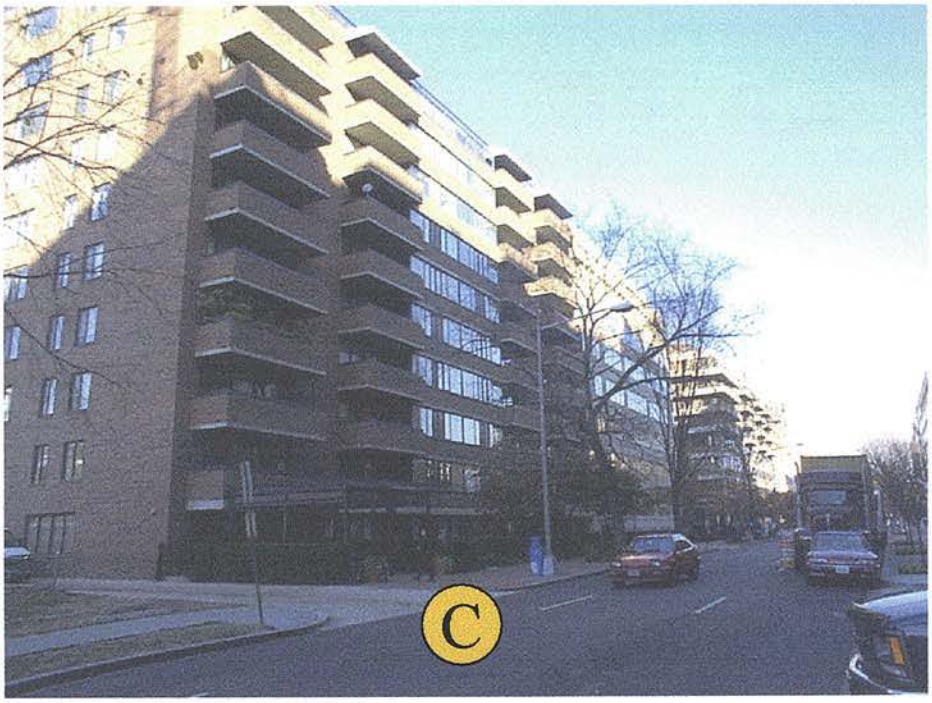


Vantage Point: West side of 23'rd Street looking north, SE corner of area of petition to left showing corner of MPD Special Operations facility and the Gibson (apartments). Note that entire eastern face of 23'rd Street occupied by East Banc Millenium/Ritz Carlton mixed use PUD, CR zoning allowing 110 foot height and FAR of 6.81.



Vantage point: Just west of curb at NW corner of 23'rd and M Streets, showing SE corner of MPD Special Operations facility and, in background, the southern face and part of the eastern face of the West End Branch of the Public Library system. Either unzoned or zoned R-5-B. Actual FAR approximates 1.5, height less than 30 feet.

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Vantage point: Eastern side of 23'rd, just south of the east-west alley in Square 37, looking toward the Gibson apartments and the eastern face of the 2300 M Street (European Union, View D). Part of CR Square 37 interlocking covenant group including Westin Grande hotel at NW section of Square 37 (allowed FAR 6.0 with height of 90 feet).



