

DISTRICT OF COLUMBIA  
ADVISORY NEIGHBORHOOD COMMISSION 3C  
2737 Devonshire Place, N.W. (202) 232-2232 Washington, D.C. 20008

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Cathedral Heights

Cleveland Park

McLean Gardens

Woodley Park

Minutes of the Meeting of Advisory Neighborhood Commission 3C  
of September 12, 1977:

1. The Commission met September 12, 1977 in the Parish Hall of St. Thomas, Apostle Church (Woodley Road at 27th St.). The meeting was called to order at 8:20 pm upon the obtaining of a quorum. The following Commissioners attended the entire meeting: Williams (04), McGrath (06), Smith (07), Van Way (08), and Grinnell (10); Haugen (02) and Krucoff (03) attended the last and first parts of the meeting, respectively.
2. Minutes from the previous meeting were not distributed due to the absence of the Secretary.
3. Commissioner Williams introduced a resolution to authorize the Chair to enter into an agreement with "Don't Tear It Down" to prepare documentation and related materials to nominate the Wardman Tower of the Sheraton Park complex as an "historic landmark". The motion was seconded and approved. The ANC would pay Don't Tear it Down a fee of \$250.00 and also allow a future amount for filing fees not to exceed \$50.00. The motion reads:

Advisory Neighborhood Commission 3C authorizes its Chairperson to retain the services of Don't Tear It Down to (1) prepare materials necessary to submit the Wardman Tower Building in the Sheraton Park complex (Woodley Road at Connecticut Avenue) for nomination at the Category II level as an "historic landmark" and (2) submit same to the ANC. The ANC would have 60 days to obtain the views of local citizens and, if subsequently approved, would ask "Don't Tear It Down" to file on behalf of the ANC. The ANC authorizes the expenditure of \$250.00 to prepare the papers and, if subsequently approved at a meeting of the Commission following the submission of the papers by "Don't Tear It Down" authorizes the expenditure of a sum not to exceed \$50.00 as a filing fee before the appropriate body of the District of Columbia or National Capital Planning Commission.

For: Williams, McGrath, Smith; against: Van Way, Grinnell.

Single Member District Commissioners, 1977

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01 Fred Pitts  
02 Ruth Haugen  
03 Neal Krucoff

04 Lindsley Williams  
05 Katherine Coram  
06 Kay McGrath  
07 Sam Smith

08 Charles Van Way, Jr.  
09 Thomas Corcoran, Jr.  
10 David Grinnell

4. Discussion followed on the status of ANC funding. The suggestion was made that individual Commissioners contact the local civic/citizen/community organizations to explain the situation (then 9/12/77 approaching House/Senate conference). WACC and Woodley Park had already communicated their sentiments (pro ANC). CPCA was noted as neutral. Grinnell was to contact CH-CPCA and MHCA; Williams, NCPCA; and McGrath, CCL. On the general subject of refunding an informal tally (no motion) indicated the Commission members were for (Williams, McGrath, Smith, Grinnell) moreso than against (Van Way).
5. Commissioner Grinnell asked the ANC to take a position on the proposed Convention Center. This matter was deferred but is expected to be among the items of business at the following meeting of the Commission, September 26.
6. Commissioner Williams, reporting from the Transportation Committee, read a letter being recommended for the Commission to support pertaining to the Docket B77-4 of the Washington Metropolitan Area Transit Authority pertaining to bus routes, including the H lines that serve a portion of ANC 3C. The proposed letter was read, a motion to have the Commission support it was made, seconded, and approved (5-0). A copy of the letter as approved is attached to these minutes.
7. Discussion turned to the request of the National Capital Planning Commission (NCPC) for the views of the Commission for the possible modification of its "soft edge" map for foreign missions (including both embassy and chancery uses) so as to include the residence at 3415 Massachusetts Avenue. Mr. Mitchell of Wilkes and Artis represented Mrs. Macomb, the present owner. Mr. Mitchell explained the nature of their request to NCPC and the reasons they were seeking the modification. Mr. Mitchell also indicated that the NCPC hearing on the matter was not likely to take place (as had previously been planned) September 15. Commissioner Grinnell indicated a need to have time to poll the residents of the area. Noting that the next meeting of the Commission (ANC) would be September 26, and believing that NCPC would not act September 15, the ANC tabled (5-0) the matter.
8. Allen Oliver, a resident, (3429 34th Place), inquired about the status of a funding request for a community-based "sewing lab." Mr. Oliver, who also represents the 4-H Club/DC Extension service, had submitted such a proposal to the Commission during the summer. Discussion followed with the conclusion the Mr. Oliver should talk with the Home and School Association at John Eaton school -- the proposed site of the activity. He agreed to do so. He was informed of the ANC funding guidelines and Commissioner Williams was asked to have Commissioner Krucoff send Mr. Oliver a copy. Williams agreed to do so. While no action was taken, questions were raised about the "ownership"

