

ZONING COMMISSION
District of Columbia

CASE NO. 07-34

EXHIBIT NO. 11

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Attachment No. 9

Community Outreach and Meetings with DC Government personnel

Community Meetings

June 4, 2007 – Dupont Circle Citizens Association (DCCA) briefed on initiative by Anne Sellin and Rick Busch

June 13, 2007 – Notice of the community meeting and an accompanying story on the initiative published in *The Dupont Current* on June 13, 2007. Copies of this coverage attached.

June 14, 2007 – Community meeting held at the National Memorial Universalist Church, 16th and S streets, NW, attended by approximately 45 people. Prior to that meeting flyers announcing it were distributed to each house and multi-unit building in the neighborhood providing the date, time, and venue. A copy of that flyer accompanies this attachment. Ms. Sellin explained the initiative, its rationale, and answered questions. She also presented a brief slide show of views of the application area neighborhood.

July 2007 – DCCA Executive Committee briefed on the project by Rick Busch. Support for co-sponsorship requested which was subsequently approved in October. Funding up to \$1,000 approved for project administrative costs.

August 2, 2007 – Meeting with Robert Meehan, Commissioner, Advisory Neighborhood Commission (ANC) Single Member District 2B03, and Robert Halligan, President Dupont Circle Citizens Association, by Charles Robertson and Rick Busch on various project issues. Meeting included a walking tour through the neighborhood under review.

September 11, 2007 – ANC 2B commissioners and attendees briefed on project at its regularly scheduled monthly meeting by Rick Busch; co-sponsorship sought.

October 2007 – Residential Action Coalition co-sponsorship sought and received. Funding up to \$1,000 approved for project administrative costs.

October 9, 2007 – A second and briefer presentation made to ANC2B by Rick Busch; ANC voted unanimously to support co-sponsorship of effort. Project strongly supported from the floor by Robert Halligan, President, DCCA. ANC funding up to \$1,000 approved for project administrative costs.

November 2007 – Logan Circle Community Association (LCCA) briefed on initiative by Robert Halligan, President, DCCA.

November 28, 2007 – ANC2F's Community Development Committee briefed on project by Rick Busch. Committee voted unanimously to recommend to the full ANC that the south side of the 1400 block of S Street, NW, be included in the rezoning area.

Government Meetings

June 14, 2007 – Initiative briefed to Ms. Jennifer Steingasser, a Deputy Director in the DC Office of Planning (OP), Mr. Zachary Dobelbower, the Ward Two Planner, and Mr. Travis Parker, a Zoning Officer with the DC Office of Planning, by Anne Sellin, Charles Robertson, and Rick Busch.

June 27, 2007 – Follow-up meeting with Travis Parker (OP) by Rick Busch on specific zoning issues.

November 7, 2007 – Meeting with Donna Hanousek, Zoning Specialist, Office of Zoning on status of project and specific questions related to application to the Office of Zoning.

December 4, 2007 - Planned meeting with OP's Ms. Steingasser to review draft applicaton.

Community Meeting

On Potential Reduction in Residential Zoning

7 p.m., Thursday, June 14, 2007

Universalist National Memorial Church

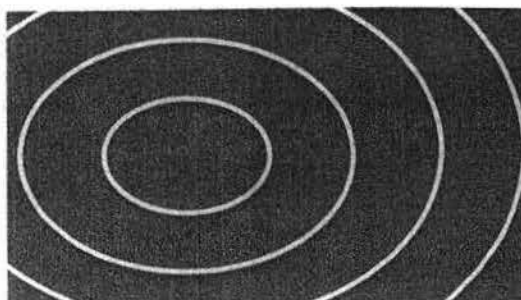
1810 Sixteenth Street, NW (northwest corner 16th and S streets)

This is an opportunity to hear about a potential reduction in present zoning that allows much larger and taller buildings than those now in the existing historic districts.

There have already been four down zonings in the Dupont Circle neighborhood to protect the historic fabric, but not for the following blocks:

**S Street, NW, 1400 block, North and South sides
S Street, NW, 1500 block, North side
Swann Street, NW, 1400 and 1500 blocks, North and South sides
T street, NW, 1400 block, South side
T Street, NW, 1500 and 1600 blocks, North and South sides
Caroline Street, NW, 1500 block, North and South sides
15th Street, NW, 1800 block, East and West sides
15th Street, NW, 1900 block, West side
16th Street, NW, 1800 and 1900 blocks, East and West sides
New Hampshire Avenue, NW, 1900 block, East and West side**

If you own a house or property in one of these blocks, please plan to attend and find out more about this important issue.