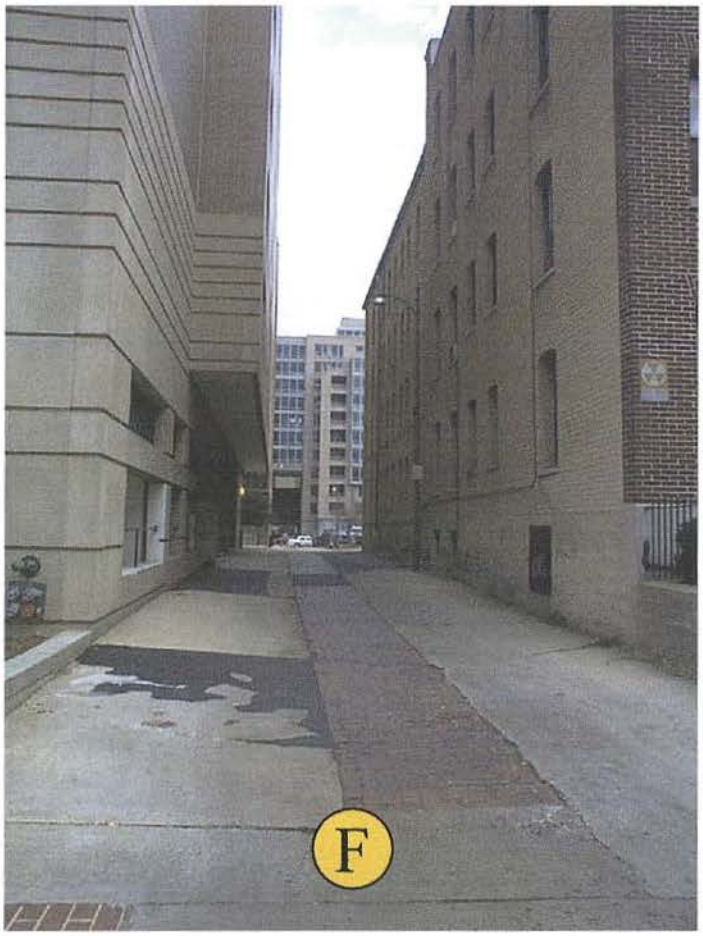
Vantage point: Northern side of M Street between 23'rd and 24'th Streets, looking southeasterly at European Union (2300 M Street). This building is one of three that together utilize the full CR potential of the northern half of Square 37 (see, also, Gibson apartment building (View C) and Westin Grande Hotel (View E)).

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Vantage Point: NW corner of 24'th and M Streets, showing Westin Grande Hotel, which occupies essentially all of the northwestern quadrant of Square 37. Together with European Union (View D) and Gibson apartment (View C), the full potential of the underlying CR zoning is utilized.

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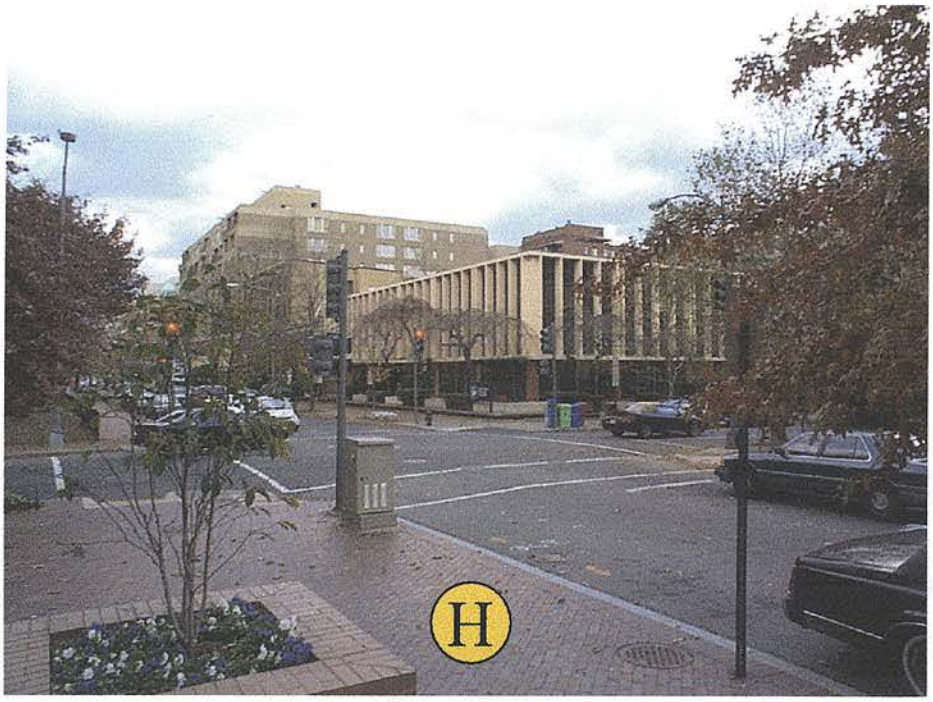


Vantage Point: Eastern side of 24'th Street at western end of east-west alley bisecting Square 37. Looking easterly "through" the alley, with the southern face of the Westin Grande Hotel to the north (left) and the northern face of the mid-rise apartment building that is one of the properties in the area of this Petition. Note hotel's projection over public space (does not contribute to FAR, since it is outside property line).

