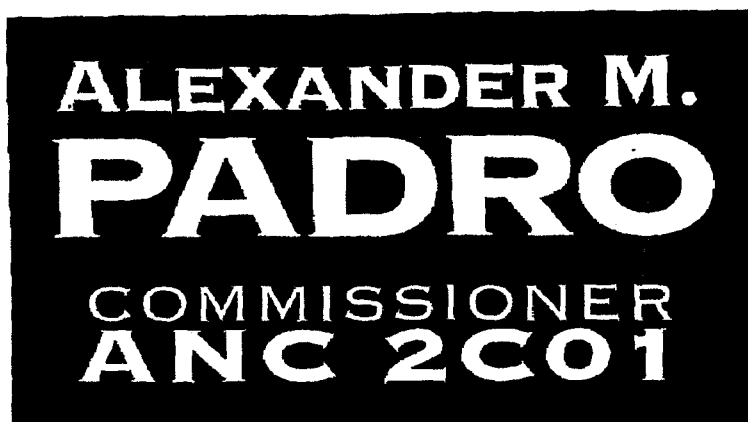




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January 26, 2009

ANTHONY J. HOOD
ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
441 4TH ST NW STE 200/210S
WASHINGTON DC 20001

Dear Chairman Hood:

Regarding Case No. 08-14:

The decision you will render regarding parking at the redeveloped Kelsey Gardens will have a significant and direct impact on my current and future constituents and the success or failure of the retail and dining establishments that are contemplated as part of the new Kelsey Gardens.

Most of the rowhouses on the 1500 block of 8th Street, NW, and the 700 block of Q Street, NW, immediately adjacent to Kelsey Gardens, have one or more cars associated with them. The owners of the small condo building at 1505 8th Street have four cars between them. Most of these vehicles are parked on the 1500 block of 8th Street, NW, an RPP block.

On street cleaning days, current RPP holders often find themselves looking for parking three or more blocks away from their homes because of the number of cars, RPP and non RPP, looking for spaces when half the parking inventory is unavailable. On most evenings, both weekday and weekend, it is already extremely difficult to find an on-street parking space. The situation becomes even more intense on weekends, when many of the 40-plus houses of worship in the neighborhood hold events and services that are heavily attended by non-neighborhood residents. It is then virtually impossible to find an on-street parking space for much of the day.

ZONING COMMISSION
District of Columbia

ZONING COMMISSION

1519 8TH STREET, NW, WASHINGTON, DC 20001-3205

E-MAIL: PADROANC2C@AOL.COM

CASE NO.

202-518-8194
CASE NO. 08-14

EXHIBIT NO.

EXHIBIT NO. 66

66 (copy)

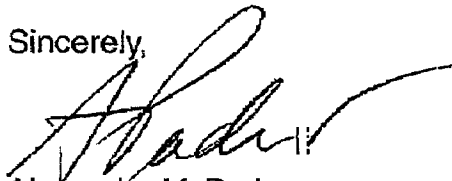
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Taking these conditions into account, the maximum possible amount of parking must be built at Kelsey Gardens. Based on the experience of dining establishments and retailers two blocks west on Ninth Street, NW, at least half of all diners will drive to shop and eat at Kelsey Garden's stores, restaurants and cafes. Most adjacent blocks have RPP restrictions, so if sufficient parking for retail and dining customers is not available at the new development, these establishments will not be able to generate the number of customers required in order to be sustainable.

Kelsey Gardens is proposed to not participate in the RPP program. That means that cars owned by residents who are unable to obtain parking spaces in the below grade garage at the building will not be able to park on adjacent streets. This will likely mean that the building's owners will have difficulty renting units that do not have parking available, since there are no public parking facilities in the area. Likewise, visitors to residents of Kelsey Gardens will have no place to park if they are there for more than two hours for the aforementioned reasons.

While encouraging Transit Oriented Development is a laudable goal, imposing a significant additional on-street parking burden on an area that is already experiencing a high parking demand is unwise and would result in unintended negative impacts on current and future residents. The Zoning Commission should not reduce the proposed 230 below grade parking spaces proposed as part of the Kelsey Gardens PUD application.

Sincerely,



Alexander M. Padro
Commissioner, ANQ|2C01

AMP:ml

2009 JAN 26 PM 4:40
OFFICE OF ZONING



Where DC Comes Together

Date: January 26, 2009

To: Sharon Schellin or Donna Hanousek,
DC Office of Zoning

From: Alexander M. Padro

Tel: 202-727-6311

Fax: 202-727-6012

Re: Letter re: Kelsey Gardens, Case 08-14

Please see letter faxed herewith, for the above cited case to be ruled upon at tonight's Zoning Commission hearing..

Please let me know if you have any questions.

If you do not receive all 5 pages, including cover, please call 202.265.SHAW