Cover Page

To: Alberto Bastida, Secretary, D.C. Zoning Commission
Fax: (202) 727-6072

From: Michael Malloy, for West End residents and ANC 2A
h - (202) 296-7542
w - (202) 833-7460
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Re: Proposed West End rezoning, Square 37, Case No. 0027M
Date: Nov. 16, 2001
Total pages: 8

Dear Mr. Bastida:

Thank you again for speaking with me about this yesterday. Following is a letter from our neighborhood, and the report approved unanimously by ANC 2A on Nov. 13 stating our neighborhood's united opposition to any zoning change to Square 37 in the West End.

Thank you for taking the time to hear our concerns in this matter.

Alberto –
Thank you again –
– M Malloy

ZONING COMMISSION
District of Columbia
Case 00-27M
Exhibit 18

ZONING COMMISSION
District of Columbia
CASE NO.00-27
EXHIBIT NO.18

1121 24th St., N.W.
Washington, DC 20037
November 16, 2001

Mr. Alberto Bastida
Secretary, D.C. Zoning Commission
Via Fax: 202/727-6072

cc: Hon. Jack Evans, Chair Pro Tempore/Ward Two, D.C. Council
John Koskinen, Deputy Mayor and City Administrator, District of Columbia
Eric Price, Deputy Mayor, Planning and Economic Development
Richard Price, ANC Commissioner 2A; President, Friends of West End Library
Robert Harrison, Resident Superintendent, 1121 24th St., N.W.

Re: Square 37 (West End); Case No. 0027M

Dear Mr. Bastida:

Thank you for the information on the above case. We are residents of the 1100 block of 24th St., N.W., and are strongly opposed to the rezoning of our block (Square 37) that is being considered. We agree with our ANC commission, which voted unanimously on Tuesday, Nov. 13, against any rezoning of Square 37. Attached is a copy of the ANC's report. Their conclusion is that any zoning change will eventually lead to more mostly commercial development in the West End, which already has lost almost all of its moderate-income housing, and will ultimately be detrimental to the neighborhood.

The building we live in, 1121 24th St., N.W., was built in 1920. It is solid as a rock, and to use a cliché, "they don't build them like that anymore." We have a diverse group of tenants; some have lived in the building for more than 20 years. Our tenants include single parents, immigrants, students, and regular working singles and couples. None of us are able to afford anything beyond moderate-income housing. We're good neighbors, we like our neighborhood, we like living in the West End and in the District, and we do not want our block to be transformed into yet another commercial development.

We strongly believe it is in the neighborhood's, and the City's, best interest to keep the nature of our block intact, including our building, our townhouse neighbors, and of course the West End Library, which is on our block.

Thank you for your consideration.

Attachment: ANC 2A report, approved unanimously Nov. 13, 2001.

Signatures follow (Two more pages)

Re: Square 37 (West End); Case No. 0027M (Continued)

Name	Signature	Apt. No.
Robert W. Harrison	Robert W. Harrison	405
Chris Wood	Chris Wood	304
Chad Gray	Chad Gray	108
Mike Pearce		202
Kindra Liedtke	Kindra Liedtke	110
Keri Culver	Keri Culver	400
T. MAGWOOD		306
MARY DUSING	Mary Dusing	406
Freddy Elio	Freddy Elio	404
DAVID WAGNER	David Wagner	107
MIKE BRACE	Mike Brace	407
Amie Cron	Amie Cron	309
Debra Nachmann	Debra Nachmann	106
Joseph Colman	Joseph Colman	308
T.J. FOSTER	T.J. Foster	311
Leslie Cohen	Leslie Cohen	206
Wesley B. Smiley II	Wesley B. Smiley II	101
Bobbie Jo Cook	Bobbie Jo Cook	107
Elisa Sanchez	Elisa Sanchez	104

Re: Square 37 (West End); Case No. 0027M (Continued)

Name	Signature	Apt. No.
CHRIS BROILLETTE		208
Kate Butchart		403
DWAYNE A. MAJORS	Dwayne A. Majors	214
	202-52[illegible]	
Petrie Liakoumetti		103
SIRANNA MAITWOOD		307
KAREN TARO		307
Bill Wicker		205
ANGELA GIBSON	A.L. Gibson	211
[illegible] Ayala-Silva		310
Mike Thibodeau		202
NICHOLAS KIRBY		408
Alain Pagel		300
CARL NOYES		411
Michael G. Malloy		109

