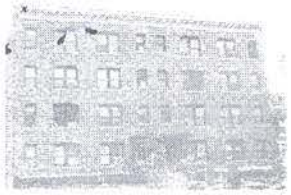
00-27



Tiverton / Square 37 Tenants' Association, Inc.

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June 10, 2004

Testimony of the Tiverton/Square 37 Tenants Association
1121 24th St., NW
Washington, DC 20037

Before the:
District of Columbia Zoning Commission
One Judiciary Square
441 4th Street, NW, Room 220 South
Washington, DC 20001

We, the residents of the Tiverton Apartments at 1121 24th St., NW, appreciate the opportunity to present our side of Case 00-27, the proposed rezoning of the southern half of Square 37, to the Zoning Commission. We testified two years ago before this commission that we enjoy living in the West End/Foggy Bottom area of DC. This has not changed. Four of our residents have lived in our building for more than 25 years, and several others have lived here for more than 10 years. We continue to have a very diverse group of tenants, including blacks, whites, Latinos, Asians, students, workers, couples with children and single parents.

We like the quality of life in our neighborhood, and believe that any excessive commercial or high-density residential development on Square 37 will be detrimental to our quality of life. We are very concerned about the future of our building, the West End Library, and our block. We have expressed that sentiment in meetings with the Office of Planning, ANC-2A, and the Foggy Bottom Association. Our building, built in the mid-1920s, is comfortably low-density. Our tenants and their history bring a neighborhood feel to an area that has grown more and more commercial.

One of the main issues for us, and for our neighborhood, is the availability of at least a small amount of *affordable* housing. As one of the last, if not the last, affordable apartment buildings in the greater neighborhood, we believe this is a very important factor that should not be overlooked. All over the city — and particularly in our neighborhood — new housing being constructed contains the words "luxury" or "deluxe." This is something that cannot be negated in any discussion of Square 37's future. Homeless advocates, including those who work for the city, have noted that this trend is likely making more people in DC homeless, as stated by Michele May, homeless services coordinator for the DC

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The Tiverton/Square 37 Tenants' Association was founded on September 17, 2002 for the purpose of representing and protecting the interests of its members and working to preserve and protect the integrity of the West End community.

ZONING COMMISSION
District of Columbia
Case 00-27
Exhibit 69

Department of Mental Health at the Foggy Bottom Association meeting of May 24, 2004.

There are three luxury condominium projects being constructed directly across 24th St. NW from Square 37, on Square 25. These gigantic projects, while generally supported by the neighborhood, are already causing traffic disruptions and, when completed, will add hundreds of residents to the area, with all the changes that implies. We believe that the city should give time to allow the impacts of these projects to take effect in the neighborhood, including on traffic that is already at "F" levels around the immediate area. We fully support and thank ANC-2A's May 19, 2004, 4-0 vote *not* to rezone the square because of potentially excessive traffic, and the very likely possibility of large future "box"-like buildings, which are already abundant throughout the area. The current zoning, R-5-B, is part of a mix that the neighborhood can live with: residentially friendly, and able to be developed with townhomes or other such lower-density housing that is consistent with the zoning across L St. NW to the south, should the property owners choose to do so.

There has been much talk of the Comprehensive Plan. The main point we would like to make about the plan is that this is *in theory* a living document to which citizens have input, and it can be changed and altered with citizen input. But in reality, it appears to be locked away in a vault somewhere where no one dare question it, and, if the petitioner is to be believed, must be interpreted in one way and one way only. We disagree. We believe that given the neighborhood mix, including the strong likelihood of a new grocery store across the street at the Columbia Condominium project, there is and will be a mix of high-density residential and mixed commercial in our neighborhood that is sufficient for the West End area at this time and sufficiently conforms to the spirit of the Comprehensive Plan.

As DC citizens directly impacted by the decisions before the Zoning Commission and Office of Planning, we are an integral part of this decision-making process, and respectfully submit that our views should continue be taken into consideration in any deliberations on the future of Square 37. We reiterate the 4-0 vote of the ANC, and note for the record the Foggy Bottom Association's letter of support for the tenants of the Tiverton, and our neighbors who are unanimous in opposing this alteration.

Thank you.

Keri Culver, Secretary
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