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Vantage point: Western side of 24'th Street somewhat north of L Street, revealing western face of West End Branch of the public library system, two existing row houses, the mid-rise apartment building (all at relatively low densities and heights), the gap of the east-west public alley, and the significant massing of the Westin Grande Hotel.



Vantage point: SW corner of 24th and L Streets, looking northeasterly toward Square 37 and, most immediately, the eastern and southern faces of the West End Branch of the public library system. Background to library is upper levels of Westin Grande (left) and Gibson apartments (right)

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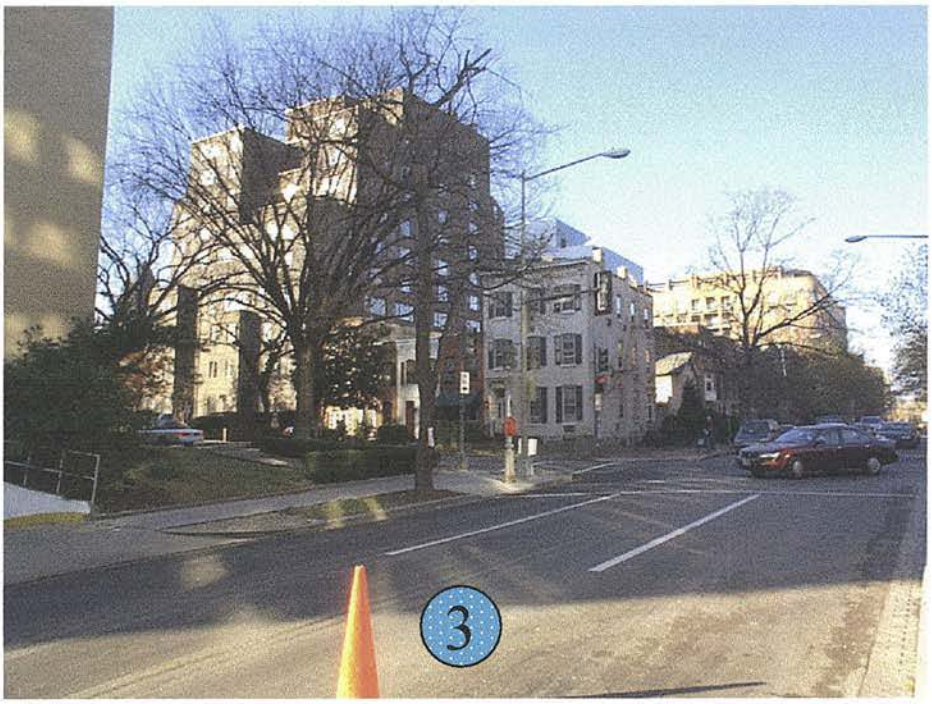


Vantage Point: At northern tip of intersection of New Hampshire Avenue and 23'rd Street, just south of L Street, looking west-north-west. On far side of L is the southern side of East-Banc Millenium Ritz Carlton PUD (left) and the Carriage House apartment complex (center). The latter appears to fill the entire FAR envelope of 6.0 and the full height allowance of 90 feet.

