

BZA Case 19034

Excerpt from Industrial Bank's "Statement of the Applicant" in BZA Case 19074

Industrial Bank is currently applying for a zoning variance (BZA Case 19079) to construct a 33-unit residential building with first floor retail and no parking at 2000-2002 11th St NW, diagonally across U St from 1931 11th St. Zoning would require 14 parking spaces.

Below is an excerpt from Industrial Bank's "Statement of the Applicant" (pages 9-10) from Case 19079, in which Industrial Bank argues that this location is in desperate need of more housing and has no need for additional parking. Industrial Bank's own assessment of the neighborhood's needs provides a compelling argument that a Special Exception to allow the use of 1931 11th St as surface parking instead of its zoned residential purpose would be contrary to the community's best interest:

"Demand for housing is growing rapidly along the U Street corridor, and the proposed development will replace a vacant, underutilized building with much needed new residential units.

"First, providing no on-site parking will not create adverse impacts to on-street parking demand or to existing traffic conditions. The Site is exceptionally well served by public transportation. It is located one block from two entrances to the U Street Metrorail station, which services the Green and Yellow lines, and is within convenient walking distance of numerous Metrobus routes and stops. According to walkscore.com, which measures the walkability, transit, and bicycle access of properties, the Site is rated as a "Walker's Paradise," and is an "Excellent" transit location, given the variety of public transportation options and the Site's location in a mixed-use walkable neighborhood with convenient access to restaurants and bars, shopping, recreation, and other neighborhood services and amenities. The Site is also rated a "Biker's Paradise," due to the flat topography surrounding the Site, the prevalence of bicycle lanes and routes connecting the neighborhood to the rest of the city, and the existence of three Capital Bikeshare docks located 0.3 miles of the Site. Ten car-share facilities are also located within 0.4 miles of the Site, and Car-2-Go vehicles, which are operated as a city-wide point-to-point car-share service, are easily accessible throughout the neighborhood. Together, the variety of transportation options and the mixed-use neighborhood will attract residents, visitors, and retail employees who do not need or want to own a car, thus eliminating any detriment to the public good or impairment to the zone plan."