

Individual Witness: Kellee Baker
Business Owner, CityDwellers, LLC, 29 Florida Ave, N.W.

Re: Case No. 06-04 (1600 North Capitol Street, N.W. –Florida & Q Street LLC)

Project: 1600 North Capitol Street, N.W. (“Development” and “Proposed Project”)

Position: Support in Part; Oppose in Part.

I support the following:

1. Zoning map amendment from C-2-A to C-2-B
2. Mixed-use development containing 65 to 85 apartment units
3. 5,000 square feet of floor area devoted to retail and service uses

Reasoning:

Development will add much needed anchor/gateway to Bloomindale/Truxton Circle Community.

I oppose the following:

1. Project containing 84 parking spaces

Reasoning:

With 65-85 apartment units, and retail, 84 parking spaces is not sufficient. Failing to supply sufficient parking for the project will result in an extreme overflow of parking onto the streets where parking is already sparse. Two major business, CityDwellers, LLC, (Real Estate Brokerage) located 3 lots away from Proposed Project, and Soul Day Spa and Salon, located 1 lot away from Proposed Project, will be severely affected by the lack of parking.

There is no parking on main roadway, Florida Avenue, and there is no close parking on North Capitol Street (which is extremely limited during business hours anyway). Q Street and Quincy Place, being one-way streets, are very awkward to access. These two streets will likely be the “overflow” streets from the Development, which are often full from residents and very limited during business hours, especially during street cleaning days.

Properties on Florida Avenue are “land-locked” with no parking in back, so owners of businesses who need to park for more than 2 hours may find it hard to park. Finally, with the metro train station 3 blocks away, more residents (and non-residents) are leaving their cars parked on the streets during the day resulting in diminished parking.

Request:

1. I request 125-150 parking spaces, with 40-50 spaces available to the public.

Please See Map Exhibit Attached

ZONING COMMISSION
CASE No. 06-04
ZONING COMMISSION
EXHIBIT No. 815
District of Columbia
CASE NO.06-04
EXHIBIT NO.45



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