

September 25, 1995

Members of the Commission:

I am Michael Greenebaum, President and Executive Director of the Capital Children's Museum, located at 3rd and H Streets NE. This is Square 751, which the District proposes to rezone from C-2-A and C-M-1 to SP-1. I appear here at the direction of the Museum's Board of Trustees to tell you that the Museum opposes this proposed rezoning.

Since notifying you of our intent to testify, we have had an amicable and productive meeting with Mr. Nathan Gross of the DC Office of Planning. I understand and appreciate the thinking of the DC Office of Planning in recommending this change. We very much support their efforts to maintain the residential character of this neighborhood by prohibiting inappropriate commercial and industrial land use. We, too, want to maintain and enhance the residential nature of this area, at the same time that we acknowledge the need and desirability for carefully controlled economic development and new commercial opportunities.

Capital Children's Museum is committed to remaining in the inner city, and we would like, if possible, to remain on our current site and play an active role in neighborhood renewal. As it happens, our property is deteriorating and in need of major attention. We are considering options which would enable us to undertake the necessary renovations and improvements to the property. Among these is the possibility of developing property either alone or jointly with another party. We are considering various kinds of mixed use options, including the possibility of some commercial development which is consonant with our primary function as an educational institution. It is quite likely that a course of action including these options may be the only way in which Capital Children's Museum can viably remain at this site.

While we have no specific plans at the moment, we are reluctant to see any rezoning which might have the effect of restricting our options in terms of other income-producing activities in which we might wish to engage or which might appeal to a potential partner in improving the property. The dual restrictions on density and usage that are inherent in SP-1 greatly reduce any flexibility that we might have in pursuing such options.

It is for these reasons that we ask you not to rezone this land parcel. We plan to work cooperatively with the Office of Planning in developing an alternative zoning proposal which can meet our needs within the framework provided by the Comprehensive Plan.

Thank you.

ZONING COMMISSION

CASE No. 95-4

EXHIBIT No. 47

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