that might be purchased, access by children throughout ANC 3C (rather than just John Eaton enrollees), and the possibility of assisting the several Home and School associations of local schools on a capitation basis -- letting each one determine their own priorities.

9. Discussion turned to the <sup>22,</sup> "Interim Land Use Plan" for Ward 3 distributed June 1977 by the Municipal Planning Office. This document contains a series of land use alternatives that would apply, if approved, to the area under ANC 3C. The document is incorporated by reference to these minutes.

The Commission noted two areas in which the document was either incomplete or unacceptably vague: (1) the MPO plan fails to account for Precinct 136 (Ward I -- but within ANC 3C; west of Rock Creek Park and the National Zoological Park to the northern boundary of Jewett Street and Hawthorne Street, east of the midpoint of Connecticut Avenue southerly to Rock Creek Park), and (2) the MPO plan fails to specify whether the "Cleveland Park" and "Woodley Park" commercial/retail areas are considered by MPO to be "Uptown Centers" or not. The distinction has a bearing on future growth potential inasmuch as it affects floor-area-ratios (FAR). It was moved, second, and adopted (6-0; Haugen had arrived) that MPO be instructed to include Precinct 136 in future presentations and to not consider either "Cleveland Park" or "Woodley Park" commercial/retail areas as "Uptown Centers". (Van Ness is such an Uptown Center).

- With respect to the Cleveland Park Metro Stop (same as "Cleveland Park" commercial/retail above) the Commission voted (6-0) to recommend MPO's Option 1, redrafted as follows:

... with low-medium density neighborhood retail center mixing residential use, with no commercial infill on abutting residential streets.

- With respect to the Woodley Park/Zoo Metro stop and Commercial Area, the Commission adopted the following policies:

- a. Encourage mixed residential and retail uses between Calvert Street and 24th Street (west side) and between Calvert Street and Woodley Road (east side) with emphasis on neighborhood serving retail. Preserve character of sidewalk cafes.
- b. Provide land use bonuses (arcade shops or more FAR) for apartment developers who reserve part of their buildings for low-medium income (LMI) renters between Calvert Street and Klinge bridge.

- c. Explore with National Zoo the development of a plaza at their Connecticut Avenue entrance; shops and cafes on west side.
- d. Restrict office use (including foreign missions and chanceries) to second floor of commercially zoned areas (C-2-B).
- e. Allow single rental unit ("piggyback" unit) as in R-4 zones in the R-3 zone east of 27th Street between Woodley Road and Cathedral Avenue, west of Connecticut Avenue R-5-C zone. This creates a gradual buffer zone.
- f. Disallow row house zoning (R-3) west of 29th Street between Woodley Road/Garfield Street and Cathedral Avenue (it abuts an R-1-A zone, present use is park). Disallow apartment house zoning (R-5-B) west of 27th Street along Cathedral Avenue and along 28th Street south of Cathedral (it abuts an R-3 zone, present use is R-4 and apartments that are less than total density afforded in an R-5-B zone). In other words, keep present use but disallow potential for future more intensive development and use.
- g. Monitor the development of the Sheraton Park Hotel.
- h. Change "high density mixed use residential/commercial" to "low-density mixed use residential/commercial" where it occurs in the MPO Interim Land Use Plan. (As such, C-2-B would have an allowed FAR of 3.5 rather than 6.0 -- see text at outset of this item #9).

-- With respect to Tregarron, the Commission voted to support only option 1 of the MPO document except that it should be re-cast as "maintain existing institutional use" (the Commission added the term "existing" to MPO's statement). In contrast with MPO, the Commission does not feel Tregarron is "underutilized."

-- With respect to Rosedale, the Commission voted to support only Option 2 of the MPO document, deleting, however, references therein to "infill:"

-- With respect to Miscellaneous Institutions, the Commission voted to support option 1 but would not oppose the retention of option 2 for consideration. The Commission voted to encourage the National Cathedral and the Synagogue to prepare and adopt master plans. In option 2, the word "between" should be changed to "along."

