GOVERNMENT OF THE DISTRICT OF COLUMBIA
COMMISSION ON HUMAN RIGHTS
ONE JUDICIARY SQUARE
441 FOURTH STREET, N.W.
SUITE 290
WASHINGTON, D.C. 20001
TELEPHONE (202) 727-0656
FAX (202) 727-3781

May 23, 2002

RECEIVED
D.C. OFFICE OF ZONING
2002 MAY 23 PM 3:59

To: District of Columbia Zoning Commission

From: Cornelius R. Alexander, Jr.
Commission on Human Rights

Subject: Mr. Solon's attempt to File Document

Approximately 2: 30 P.M. on May 23, 2002, Mr. Eugene Solon of 510 N St. SW, Washington, D.C. came to the Human Rights Commission's office stating that he has been attempting to deliver a document to the Zoning Commission before 3:30 P.M. At the time of his attempt, the Offices of the Zoning Commission were closed in order for staff attend a funeral. He has left the attached documents to be forwarded to your office. I have verified him through his driving licesnse. If you have any questions, please call me at (202) 727-0656.

ZONING COMMISSION
District of Columbia
Case 01-35
Exhibit 27

ZONING COMMISSION
District of Columbia
CASE NO.01-35
EXHIBIT NO.27

510 N St., SW
Washington, DC 20024
May 22, 2002

DC Office of Zoning
Zoning Commission
441 4th St., NW
Suite 210 South
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2002 MAY 23 PM 3:

Commissioners:

As they had done – for the first time -- at an Advisory Neighborhood Commission (ANC) meeting on May 13th, the petitioners in case 01-35 again presented key details of their plan for Waterside Mall area redevelopment to a large group of Southwest D.C. residents, this time on May 20th at a Southwest Neighborhood Assembly (SWNA) meeting. Kaempfer Company and Forest City Enterprises representatives were on hand, as was architect Shalom Baranes. The presenters stated that Kaempfer and Forest City would be the "managing partners" of their project.

The presenters confirmed that they plan for a 55-foot roadway to cut through an office complex of a total of eight massive buildings (each with an individual address, they say), some of which would be 130 feet high, two of which would be located south of the mall, at the north corners of 4th and M Streets, S.W., and one of which would be located north of the mall, at the southwest corner of 4th and I Streets, S.W., close to Westminster church and directly across the street from Amidon school, dwarfing it and the church. (See attached photograph of their model.) The presenters also confirmed that they expect their tenants to be mainly government agencies.

Commissioners, it is my strong opinion that this proposed project (called, at the SWNA meeting, "another Crystal City" by a former River Park Mutual Homes president) would be a disaster for current and future Southwest residents – and for our city. As one Southwester exclaimed at the meeting, the proposed project looks nothing like the quaint sketches in the Urban Land Institute report (*themselves* flawed). And as a Tiber Island board member warned at the meeting, Southwest D.C. could be overwhelmed by the collection of tall buildings proposed for our waterfront and Waterside Mall areas together.

It is inconceivable to many Southwesters that the District of Columbia Zoning Commission could allow zoning regulation language change that would designate the petitioners' planned eight-building massive office complex one building!

I implore you to reject the petitioners' request for zoning regulation language change.

Enclosed herewith is a copy of the presentation I made at the SWNA meeting (*revealing that Forest City has recently constructed glass-roofed malls for pedestrians only, and owns other such malls without roadways*), and copies of petitions signed at that meeting and thereafter.

I thank you for your attention to our community's concerns about over-development, safety, traffic congestion, deprivation of current shopping convenience, and other issues, and I ask you to honor those concerns by rejecting the petitioners' request in case 01-35.

Gene Solon

Gene Solon

SOLON STATEMENT AT THE SWNA GENERAL MEETING OF MAY 20, 2002

FOREST CITY ENTERPRISES IS PART OF THE WATERSIDE MALL DEVELOPMENT TEAM. I WANT TO CONGRATULATE FOREST CITY FOR ITS SUCCESSFUL MANAGEMENT OF THE BALLSTON COMMON MALL IN ARLINGTON, VIRGINIA, JUST ACROSS THE RIVER FROM HERE. JUST YESTERDAY, FROM NOON TO FIVE P.M., BALLSTON COMMON WAS THE SCENE OF A "TASTE OF ARLINGTON" FOOD FESTIVAL. CONGRATULATIONS, FOREST CITY.

