

Dupont Circle Conservancy

c/o 1438 Swann Street. NW
Washington, DC 20009

via - Jeffries
Good evening Chairman Hood and Commission members. I am Charles Gaynor, a Director of the Dupont Circle Conservancy, and I am representing the Conservancy this evening. The Conservancy is a co-sponsor of the application now before you as Case 07-34. ** I also live in the 1400 Block of Swann + am a resident.*

The Conservancy's mission is to promote the protection and preservation of the historic and architectural character of the greater Dupont Circle neighborhood. The neighborhood area under review in this case is part of that larger area.

The DC Office of Planning's 2006 Comprehensive Plan clearly states that zoning in this mid-city neighborhood does not track with actual residential land use and with the land use policies that the city itself wishes to promote. It recognizes that today's zoning in this neighborhood is a carryover from an era when 19th century row houses were thought to be obsolete and in need of replacement. Further, its policy statements call for, and I quote, "retention and reinforcement of the historic character of Mid-City neighborhoods, particularly its row houses, older apartment houses, historic districts, and walkable neighborhood shopping districts. The area's rich architectural heritage and cultural history should be protected and enhanced."¹

Further, the Comprehensive Plan called for actions to rezone row house blocks. Again a quote:

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"Selective rezone well-established residential areas where the current zoning allows densities that are well beyond the existing development pattern. The emphasis should be on row house neighborhoods

¹ 2006 Comprehensive Plan, p. 2-128.

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that are presently zoned R-5-B or higher, which include the areas between 14th and 16th streets, NW, parts of Adams Morgan, areas between S and U streets, NW, and sections of Florida Avenue, Calvert Street, and 16th Street.”²

The Conservancy believes that the work undertaken by neighborhood volunteers will contribute significantly to 2006 DC Comprehensive Plan goals with lasting benefits to the city neighborhood. We ask your support for the proposal.

Thanks you for your consideration.

² 2006 Comprehensive Plan, p. 2-130