October 21, 2004

1645 13th Street NW, #B
Washington, DC 20009

D.C. OFFICE OF ZONING
RECEIVED
2004 OCT 25 PM 3:01

Case No. 04-13
(Consolidation PUD and Related Map Amendment—1200 R Street N.W.)

Dear Zoning Commission:

Last week I received notification from the zoning commission about an upcoming public hearing meeting for development on 1200 R Street. The letter suggested that comments either be submitted in writing or in person at a public hearing meeting which will be held December 2nd. Since I am unable to attend the public hearing meeting, I am submitting my comments in writing with the hope that my concerns will be acknowledged.

It is my urgent plea that the zoning commission place the interests of the current—not prospective-residents of the Logan Circle area first, before a decision is reached to build another high-rise luxury condominium. It's quite apparent to those that live or visit Logan Circle, that the area has experienced tremendous growth and beautification over the past several years. Nearly every street in the Logan Circle area has encountered some form of improvement-from a yard that has finally been cut and manicured after years of neglect, to the rebuilding of a multi-unit housing unit which has been restored and made safer for its resident. The growth in Logan Circle has benefited a variety of people, such as store-owners with the increased traffic in their stores, leading to more customers and higher sales, to home owners who have noticed the significant increase in property values.

While the benefits of gentrification are helpful to a community, there is a point that is reached whereby too much growth and overbuilding can become harmful to the community, especially to its residents. I am troubled that the area has become too overgrown and that the area cannot support another high rise building. Has anyone on the commission tried to find a parking spot recently? The parking situation has become quite a problem.

Please allow for Logan Circle to continue to flourish and prosper, but using smart growth practices. Let's not replace the charm and quaintness of the area with large, expensive living spaces that detract from the beauty of what originally made Logan Circle such as attractive area in the first place.

Sincerely,

Julie Davis

Julie Davis
Home owner and frequent shopper in the Logan Circle area
Home (202)234.8989

ZONING COMMISSION
District of Columbia
CASE NO. 04-13
EXHIBIT NO. 23

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