INCIDENTALLY, BALLSTON COMMON IS AN ENCLOSED MALL FOR PEDESTRIANS ONLY – WITH NO ROADWAY.

IN A PUBLICITY PIECE TITLED "THE MORE MALLS THE MERRIER!" FOREST CITY PROUDLY ADVERTISES THAT, AS RECENTLY AS LAST OCTOBER, IT OPENED AT LEAST TWO NEW SHOPPING MALLS AND ACQUIRED ANOTHER. THE MALLS ARE LOCATED IN ATLANTA, GEORGIA; PITTSBURGH, PENNSYLVANIA; AND REDONDO BEACH, CALIFORNIA. I HAVE PHOTOGRAPHS OF THESE MALLS. THE PHOTOGRAPHS SHOW THAT, LIKE WATERSIDE MALL, ALL THREE MALLS HAVE NEARBY PARKING, BUT ARE FOR PEDESTRIANS ONLY. FURTHER, ALL THREE MALLS ARE COVERED BY GLASS ROOFS!

FOREST CITY OWNS MANY OTHER RELATIVELY NEW MALLS. MANY OF THESE MALLS, IN NEW YORK, WEST VIRGINIA, KANSAS AND ELSE WHERE, ARE FOR PEDESTRIANS ONLY – AND ARE COVERED BY GLASS ROOFS! FOREST CITY'S HEADQUARTERS IS IN CLEVELAND, OHIO. EVEN IN ITS HOME TOWN OF CLEVELAND, FOREST CITY OWNS A MALL FOR PEDESTRIANS ONLY – COVERED BY A GLASS ROOF!

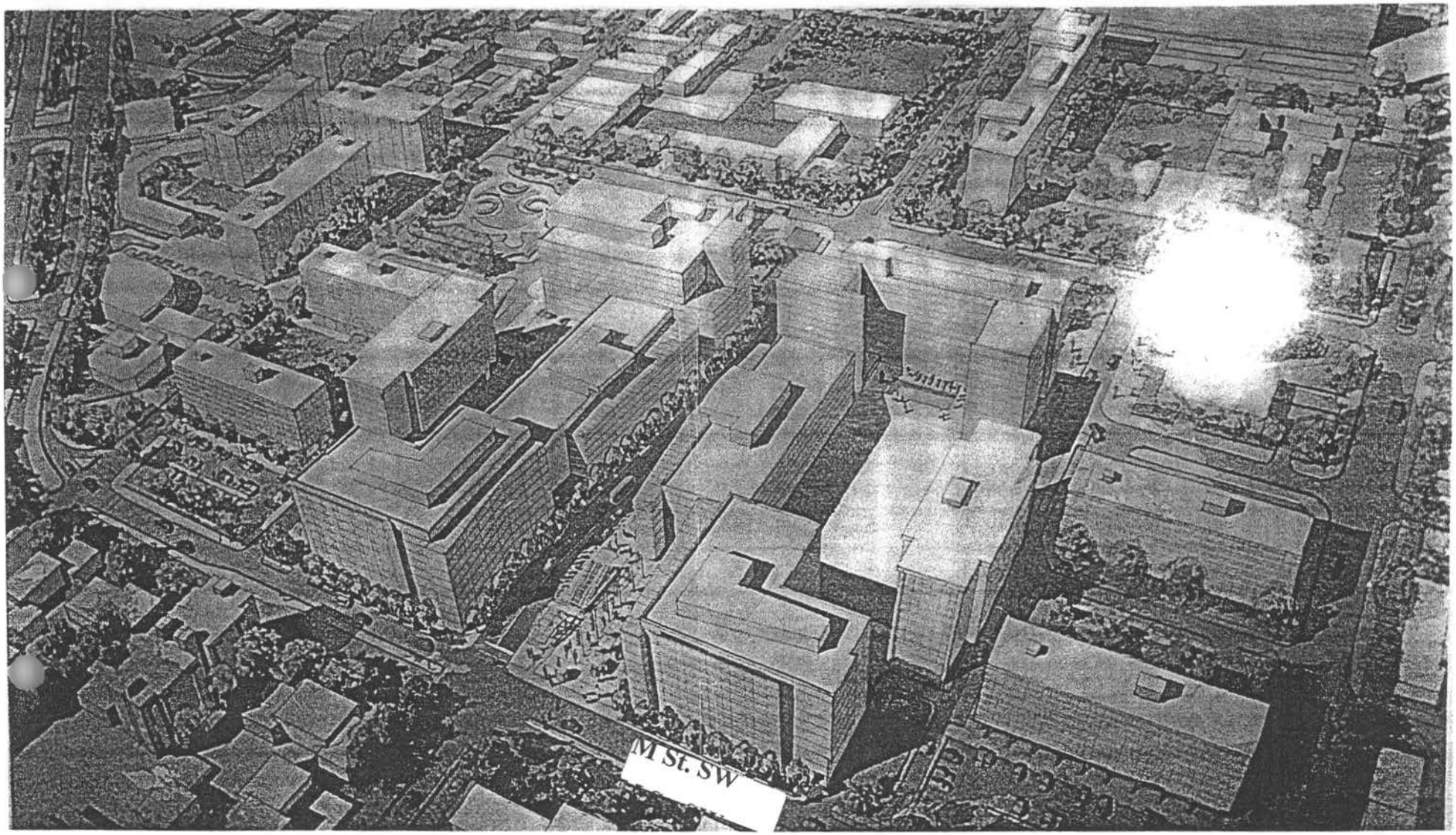
I CONGRATULATE FOREST CITY FOR ITS CONSTRUCTION AND OWNERSHIP OF THESE MALLS, AND I CAN UNDERSTAND WHY THE COMPANY IS PROUD OF THEM.