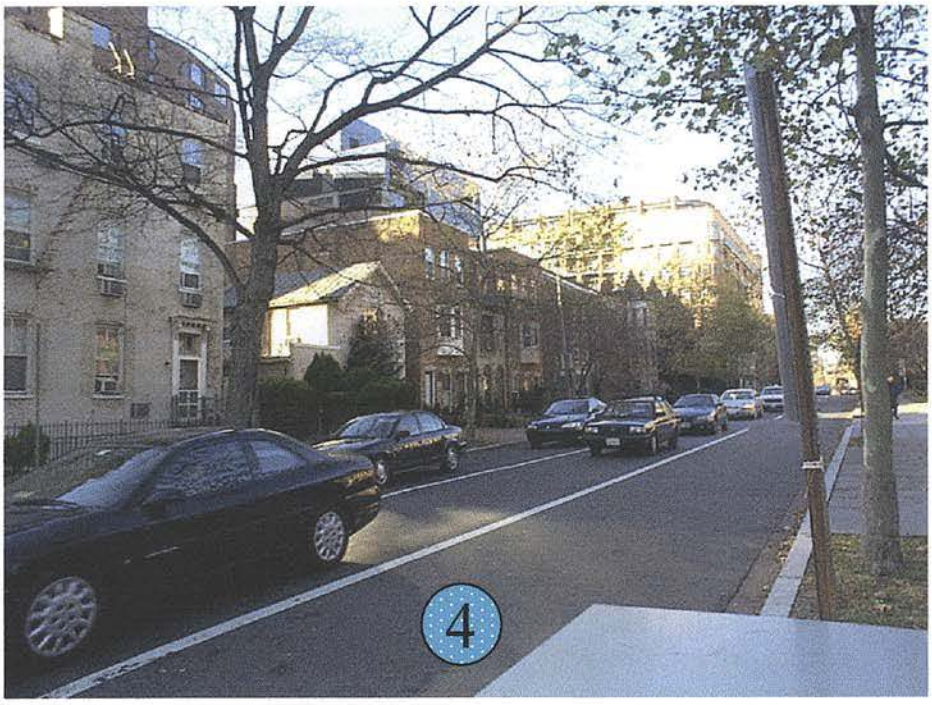


Vantage Point: Northern side of M Street looking South-westerly along New Hampshire Avenue, with the West End Café and apartments, located immediately southeast of Square 37. Density appears to be approximately 6.0, using most if not all the allowed maximum height of 90 feet.

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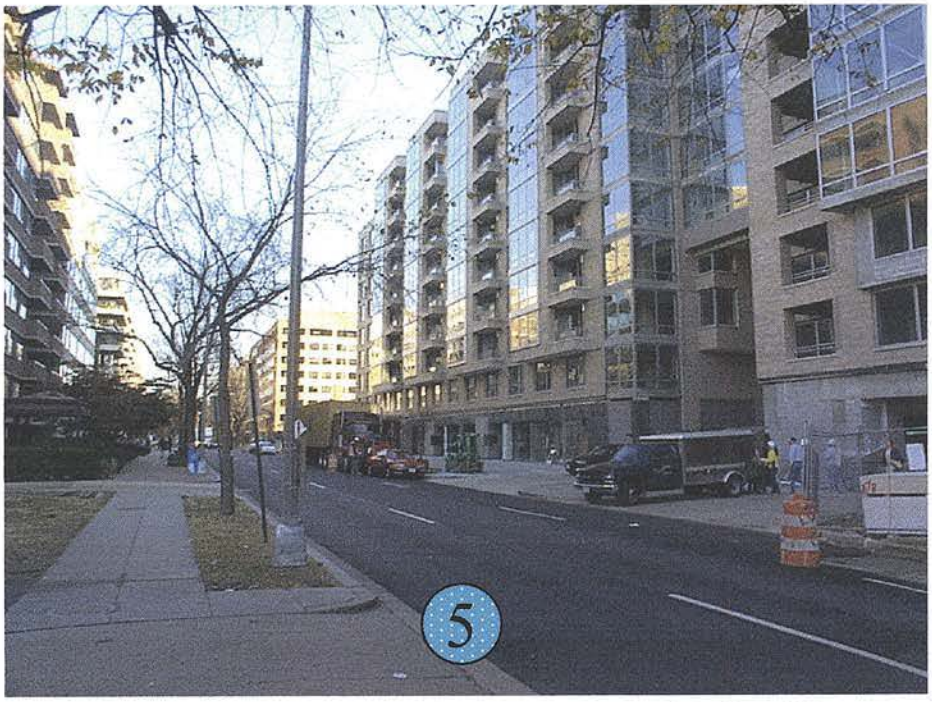


Vantage Point: From north side of L Street, looking southwesterly toward and past 23rd Street, where Square 38 begins. Apartment building is located within that Square's R-5-E zoned area, while buildings of lesser height facing 23rd and L Streets are constrained by its R-5-B zone limits.