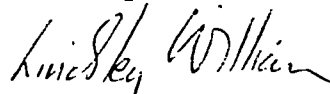
-- With respect to Kingle Valley Park and Melvin Hazen, the Commission voted to support MPO's options as stated in their document.

- With respect to Wisconsin Avenue/McLean Gardens, the Commission voted to delete (from MPO's document) the references and options pertaining to "high-medium density" and to delete, similarly, the redevelopment option. The Commission does not feel that, on the developed portions of the McLean Gardens site, the area is "underutilized" and urges MPO to redraft its presentation accordingly. The Commission also took note of the "Preliminary Comments" of the McLean Gardens Residents Association (dated August 22, 1977) which are attached to these minutes. The Commission voted to ask MPO to respond to these comments ~~with~~ *and provide* a copy of the ~~response~~ to the ANC.
- With respect to Wisconsin Avenue/Other (than McLean Gardens), the Commission voted to support only that option of MPO's (#2 ?) that would retain present character, deleting option 1; downzone west side of Wisconsin Avenue between Newark Street and Idaho Avenue from R-~~5~~-C to R-5-B (making it consistent with rest of Wisconsin Avenue).

Each of the foregoing elements of these minutes was duly moved, seconded, and approved (6-0). A final motion was to approve the area policy as stated in these minutes. This, too, was seconded and approved (6-0).

10. The Treasurer (Van Way) informed the Commission of Mr. Coppie's request of July 22, 1977 for ANC budget material. The Commission elected to pursue this matter at its following meeting. The Treasurer reported on the fiscal state of the Commission; the Commission voted to approve his report (6-0).
11. Commission Haugen reported on the selection of a director for the Office of Aging, Richard Artiss.
12. In recognition of the space being provided by St. Thomas, Apostle Parish, Commissioner Williams moved that the ANC provide a \$10.00 gratuity to them. This was seconded and approved (6-0).
13. The Chair announced the next meeting of the Commission as Monday, September 26 at the Second District Police Station, starting at 8:00 pm. At 11:59 pm, the meeting was adjourned.

Sincerely,



Lindsley Williams  
Acting Recording Secretary

DISTRICT OF COLUMBIA  
ADVISORY NEIGHBORHOOD COMMISSION 3C  
2737 Devonshire Place, N.W. (202) 232-2232 Washington, D.C. 20008

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Cathedral Heights

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September 12, 1977

Mr. Theodore Lutz  
General Manager  
Washington Metropolitan Area Transit Authority  
600 Fifth Street, N.W.  
Washington, D. C. 20001

Dear Mr. Lutz:

In Docket B77-4, the Washington Metropolitan Area Transit Authority (WMATA) proposes to make a number of changes in bus routes that would become effective coincident with or shortly after the opening of the Brookland Metrorail station.

Among these changes are several that would affect the H-series crosstown lines, currently designated as H-1, H-2, and H-6. Each of these lines serves resident, businesses, and institutions within (or adjacent to) the area served by this Advisory Neighborhood Commission.

From the Docket and from conversations with your staff, we understand that the following changes are being proposed:

1. Route H-1: The route currently designated as H-1 would be replaced or consolidated with the route currently designated as H-6 (proposed designation H-4 or H-~~A~~). The present H-1 route involves one bus each rush hour whose origin or destination is McLean Gardens.

Position of the Commission: With the understanding that the proposed H-4 (or H-~~A~~) will run adjacent to McLean Gardens turning at Wisconsin Avenue and Porter Street, the Commission does not object to this proposal.

2. Route H-2: The route currently designated as H-2 would retain that designation and, in terms of the area it serves within ANC 3C (but not ANC 3F) follow the same route turning at Porter Street and 34th Street (Reno Road). Frequency of service would not change. There is a suggestion, but no explicit indication that some runs might terminate at or originate from Tenley Circle rather than Westmoreland Circle. If so, this implies a new route, H-~~Z~~. Rather than using 38th Street and Van Ness Street (eastbound) and 38th Street and Veazey Street (westbound), the proposal indicates all H-2 buses would use Yuma Street and an additional segment of Reno Road.