AT LAST MONDAY'S ANC MEETING, THE KAEMPFER COMPANY'S GRETCHEN DUDNEY REPEATED THE CLAIM MADE BY SO-CALLED "EXPERTS" THAT, BY DEFINITION, MALLS FOR PEDESTRIANS ONLY "DON'T WORK." I SUGGEST THAT WE ALL IGNORE ANY FURTHER SUCH CLAIMS BY SO-CALLED "EXPERTS."

I AM APPALLED BY THE FALSE PROPAGANDA THAT HAS BEEN SPREAD ABOUT WATERSIDE MALL AND OTHER MALLS BY PEOPLE WITH TITLES. AND I AM SADDENED THAT A FEW OF MY NEIGHBORS PERSIST IN BEING SO GULLIBLE (OR WORSE) THAT THEY SLAVISHLY PARROT THIS PROPAGANDA. FURTHER, I'M APPALLED THAT THESE NEIGHBORS HAVE SO PREMATURELY COME OUT FOR A ROADWAY HERE – DESPITE THE FACT THAT A TRAFFIC STUDY HAS NEVER BEEN CONDUCTED! WE SHOULD BE WISE ENOUGH TO COMPLETELY IGNORE THEIR EMPTY, IRRESPONSIBLE RHETORIC.

WE SHOULD STAND UNITED IN OPPOSITION TO A WATERSIDE MALL ROADWAY. WE MUST INSIST THAT OUR SHOPPING CENTER BE RENOVATED THE RIGHT WAY – WITH A WALKWAY, NOT A ROADWAY!