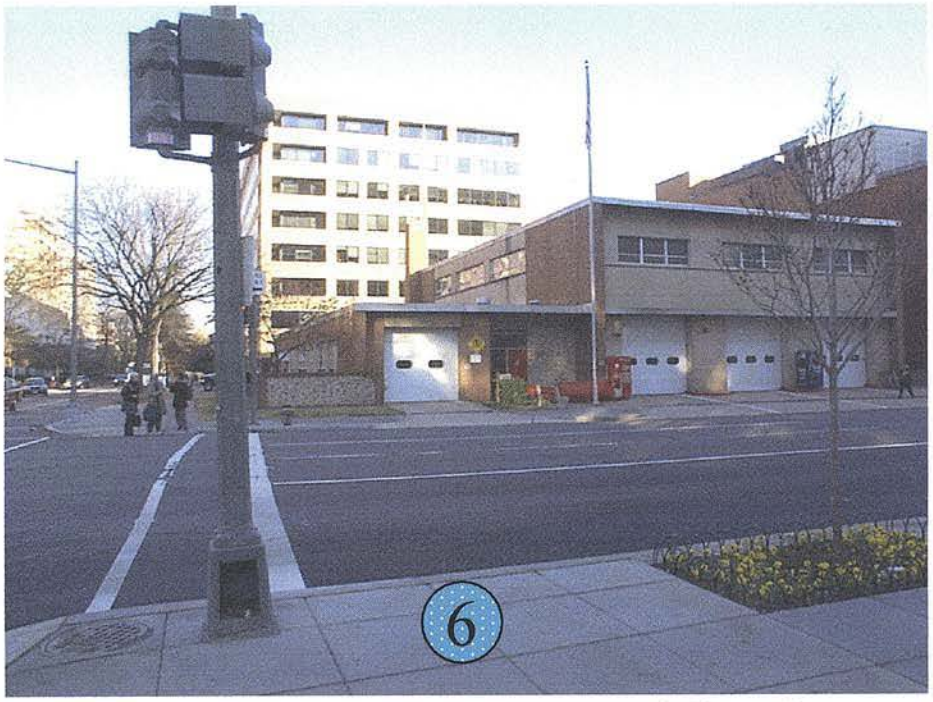


Vantage Point: From north side of L Street, near 23rd Street, looking southwesterly toward and past 24th Street. Buildings facing 23rd and L Streets are within its R-5-B zoned area. Note dramatic change in density and use on crossing 24th Street, where zoning changes to C-2-C.

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Vantage Point: At southern side of driveway entrance to parking lot within Petition area, looking north along 23rd Street showing Gibson apartment (left) and EastBanc Millenium Ritz Carlton PUD on far side of the street (FAR of 6.81, with an allowed height of 110 feet).



Vantage Point: Southeastern corner of M and 23rd Streets, looking north-northeast. View is of District-owned fire station, another notable example of development density on parcels owned by the local government that is only a fraction of that of surrounding properties.

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Vantage Point: Southwestern corner of 24th and M Streets, looking east-northeast. Westin Grande Hotel is to the right. On far side of M Street is intense mixed commercial/residential development consistent with CR zoning limits, FAR of 6.0, of which at least 3.0 must be residential; height limited to 90 feet.