Single Member District Commissioners, 1977

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01 Fred Pitts  
02 Ruth Haugen  
03 Neal Krucoff

04 Lindsley Williams  
05 Katherine Coram  
06 Kay McGrath  
07 Sam Smith

08 Charles Van Way, Jr.  
09 Thomas Corcoran, Jr.  
10 David Ginnell



Discussion: While the proposed change in routes involving Yuma Street rather than VanNess and Veazey (discussed above) involves an area outside the formal purview of this Commission, it is worth noting that this would involve adding buses to a residential street in two directions (Yuma Street) while relieving only one residential street (Veazey). We expect ANC 3F and residents of the area may be sharing their reactions with you.

Informal observations by this Commission suggest that there is little service demand on the segment of the H-2 route between Porter Street and Upton Street along Reno Road outside the rush hour. Similar informal observations indicate a considerable demand for crosstown service to the VanNess-Washington Technical Institute-Howard Law School area, i.e. the intersection of Connecticut Avenue and Van Ness Street. This demand is currently "satisfied" by transfers between the H and L lines at the intersection of Porter Street and Connecticut Avenue -- but often appears to require long waits and long queues. The Commission urges WMATA to study this demand more rigorously and consider routing crosstown service across Porter, up Connecticut, and then across VanNess to Wisconsin Avenue/Tenley Circle while retaining a rush hour route along Reno Road/34th Street. Such a change in the basic route would not appear to be inconsistent with the eventual opening of the VanNess/WTI metrorail station (1980?). It would, further, restrict buses to the designated crosstown "collector" street, VanNess Street, rather than having buses on any designated "residential" street.

Position of the Commission: The Commission does not object to any of the changes proposed in the H-2 route since none directly affect our area. The Commission is aware of problems outside of its jurisdiction and urges WMATA to address them and consider the suggestions discussed above.

3. Route H-6: The route currently designated as H-6 would be redesignated as H-4 and, for certain trips that would terminate at Tenley Circle rather than Westmoreland Circle, H-4. Its route along Wisconsin Avenue from Tenley Circle to Porter Street, and then easterly across Porter Street, would not be changed. Frequency of service west of Tenley Circle would be reduced but service through ANC 3C and east would remain at present levels (ANC 3E may wish to comment on this service cutback).

Position of the Commission: No objection.



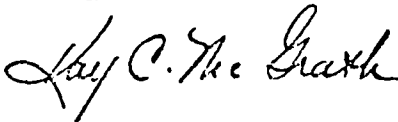
- 4. Reroutings at the Hospital Complex: The H lines are crosstown lines that serve the hospital complex that includes Children's Hospital, the Washington Hospital Center, and the Veteran's Administration Hospital. The H lines are the best connection between Ward 3 and these institutions.

The WMATA Docket proposes reroutings in the vicinity of these three institutions. Under "Alternative A" the H-2 and H-4 lines (as redesignated) would provide service directly to each of these hospitals. Under "Alternative B" these lines would serve the Washington Hospital Center and the V. A. Hospital directly but limit access to Children's Hospital to a transfer to another bus. For most Ward 3 residents this would mean two transfers and increase travel time significantly.

Position of the Commission: Because "Alternative A" would afford direct service to each of these hospitals, the Commission recommends it be selected in preference to "Alternative B".

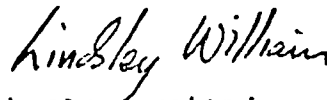
We would appreciate being informed of the action WMATA takes in regard to each of the above and hope that our views and observations will assist you, your staff, and the WMATA Board when considering crosstown Metrobus service on the H-1, H-2, and H-6 routes.

