1140 23rd Street NW, Unit 503
Washington, DC 20037-1439
May 25, 2004

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

Dear Mr. Director:

Case No. 00-27, Zoning Map Amendment, southern portion of Square 37

As a long-time owner at the Gibson Condominium, I write to express my views about the proposed rezoning of the southern portion of Square 37 in the West End. I believe that the Zoning Commission should retain the "moderate density residential uses" classification for the parking lot portion (Lot 855) of this Square. In my view, an "upper brackets" complex of Town Houses, such as the various "Bromptons" developments in Arlington, would be appropriate for this area. I am strongly opposed to any zoning change that would permit new non-residential uses, such as commercial or retail space, or a hotel, in this Square.

It is clear to anyone travelling through the area during evening rush hours that traffic levels have already reached the saturation point. The District has given the area its worst possible rating with respect to traffic congestion. I have witnessed this congestion impeding urgent Fire Department and ambulance traffic on 23rd Street. Any new high rise building in Square 37 would make matters even worse, adversely affecting the area's quality of life and fueling pressures for ill-conceived traffic "solutions," such as adding a lane to 23rd Street.

Lot 855's owner has raised the possibility of a 90 foot building, with three levels of underground parking, on this site. Given that mere feet separate Lot 855 from the Gibson, I believe the blasting taking place during any such construction risks doing serious structural damage to my building. Ground level Town House parking could avoid such damage.

As a regular user of the recently-renovated West End Library, I am concerned that any zoning change for Square 37 could lead to the closing or curtailing of this neighborhood resource. The Library serves a valuable function and should not be jeopardized. Ongoing residential construction west of 24th Street should raise demand for the Library's services.

Thank you for your consideration of my views.

Sincerely yours,

Robert L. Glass

ZONING COMMISSION
District of Columbia
Case 00-27
Exhibit 65

ZONING COMMISSION
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EXHIBIT NO.65