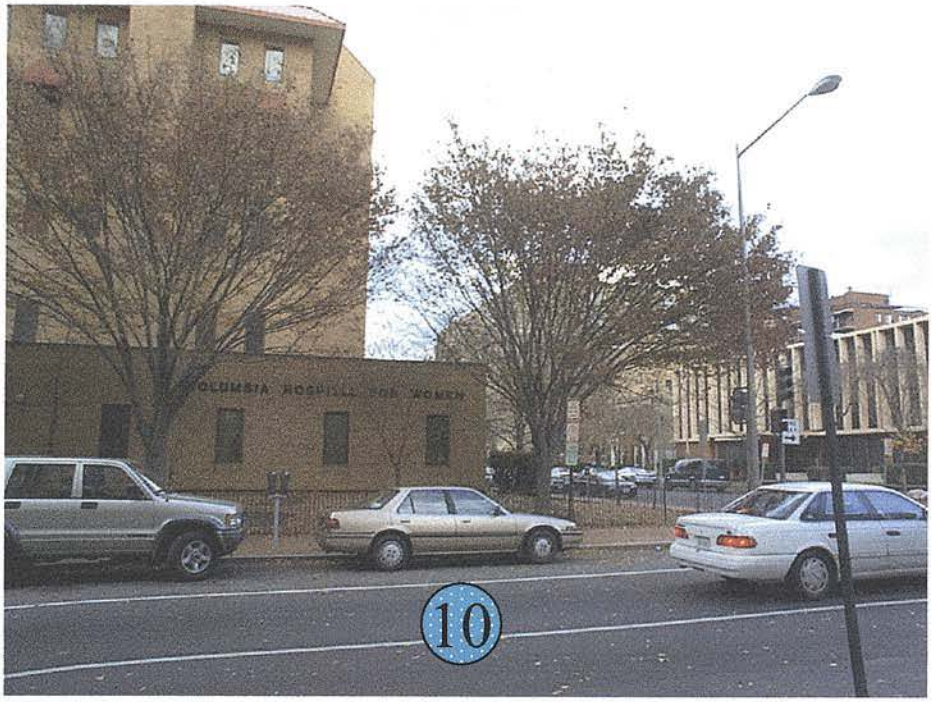


Vantage Point: Southwestern corner of 24th and M Streets, looking west. North or far side of M Street is zoned CR and is fully developed to its zoning limits. Left side is northern portion of Columbia Hospital for Women grounds, former site of the U.S. Weather Bureau, zoned C-2-C. CR and C-2-C are similar, with C-2-C allowing only 2.0 (instead of 3.0) of commercial use within the total FAR.

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Vantage Point: Western side of 24th Street, looking north-northwest toward M Street. Foreground is Columbia Hospital parking area (former site of U.S. Weather Bureau). On far side of M Street is intense mixed commercial/ residential development consistent with CR zoning limits, FAR of 6.0, of which at least 3.0 must be residential; height limited to 90 feet.



Vantage Point: Southern side of L Street, just west of 24th, looking north-northeast. Columbia Hospital for Women in foreground, with West End Branch public library across 24th, two private residences, and apartment house (all within area of Petition) on far side of 24th and, partly obscured by the tree, the Westin Grande Hotel.

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Vantage Point: 24th Street at Pennsylvania Avenue, NW, looking easterly. Just across 24th is Chancery of Spain, first built as an eight story office building (57,500 square feet of floor area on a lot of 11,585 square feet) and then converted to chancery use in 1986.



Vantage Point: Within but on the northern side of Washington Circle, looking at No. 3 Washington Circle, an apartment complex built in the early 1980s following approval by the Board of Zoning Adjustment in 1979. Height is 90 feet with FAR of 6.0 in what is now zoned R-5-E (then R-5-D).

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Vantage Point: Southeastern corner of 22nd and Pennsylvania Avenue, looking north-northwest. Washington Circle to the left. Much of the northern side of Washington Circle is developed to modest height, No. 3 Washington Circle being an exception at 90 feet. But, immediately to the north, the scale and character changes to high density mixed commercial residential. To the south (not in picture) lie the current and replacement George Washington University Hospitals, each of which utilized most, if not all, of their R-5-D zoning envelope, (which allows maximum height of 90 feet, but limits FAR to 3.5). The lower scale development around the Circle brings character to the area, but does not define it for the entire area.