For the Commission,



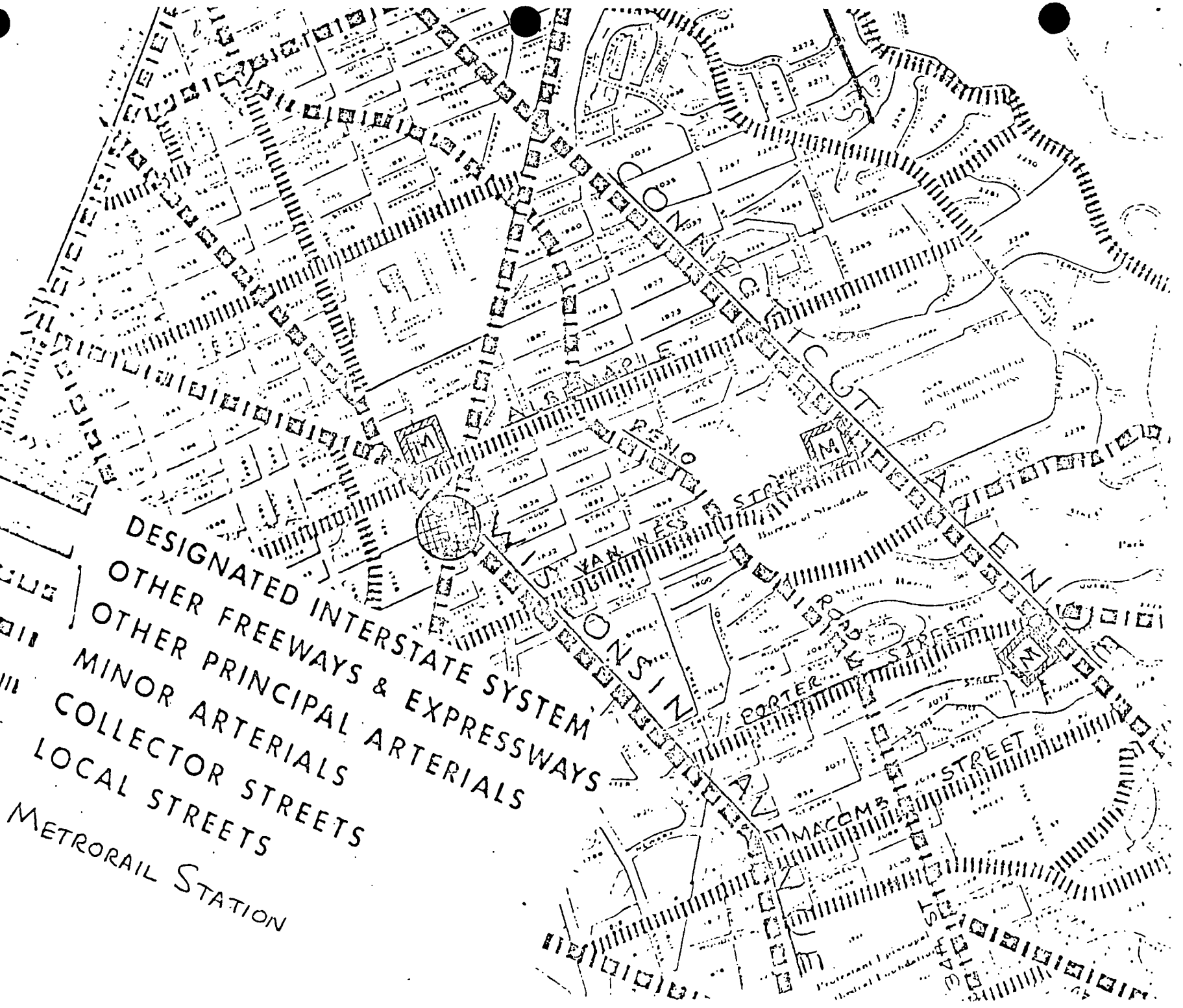
Kay Campbell McGrath,  
Chairperson

For the Committee on Transportation, Traffic and Parking,



Lindsley Williams,  
Chairperson  
Vice Chairperson, ANC 3C

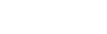
cc: Chairperson, WMATA Board  
D.C. Members and Alternates, WMATA Board  
Honorable Polly Shackleton  
Chairpersons, ANC 3E and ANC 3F



DESIGNATED INTERSTATE SYSTEM  
OTHER FREEWAYS & EXPRESSWAYS  
OTHER PRINCIPAL ARTERIALS  
MINOR ARTERIALS  
COLLECTOR STREETS  
LOCAL STREETS



METRO RAIL STATION



MINUTES SEPTEMBER 26, 1977

The regular meeting of Advisory Neighborhood Commission 3C was held on September 26, 1977 at the SEcond District Police Station. All Commissioners were present.

Minutes of the meeting of September 12 were distributed and adopted.

The posting of notice of the meeting was verified.

The first item of business was residents' concerns. A resident of Calvert St. asked that the Commission take action seeking the enforcement of the right turn signal rule from Calvert St. Eastbound onto Connecticut Ave. This was referred to the Transportation Committee.

