

January 25, 2007

Dear Zoning Commissioners,

As a resident of Chapin Street, I support the Level 2 Development project at 2400 14th Street NW. As proposed, the project would increase street vitality and provide additional retail and commercial services to neighborhood residents. I am particularly pleased to hear that the developer responded to concerns about the Chapin Street frontage and has improved the design appropriately.

My one concern about the project is that it is providing too much parking. 2000 Census data indicate that 64% of households in the project census tract have no vehicle; only 19% of workers in this tract drive alone to work, 44% use transit, 19% walk, and 12% carpool. Parking is clearly not a necessity in this neighborhood, nor is it a prerequisite for renting or selling units. By providing fewer parking spaces the developer would increase the proportion of tenants who do not own vehicles. This would improve street vitality and safety, increase the number of residents who support local businesses, and reduce congestion.

Developers typically sell or rent underground parking spaces at a loss. This means that reducing the number of parking spaces could free-up funds to increase the number of affordable units. I encourage the Zoning Commission and the developer to consider the benefits of reducing underground parking in favor of more affordable housing.

More broadly, I think the proposed project is a drastic improvement to the streetscape and the urban fabric of my neighborhood and encourage the Zoning Commission to approve it.

Sincerely,
Jonathon Kass



1462 Chapin Street NW

ZONING COMMISSION
District of Columbia

CASE NO. 06-24
EXHIBIT NO. 38

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