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Case No.19053
Ridge Lofts, LLC
July 28, 2015

Testimony
Before the Board of Zoning Adjustment

Good morning Mr. Chairman and members of the Board. Thank you for this opportunity to speak to you today on a project that is very close to me. Once again, I am here today to speak in opposition to the matter before you.

In the most recent application, the applicant requests for parking relief without stipulations. It is my hope that the Board will deny this request. The parking restrictions were the recommendation of Mr. Anthony Hood, the Zoning Commission representative at the hearing. Mr. Hood suggested the restrictions having had them applied to other projects before. Clearly an inability to get funding without parking is a ruse.

When the applicant came to the community to present the project the community provided crucial feedback about the project's design and parking. At no point has the applicant included such feedback to refine or modify the project. Only when the regulatory bodies, HPRB and this body, the BZA have instructed the applicant to modify the project have we seen results. This developer has dealt with the community on a zero-sum-gain basis. All or nothing at all. That is why we are here today. The withdrawing of the last application, BZA No. 18893, the day after the hearing, only to re-file

the same project with no changes, is nothing more than gaming the system.

When the Board heard this case on Tuesday, January 13, 2015 it granted the applicant's relief from parking with stipulations that would prohibit the occupants from bringing automobiles to Ridge Street. This resolution was proposed based on the applicants own assertion that because Ridge Street is only two blocks from the METRO parking requirements were unnecessary. The applicant both downplays the need for the parking requirements – stressing the proximity to METRO, while at the same time saying she can't build without street parking. This Applicant is trying to have it both ways.

With respect to the parking study. When the project was last heard, the parking stipulations were not put on the project because the applicant did not present a parking study. This Study raises more questions than it answers. The day sited, Thursday, May 28th, is the designated street cleaning day for the south side of Ridge Street, which might explain any short-term availability of parking spaces. The study offers spaces for parking that do not exist. It says nothing about the abundance of religious organizations that have programs throughout the week. Most like the Metropolitan community Church that received variances to build; The Jehovah's Witnesses on 5th Street, and Miles Memorial C.M.E. at the corner of 5th and "N" Which has no parking lot and relies solely on street parking.

Moreover, The United House of Prayer, Galbraith AME and Springfield Baptist Church are on 6th Street Between "L" Street up to "N" Street. Parking on Sunday is so bad, that a parking agreement allows for angled parking from "L" Street up to "O" Street to mitigate the problem of "double parking" because of a lack of parking spaces. Nowhere in the parking study are such measures discussed. If there are so many available spaces angled parking would not be necessary.

Once again, please deny this application. I'll take any questions you might have.