Ms. Rebecca Pecot asked the Commission to <sup>reaffirm its</sup> ~~take a~~ position supporting home rule and full voting representation for the District of Columbia. A motion was made and carried supporting this demand. The vote was: In favor--Ms. Haugen, Ms. McGrath, Mr. Williams, and Mr. Grinnell; Opposed--Col. Van Way (Other Commissioners were not yet present).

Joseph Norberry of 2918 Cortland Place spoke of litter around the METRO construction site on Connecticut Ave.

The Hearst Wall was the subject of further discussion. Mr. Jack Belcher again asked if there was any hope of getting a new wall constructed with the money raised by tennis players. The Commission has supported such a move, but has been unable to secure the cooperation of the Recreation Department. Mr. Smith will pursue the matter.

Mr. Richard Woodford of 3216 Klinge Rd. complained that the "No Left Turn" policy on 34th St. at Woodley Rd. (Southbound) at rush hours has created traffic problems on his street. The matter was referred to the Transportation Committee.

A funding request from the Hearst School PTA was presented by Ms. Myrna Pike. The group is seeking \$1000 from the Commission to support their extended learning program. Mr. Pitts asked what percent of the Hearst population comes from ANC 3C and what the needs are of the other schools in the Commission area. Ms. Pace from John Eaton School was also in attendance with a request for \$2000 for the purchase of textbooks and workbooks. The issue was referred to the education committee. Mr. Smith will meet with representatives of Eaton, Hearst, and Oyster Schools and present a recommendation to the Commission.

Mr Krucoff presented two concerns which were referred to the transportation committee. He questioned why traffic was not permitted to turn left at Massachusetts Ave. and Garfield Sts. Additionally, he discussed the problems that parking for the International Monetary Fund Conference at the Sheraton Park has caused. It was decided that the Commission would write a letter to the Police complaining about their inability to deal with these problems and stating that this incident is illustrative of a continuing difficulty.

The next issue was the question referred to the Commission by the National Capital Planning Commission concerning the Foreign Missions and International Agencies element of the Comprehensive Plan. Mrs. Maccomb, the owner of a property at 3415 Massachusetts Ave., had asked the NCPC to extend the map of acceptable chancery sites to include her property. Mr. Iverson Mitchell of the law firm of Wilkes and Artis was representing Mrs. Maccomb. Mr. Grinnell reported that he had found that neighbors opposed allowing chancery development on the site. The Commission thanked Mr. Mitchell for sending all Commissioners informational materials on the request. The problem was discussed at length. Mr. Grinnell posed a motion stating that the Commission opposes extending the soft edge map for this purpose. The vote on the motion was as follows: In favor--Mr. Grinnell, Ms. Haugen, Ms. McGrath, Ms. Coram, Mr. Smith, Col Van Way; Opposed--Mr. Krucoff; Abstaining--Mr. Pitts. Acting on a suggestion of Mr. Smith, the Commission asked Mr. Allen to communicate to the Municipal Planning Office the Commission's desire that MPO study the problems of zoning and acceptable uses for large single-family dwellings that are no longer saleable for their original use.

The Commission next considered the proposed Convention Center. Mr. Jack Phalen presented the views of persons opposed to the Center. Mr. Foundersmith of the Municipal Planning Office presented the plans for the center and the reasons why the City Government wishes to construct it. The Commissioners questioned both speakers and discussed the issue. Mr. Grinnell inserted into the record an article by Sen. Leahy opposing the Center which Mr. Grinnell said represented his own position on the issue. Mr. Grinnell proposed a motion stating that the Commission joins in the request that the issue be presented to the citizens of the District in a referendum. The motion passed unanimously. Col. Van Way proposed a motion as follows: Advisory Neighborhood Commission 3C opposes this particular proposal for a Convention Center, in particular the use of public funds to finance its construction. All members of the Commission voted in favor of the resolution, except Mr. Krucoff. It was decided to send Mailgrams to all members of the Council, the Mayor, Rep. Natcher, and Sen. Leahy.

Mr. Williams discussed the next Commission newsletter. All Commissioners are to submit articles by Oct. 3.

Mr. Smith read the proposed text of a telegram to be sent to all City Council members and the Mayor protesting cuts in the budget for schools. A motion was made and passed unanimously supporting this telegram.

A motion was passed authorizing Ms. Haugen to use Commission funds to bear a fair share of the costs of the Ward InterANC Committee on the Aging.