Foggy Bottom and West End
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, NW Washington, DC 20037 (202) 736-1775

REPORT OF ANC-2A ON SQUARE 37
November 7, 2001

The Southern Half of Square 37 and Its Environment

The southern half of Square 37 is bounded by L Street on the south, 23rd Street on the east, 24th Street on the west, and an alley on the north which divides the Square in half. It is zoned R-5-B and contains the West End Branch of the DC Public Library, two beautiful town houses, a moderate income apartment building, a DC Police Department Special Operations Unit that currently serves as headquarters for Emergency Preparedness and a parking lot.

- The West End Branch of the Library has interior space that is among the most attractive of any DC Library branch--very bright and open. By the branch's 35th anniversary in February 2002, the first floor of the Library will be completely renovated–painted, new carpeting, new furniture and computers, refurbished bathrooms, a new roof-- paid for with Library capital funds, a Millenium (Ritz Residences/Hotel) PUD amenity, and West End Branch Friends. The exterior of the building was painted in 2000 with funds from the Millenium PUD. Of the Library's 21 branches, the West End ranks sixth in terms of circulation. The Friends of the West End Branch has spent significant sums to enhance the collections of the Branch over the past several years. The Friends also hopes to upgrade the Library's meeting rooms on the second floor and is also planning on exploring a partnership with a business to operate a coffee house/café in a portion of the second floor of the Library to make the Library as attractive a place to browse for books as Barnes and Noble. (To be able to compete credibly with book stores is one of the goals of the Director of the DC Public Library system.)

- The two townhouses on 24th Street, north of the Library, could be considered for historic designation. They are intact and well-maintained examples of housing that dominated this part of the West End late in the 19th, early 20th centuries.

- The moderate income apartment building north of these townhouses may be the only such rental building left in the West End.

Square 37 is one of three parcels with low density residential zoning left in the West End. One other, Square 38, is directly across L Street from the southern boundary of Square 37, and the third is on 25th Street, between L and M Street. Like Square 37, these two are zoned R-5-B.

Square 38, to the south and across L Street, contains 10 two/three story townhouses. Four of these, built in the late 19th/early 20th centuries, have recently been purchased by Abdo Development. Abdo is restoring and rehabilitating these houses, with consultation from the DC Historic

Preservation Review Board, and converting them to luxury rental apartments. Due west is Columbia Hospital for Women in a park-like setting along L Street and zoned R-5-D.

The zoning map specifies that New Hampshire Avenue, in its entirety, north of the Kennedy Center, through Washington Circle, and north of the Circle is to be used for residential purposes. The subject area of the southern half of Square 37, due west of New Hampshire Avenue, fronts on that residential core. Its R-5-B designation is not inconsistent with human-scale residential uses for the neighborhood and the integrity of that boundary separating residential from commercial uses is worth preserving.

The zoning map is also clear in designating M Street north of the subject area as a commercial area, actually a mixed use residential-commercial area zoned C-2-C and CR.

Mixed-Use Zoning of C-2-C and CR and the Reality of Living in West End

The West End is dominated by the mixed use zoning of C-2-C and CR. The promise of this zoning (with C-2-C requiring two-thirds of a building's FAR to be residential and CR requiring 50% residential) was to create a thriving, largely residential area with retail shops supporting the area. This promise is an unfulfilled promise–for a variety of reasons:

- Zoning law was changed to allow developers to meet the residential requirement of C-2-C or CR project with hotels. As a result, the West End saw at one corner, 24th and M Streets, the building of three hotels in the 1980s. These, of course, are not the West End's only hotels. Others were built and still others resulted from the conversion of long-term residential apartment buildings to hotel use. In addition, George Washington University purchased one apartment building in the West End to use as a dormitory. While the law may consider hotels as residential, persons living in the West End know this use for what it really is–commercial.