The Dupont Circle Citizen

The Weekly Newsletter of Dupont Circle Citizens Association

6.13.07

D C C A • Keeping It Neighborly
www.dupont-circle.com

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- S Street, NW, 1500 block, North side

- Swann Street, NW, 1400 and 1500 blocks, North and South sides
- T street, NW, 1400 block, South side
- T Street, NW, 1500 and 1600 blocks, North and South sides
- Caroline Street, NW, 1500 block, North and South sides
- 15th Street, NW, 1800 block, East and West sides
- 15th Street, NW, 1900 block, West side
- 16th Street, NW, 1800 and 1900 blocks, East and West sides
- New Hampshire Avenue, NW, 1900 block, East and West side

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THE DUPONT CURRENT

Dupont residents air downzoning

By **KATIE PEARCE**
Current Staff Writer

The row houses in east Dupont Circle need protection, according to downzoning advocates in the neighborhood who for two years have focused their efforts on 11 blocks around 15th and T streets.

While past downzoning efforts have protected most of Dupont Circle from what some see as overdevelopment, the houses in this area — encompassing parts of New Hampshire Avenue, 16th Street and 15th Street between S and U streets — face the threat of potential alterations, additions or condominium conversions.

Current zoning laws for most of these structures allow for moderate density, with building heights of 50 feet and 60 percent lot occupancy. The proposed downzoning would reduce permissible building heights to a maximum of 40 feet — or three stories — and limit lot width depending on building type.

On 16th Street, current zoning allows for high-densi-



Bill Petros/Current File Photo

Low-density Caroline Street falls within the area being considered for downzoning.

ty development, with building heights of 90 feet. The proposed downzoning there would reduce height to a maximum 50 feet and decrease the maximum lot occupancy.

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ZONING

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The zoning rules now in place can be traced to the late 1950s, when planners proposed a six-lane freeway cutting through the city.

"It was decided that the area could essentially be torn down," said Anne Sellin, a Dupont Circle activist. High-rise buildings bordering the freeway were planned to replace family homes, and the area's zoning was changed accordingly, said Sellin.

Under pressure from citizen-led protests, Congress ultimately agreed to fund the Metro system instead of building the freeway, but the zoning laws remained in effect throughout the riots of the 1960s and until the mid-1970s, when the first downzoning movement arose.

"We're basically making the zoning fit with what's on the ground," Sellin — a four-decade veteran of downzoning work in the neighborhood — said of the latest effort, which would be the fifth in Dupont Circle. The first four downzonings, which took place in the mid-1970s and early 1980s, took on, in addition to row houses, the commercial strip of Connecticut Avenue and the threat of bulky planned-unit developments in the area.

Such efforts are not without precedent in nearby neighborhoods. Most of Logan Circle was downzoned in the 1980s, according to Sellin. And this winter, a small portion of Columbia Heights, including Monroe Street between 14th and 16th streets, underwent downzoning to preserve the small-scale residential character of row houses there.

"The concern was the loss of housing that could accommodate families," said Anne Theisen, a Columbia Heights advisory neighborhood commissioner who worked on the downzoning effort. She pointed out that most of the new development in Columbia Heights consists of smaller apartments or condos — studios and one-bedroom units with narrow dimensions.

"No one's building new row houses," she said, emphasizing that many in the community "appreciate the diversity of condo-living [alongside] single-family homes."

In Dupont Circle, the risk of new apartments and condominiums is a concern for some — particularly given the proximity to the quickly developing 14th Street — but a more fundamental interest is preserving the character of existing row houses.

Building facades are generally safeguarded, said Sellin, due to the area's designation within three different historic districts. But additions and alterations of the tops and backs of row houses pose a threat, she said.

Sellin pointed to potential losses of green space, trees, light and air — "essential elements in the neighborhood" — as row houses expand, particularly into back yards. "We really want to keep these spaces open," she said.

The one-block Caroline Street — between 16th and 15th streets — presents a unique case. The street features "more modest development" than its neighbors, according to a fact sheet prepared by the Caroline Street Residents Association. The two-story, semidetached homes there, built in the late 1800s, offer "an unusual set piece of Victorian development," says the fact sheet.

Sellin said the downzoning task force is looking into logical solutions for Caroline Street. "We're not sure exactly what [zoning] we're going for, because there's no zoning that fits that exactly," she said.

The latest downzoning effort has been in gear for more than two years, according to Dan Gamber, a Caroline Street resident involved with the project. Gamber said surveying work has included photographing the area, counting residential units and checking tax databases for physical measurements.

The task force is now preparing a downzoning application to present to the Office of Planning.

"We're not sure when we'll submit the application," said Sellin, who added that she has not heard opposition to the idea.

"My sense in general is that a lot of it will happen, if not all of it," said Rob Halligan, president of the Dupont Circle Citizens Association.

A public meeting on the potential downzoning will take place tomorrow evening at 7 p.m. at the Universalist Nationalist Memorial Church, 1810 16th St. NW.