The Commission authorized the payment of \$4.26 to ANC 6B which had expended money in connection with the effort to restore funding for ANCs.

Mr. Smith requested that the Commission request the Department of Environmental Services to monitor the air pollution levels at 34th and Newark. Mr. Williams suggested that a more comprehensive study within the ANC was needed. Mr. Smith, Mr. Williams, and Ms. Coram are to work on this.

Col Van Way gave a treasurer's report. He reported on the estimated expenditures for next year. The report was approved by the Commission. A resolution approving various expenditures was passed unanimously.

Mr. Williams asked that the Commission approve the expenditure of funds for production of the newsletter. He reported that Ms. Long had charged 7.00 per hour for editing and \$5.00 per hour for layout and typesetting on the last newsletter. The Commission authorized a continuation of this arrangement. Expenditure of up to \$200 for newsletter preparation and up to \$200 for printing was unanimously approved.

A request that the Commission help to fund the publicity for block parties was referred to the Recreation Committee.

There being no more business the meeting was adjourned.

Respectfully submitted,

*Katherine Coram*  
Katherine Coram  
Recording Secretary

RESOLUTION

Be it hereby resolved that ANC 3C authorizes its Treasurer, Col. Charles Van Way Jr. to make the following payments from its funds:

All payments made on April 25, 1977

Payment to:	Payment for:	Amount
Ruth Haugen	Typing & transportation	20.81
C. David Grinnell	Meeting fee	15.00
Woodley Park Community Association	Duplicating	10.19
Katherine Coram	Parking & duplicating	3.35
Kay McGrath	Meeting fee & parking	27.60
D.C. Treasurer	D.C. Register for K. Coram	25.00
Havillica Associates	Duplicating	16.41
C. Van Way	Transportation, duplicating & postage	43.34
Citizens for City Living	Planning project	1500.00
Hugh Allen	Postage	16.05

RESOLUTION

Be it hereby resolved that Advisory Neighborhood Commission 3C authorizes its Treasurer, Col. Charles Van Way, Jr. to make the following payments from its funds:

Voucher Number	Date	Payment to:	Payment for:	Amount
3	6/27	Kay McGrath	Printing, parking xeroxing	\$34.40
1	7/15	Katherine Coram	photocopying	5.20
2	7/15	Hugh Allen	postage	10.91
6	7/15	Nelly E. Kazze	typing lists and labels	5.00
8	7/15	Ruth Haugen	typing, keys, photocopy transportation	22.33
9	7/15	Havillica Associates	photocopy	13.41
11	7/15	Wolf & Cohen	fidelity bond for treasurer	20.00
12	7/15	Peg Long	editing, layout, and typesetting of newsletter	172.65
14	7/15	Record Composition Co.	Printing newsletter	189.80
2	9/1	C. David Grinnell	xeroxing & stamps	6.00
3	9/1	Katherine Coram	photocopying	3.75
8	9/12	Kay McGrath	printing, postage & parking	36.62
9	9/26	Church of St. Thomas Apostle	use of hall	10.00
10	9/12	Lindsley Williams	D.C. Register & phone	25.30
11	9/26	Ruth Haugen	parking, postage & photocopy	60.02
Not yet paid		Wolf & Cohen	Liability Insurance	54.00

Unanimously approved  
9/26/77

# 'The Convention Center Is Not Needed'

An important debate has developed in the District of Columbia and in Congress over the need for the city government to build and operate a convention center. The \$110 million proposal represents the largest capital-expenditure item ever proposed by the city as a single jurisdiction. A proposal to spend that much of the taxpayers' money needs to be carefully considered, and, therefore, I believe the current debate is a healthy sign of good government.

The Senate Appropriations subcommittee on the District of Columbia held two days of special hearings on this

*The writer, a Democratic senator from Vermont, is chairman of the Appropriations subcommittee on the District of Columbia.*

topic alone and heard from over 30 witnesses. The subcommittee had two evaluations of the economic feasibility of the proposal, one done by the General Accounting Office and the other by the D.C. city auditor. Additional economic analysis was submitted by civic associations and by the city government. On the basis of the hearings and of study and review of the analysis, I believe that the proposed center is too expensive and will result in a net revenue loss to the city. The center is not needed to maintain and permit growth in the city's current position in the tourist and convention market.