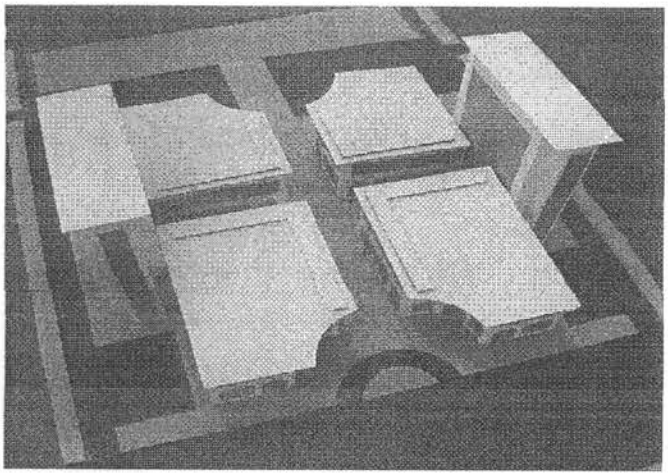
Case 01-35

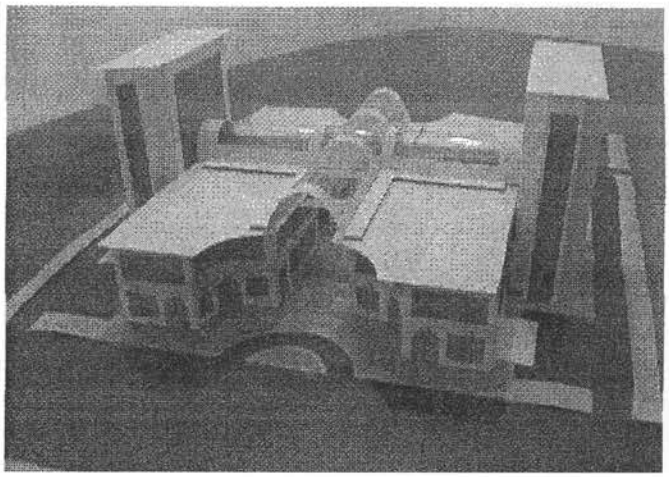


Developers' Plan

(Alternative Approach on Following Page)

LET'S SAVE SOME SPACE FOR PEDESTRIANS – BECAUSE IT'S BEST FOR SOUTHWEST AND BEST FOR OUR CITY!





The Right Kind of Renovation

We need to renovate Waterside Mall. But we need the right k*ind* of Waterside Mall renovation, renovation that preserves a sense of community, that is "neighborhood friendly," that protects Southwest and visiting schoolchildren and seniors (including those who are handicapped) from commuter and other unnecessary automobile traffic, and **that preserves shoppers' ability to go from store to store without having to cross yet another street**. We don't need a roadway cutting through Waterside Mall – we already have enough streets here for Southwesters and visitors. We welcome visitors to shop and recreate here, but we should not do anything to encourage them to commute *through* our residential streets. We say, "Come *to* our shopping center, don't just drive *through* it!"

Good For Southwesters, New Neighbors, Tourists and Businesses

The photographs above show how our mall can be renovated so that it remains compact, and so that it will be attractive to visitors and to those who will be our new neighbors as Southwest waterfront and other development occurs. The above configurations are good for business – they feature high store and office densities. The shopping area can accommodate offices on the now-unused second floor. The towers can provide some housing as well as office space.

Convenient And Safe M Street Frontage, With Adequate On-Site Parking Areas Accessible Via Already-Existing Roadways

Note, in the photographs, how the two-story shopping/office structure is "pulled" right up to M Street – strollers can shop when the spirit hits them. Note how the north side of the structure is "shortened" to provide ample parking space -- easily accessible via asphalt roadways that already exist but that have been underutilized. And note that this kind of renovation brings less disturbance to the community!

A Metro Station No Longer Surrounded By Traffic (And No Longer Afflicted By Bad Weather)

Note how the Metro station escalators would be so close to shops that Metro riders will find it hard to resist shopping as they approach or leave the station. And, with a transparent canopy over the shopping area, Metro users will be protected against foul weather! Note the M St. pick-up/drop-off area for Metro users and others!

Uncovered Or (Preferably) Covered, A Pedestrians-Oriented Shopping Center Is The Sensitive, Intelligent Way To Go

"It won't work" theories have been thoroughly refuted by experts (see page 14 of my booklet, "Saving Some Space For Pedestrians," wherein planning expert Patrick Siegman attests "Most pedestrian malls have succeeded."). We have here in Southwest D.C. all the ingredients – including an "alternative" (Metro) transportation mode -- to make a pedestrians-oriented shopping center a resounding success! **Let's renovate Waterside Mall the right way – with a walkway, not a roadway!**

-- *Gene Solon*
(202) 484-1184, gsol@erols.com

PETITION

We, the undersigned residents of Southwest D.C., strongly favor renovation of Waterside Mall that retains its pedestrians-only quality, because that quality is good for business, enhances the shopping process, prevents further traffic gridlock -- and protects the safety of our children, our seniors, and our handicapped residents. **We favor ample, *appropriately placed* close-in surface parking, but we oppose unnecessary traffic** that further endangers ourselves and our neighbors, and we oppose the taking away of the shopping convenience we Southwesters now enjoy. **We therefore oppose the cutting through of our shopping center with a roadway.**