- Mixed-use zoning for the West End has resulted in an extension to the West End of the unrelieved monotony of block after block of 90-110 foot buildings of the commercial strips of the K Street, L Street, M Street corridors which comprise mid-town D.C. The historic residential and architectural fabric of the area was destroyed in rezoning to C-2-C and CR. Neighborhoods are at their most attractive and appealing when they include a variety of heights and textures and periods of architecture. The uniformity of building height in the mixed-use zone of the West End, together with sterile architecture, make much of the environment of the West End unappealing to residents and potential residents. The West End simply does not look or feel like a residential neighborhood, as the city promised it would.

- Furthermore, in the West End, many mixed use buildings have housing on top of office space which dominates the street level. Commercial/office use has also created many dead, dark zones at night, again compromising the attractiveness of the West End as a residential neighborhood.

- Commercial use in the area has created extraordinary traffic congestion during rush hours and sometimes on week-ends, especially along 22nd, 23rd, 24th, and L Streets. An "F" service level, the worst of traffic ratings, already prevails on many of these streets. The street infrastructure of the West End simply cannot accommodate the density of zoning

and commercial use allowed with C-2-C and CR. The appeal of the area as a residential neighborhood is once again undermined.

- The West End has lost significant retail–in particular, neighborhood retail–during the past two decades and mixed-use zoning has been responsible for this phenomenon. During this period, the area has lost 6 movie houses, a Townhouse Safeway at 21st and M Streets, another Safeway farther south at Virginia Avenue, and numerous small businesses that had provided services residents of the greater Foggy Bottom/West End neighborhood could walk to. Many restaurants, local pubs, as well as a famous jazz club have disappeared. What is left is largely a plethora of bank branches and retail space converted to office use.

Mixed-use zoning in the West End has lead to an area with little identity and a neighborhood that has yet to live up to its promise as a residential area. A writer in *City Paper* (July 20, 2001, p. 18) referred to the West End as a "sort of netherworld that's not quite downtown but not really residential." This can be fixed by ensuring that yet to be developed property retains the residential character and scale of the old West End.

Hope for the Future

Despite these problems, the rebirth of demand to live in the District of Columbia has not exactly passed the West End by, although the growth in residential has not been as strong as has been seen in Dupont Circle and Logan Circle or other close-in neighborhoods. The Ritz Residences has brought new condominium owners to the area, and another project with 28 condominium units has opened at 2600 Pennsylvania Avenue. One other project now under construction and next to the Park Hyatt Hotel will bring renters.

North of Columbia Hospital for Women, JBG Properties will be developing a rental apartment building along 25th Street and a joint venture between JBG and Columbia will result in another rental building on M and 24th Streets. This latter project is significant for a number of reasons. The land on which it would be built is zoned C-2-C, but the joint venture will include only residential apartment use above the first floor. At this point, JBG also has a letter of intent with a large grocery chain to operate a 25,000-30,000 square foot full-service grocery store in the building, and Blockbuster Video has expressed interest in operating a store in the project as well.

And as noted above, historic townhouses along L Street between 23rd and 24th Streets are being rehabilitated for luxury apartment living by a developer of sought after residential units in Dupont and Logan Circles.

The West End may be on the threshold of becoming a more defined residential neighborhood in the near future.

ANC 2A's Position on Square 37

The designated zoning for Square 37 should be retained. This designation will ensure that its use will be residential and that revenues to the District will be maximized through income taxes, sales taxes, real estate taxes, and fees. It will assure variety in the streetscape of the West End to make the neighborhood as attractive as possible to current and future residents. Furthermore, it will produce the least amount of new traffic congestion in the area. The history of commercial zoning

in the West End, even if mixed-use, tells us that more commercial will produce more dead zones, maybe another hotel, and more traffic on streets that already are at failure levels. It will compromise the prospect of a more fully developed residential neighborhood. Furthermore, commercial zoning will not guarantee new retail that is meaningful to residents. The Ritz project, for example, promised significant new retail as part of its plan, but has not yet delivered one establishment Restaurant space remains vacant in the West End because the neighborhood simply does not have a large enough residential base or sense of community and neighborhood. Finally, the suggestion that commercial zoning will give us a library, or a new one, is empty, since we already have a library and we do not need a new one.