

BLOOMINGDALE CIVIC ASSOCIATION, INC.

Post Office Box 1438
Washington, DC 20013 2015 JAN 29 PM 2: 14

January 29, 2015

District of Columbia Office of Zoning
Attn: Chairman Anthony Hood
441 4th Street, NW
Washington, DC 20001

Re: Comments in support of the DC Office of Planning's proposed amendments to zoning regulations ("pop-ups") (Case No. 14-11)

Dear Madam/Sir:

I am writing to you on behalf of the Executive Board of the Bloomingdale Civic Association (BCA) regarding the rulemaking case. The Executive Board's authorization for this letter is guided by a vote of the BCA's membership in support of a Resolution of ANC 5E in favor of the Office of Planning's proposed amendments to the Zoning Regulations.

Bloomingdale's boundaries are roughly as follows: Florida Avenue, NW to Michigan Avenue, NW; North Capitol, NW to 3rd Street NW. It is a predominantly residential (R-4) community that is distinguished not only by the diversity of its residents, but also by its tree-lined blocks of century-old brick row houses, many with bay windows and turrets. Consequently, Bloomingdale is a community of distinct character. In recent years, this distinct character has attracted a large number of new residents and businesses. Bloomingdale is a thriving neighborhood.

However, like most of the District's residential neighborhoods, in recent years, Bloomingdale has become a site for real estate speculation and development. This frequently has involved the construction of pop-ups. A few of these pop-ups are seamless, with careful attention to use of exterior building materials, building heights and maintenance of historical architectural features that are highly compatible with those of neighboring properties. But most of these pop-ups do not reflect such care and respectfulness of Bloomingdale's historical architecture. Instead, they stick out like sore thumbs; they disrupt roof lines; they block the limited light and air available to attached structures; they increase density with the result of gridlock parking and increased stress on outdated infrastructure; they sometimes cause damage to abutting properties and they compromise a block's architectural integrity.

Consequently, the Bloomingdale Civic Association was pleased to learn of the Office of Planning's proposed amendments to the Zoning Regulations that would limit matter-of-right building heights in R-4 zones to 35 feet, while permitting building heights of up to 40 feet through the special exception process, which provides an opportunity for comment by neighbors and attention to various issues of 'neighborhood compatibility'-- with the burden of proof on the applicant.

We believe the proposed amendments reflect a balanced approach. We strongly support the proposed amendments. However, in consideration of the century-old residences of

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 176
ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 176

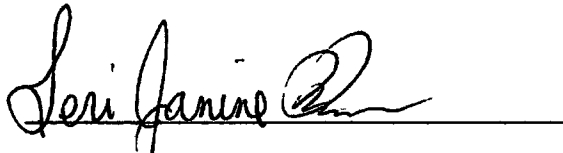
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Bloomingdale and many other District residential neighborhoods, we urge that the amendments' proposed Section 400.24 be amended to include specific mention of the neighborhood compatibility of "building facade materials"

Should you have questions regarding this letter of support, please feel free to contact me by email at terijanine@gmail.com

On behalf of the BCA Executive Board,

A handwritten signature in black ink, appearing to read "Teri Janine Quinn", is written over a horizontal line.

Teri Janine Quinn
President, Bloomingdale Civic Association