Name (print)	Signature	Address	Phone	Email
Earnestine Jackson	Earnestine Jackson	520 N St. SW #S-630 Wash DC	202-484-9538	Tinasblvz@aol.com
Rosemary Day	[illegible]	1255 4th St SW Wash, DC 20024	202-554-6146	Mayo@[illegible] ATT
Melonee Bryant	Melonee Bryant	1345 Half St. S.W. W.D.C. 20024	202479-2607	
Wondimu Mersha	[illegible]	1100 6th St SW #209 DC 20024	202-488-7831	
Alta Jogi	[illegible]	520 N St SW	4849917	[illegible]
Howard-Johnson	[illegible]	614 4th Pl	488-3916	
Jacquelyn M. Matthews		216 K Street S.W.	454-4436 (H)	
Cora M. Davis	Cora M. Davis	1225 Carroll Square Pl. S.W.	484-3183	cdavis@cfsa-dc.org
[illegible]	[illegible]	301 G St. SW #613	202-488-0263	
Erik Evans	[illegible]	401 M ST SW/Washington Video	202 646 0830	
Megan Evans	[illegible]	401 M ST SW/Washington Video	202 646 0830	
MARY MOBAR	Mary E. Mobar	700 7th St., SW #601		mary.mobar@[illegible]
Ellen Wenshaf	[illegible]	300 M St SW	484-4028	[illegible]
A.C. [illegible]	[illegible]	355 I St SW	484 829	
NATALIE LOESMAN	Natalie Loesman	1301 Delaware Ave SW #802 WDC		
SHAUNA STALLWORTH	[illegible]	300 M ST. SW #N110 WDC 20024	202 488-1530	
ANNA M. GLADUE	Anna M. Gladue	510 N ST SW		
MIKA RECHTORIS	Mika Rechtoris	560 N Street, S.W., N-114 W., D.C. 20024		
KARLA PTAK	Karla Ptak	530 N ST, S.W, WASHINGTON D.C. 20024		
Kevin Conway	[illegible]	510 N St. SW #N221 Washington, D.C. 20024	(202) 488-7082	

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Name (print)	Signature	Address	Phone	Email
Cutchins, E.C.	Ernest C. Cutchins	35T O St S.W.	2025546886	
Thelma Wise	Thelma Wise	325 P St. S.W. 20024	202-488-3205	
Ron Bueton	Ronald Bueton	201 I ST V430 SW Wash DC	202 488-9001	
Elizabeth Hobby	Elizabeth Hobby	377 O St. SW	202-484-8555	
Harriet J. Chehowalz		1301 Delaware SW. N 819		
Wayne Warren	Wayne	1201 4th St SW WDC 20024		
Ingrid Miller	Ingrid	1479 3rd St. S.W. WDC 20024		
Miller Mr. Miller		1301 Delaware Ave SW		
Barbara Nelson	Barbara Nelson	1422 1st Street SW 202 484 6334	20024	
B. Hunter		1301 Del. Ave. S.W.		
		325 P ST SW APT 113		
		1301 Del. Ave. S.W.		
R. Kalyanasundaram		1436 - 4th st. Wash S.W.		

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Name (print)	Signature	Address	Phone	Email
EVA M. STEWART	Eva M. Stewart	1301 Delaware Ave SW	(202) 484-8907	
PRESTON E. AMOS	Preston E. Amos	1301 DELAWARE AVE., SW	(202) 488-422	
Curtis W. Cook	Curtis W. Cook	1301 Delaware Ave., SW		
Coralie Farlee	CORALIE FARLEE	389 O ST, SW	554-4407	
James R Langford		292 N St SW Wash. DC		
Paul Fairley Smith		296 N St. S.W. D.C		
Carolyn Dean	Carolyn Dean	296 N Street SW	DC	
		302 N St.		
Randell Campbell		322 N SW	DC	
Virginia Satterfield		3430 St SW	484-0744	
Gloria Wilkup		391 O St SW	488-4496	
Lenore B Bellinger		1301 Delaware Ave., S.W., D.C.		

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Name (print)	Signature	Address	Phone	Email
Frank Green	Frank H. Green	1301 Delaware Ave. SW	4443462	
Effie Baldridge	Effie J Baldridge	1301 Delaware Ave	554-7880	
Gertrude G. Woods	Gertrude G Woods	1301 Delaware Ave. S.W.	484-5167	
Margaret Hoo-Fallah	Margaret Hoo-Fallah	530 N St SW #200 WDC 20024	554-0804	mshoo@gwu.edu
MARIECE COOK		560 N ST SW	2028631417	