And while I support the objective of revitalizing downtown, I believe the convention center is not needed to meet that objective, nor could the convention center alone guarantee it. Moreover, several projects are already under way to meet this objective and several other projects are on the horizon:

- Metro, with a cost over \$5 billion, will crisscross the downtown area with seven subway stops. This considerably increases the economic development potential of the downtown area and will help make it more accessible to the entire metropolitan area.

- Over \$300 million in federal funds has been authorized for the Pennsylvania Avenue redevelopment plan. This plan will focus on the redevelopment of the north side of Pennsylvania Avenue extending as much as four blocks into the downtown area. Plans for a major \$100 million complex of hotels, offices and shops to be included in the Pennsylvania Avenue redevelopment area were announced recently by the National Press Club and Atlanta architect and developer John C. Portman Jr. This proposal itself includes convention facilities and will be financed primarily with private funds.

- A second project in this area, proposed by the Quadrangle Development Corporation and approved by the Pennsylvania Avenue Redevelopment Corporation, provides for an office build-

ing with two levels of retail stores, a pedestrian arcade and offices.

- The city has a proposal from the Hines Corporation of Dallas to build a 1-million-square-foot building complex at 12th and G streets NW. This complex would be located atop a new subway station. The Hines Corporation is interested in having the city support this project by agreeing to lease approximately 300,000 square feet of the proposed office space. The Senate Appropriations Committee has chosen to leave the decision on this matter to the city, and the city, which does need that office space, could bring this project (or others like it) to the downtown area simply by exercising its leasing powers.

At \$110 million, the proposed convention center is one of the most expensive ever proposed in the United States. Centers recently built in St. Louis and Atlanta cost approximately \$36 million. One of the reasons that these other centers were less expensive is that they were built on donated land. I asked the mayor, in a letter last month, to consider an alternative site for the convention center, a site already owned by the city or the federal government, as this

## Taking Exception

would save over \$25 million and considerably increase the economic feasibility of the proposed convention center. The city and the federal government own over 45 per cent of the land in the District, and numerous sites are available. On Sept. 1, the city responded by rejecting further consideration of alternative sites.

One fact not well known is that the District of Columbia is already the third largest convention city in the United States even without having a major, government-owned, convention facility. Additionally, the Sheraton Park Corporation is making a \$60-million expansion of its facility, which will then be able to accommodate 80 per cent of the conventions that would come here.

Economic feasibility for the proposed center hinges on estimates of the net additional delegates that it would bring to Washington. The city's estimate of 390,000 net additional delegates appears to be greatly inflated when

compared with the track record of other cities that have built convention centers. If Washington's performance in terms of attracting additional delegates to the city were to equal the average performance of other cities, the center would attract 100,000 to 150,000 new delegates. The fact that the District already is the third largest convention city reduces the chances for a great amount of rapid growth in its market share.

The bottom line of our analysis is that the convention center would lose between \$4 million and \$9 million a year in tax revenue to the city, including all the tax benefits from projected spinoff developments. It is still true that the convention center would bring profits to some business interests, and understandably the business community has been pushing hard for the convention center. While it would benefit a segment of that community, it would represent a net drain on the city's resources, taking revenue away from the needs of the more traditional city functions and activities. This would come at a time when the city appears to be making great progress on two of its more vital functions: schools and police protection.

Washington already has the highest per capita expenditure level of any city in its population range, the highest per capita debt load of any city in the United States and, according to the city, the largest tax burden of any jurisdiction in the metropolitan area. The convention center would only aggravate these negative trends and only put further upward pressure on local taxes. On the basis of the testimony of witnesses that appeared before the subcommittee, on letters and on a petition by 85 per cent of the civic associations in the District, the citizens of the District do not appear agreeable to having their taxes increased to fund a convention center. Many of the citizens who have testified and written to me believe that a center would bring no direct benefit to themselves while they, the citizens, would be asked to pay for it.

Proponents have cast this debate in terms of a test of home rule for the District. So there can be no misunderstanding, let me point out several facts. I have often stated my support for full home rule as well as full voting representation in both the House and Senate. However, that does not change the reality of this situation. Until it can be changed, the law requires the Congress to enact a budget for the District of Columbia. As chairman of the Senate's D.C. appropriations subcommittee, I cannot abdicate my responsibility to evaluate the city's proposals, particularly with millions of federal tax dollars involved.

In this instance, the city's proposal to build a downtown convention center simply is not, in my opinion, financially feasible.