James L. Watkins
1002 Shepherd Street NE
Washington, DC 20017

July 8, 2002

Office of Zoning
441 4th Street NW
Suite 220
Washington, DC 20001

Reference: Case No. 02-15

Dear Zoning Commission Members,

My name is James L. Watkins and I reside at 1002 Shepherd Street NE Washington, DC, which is across the street from one of the subject properties that will be affected by the proposed amendments to the zoning ordinance. For the past nearly twenty years I have worked in the development arena in the land surveying/civil engineering field. In those twenty years worked on projects for the Federal Government and various local government agencies within the states of Maryland, Virginia, Georgia and the District of Columbia. I would like to submit testimony not only as a taxpaying resident of the District of Columbia which resides in close proximity of a park but also as someone who is familiar with zoning regulations and how zoning has an huge impact on the dynamics of a community.

On Monday July 1, 2002 I testified as an opponent to the Case 02-15 zoning amendments. Although I am opposed to some of the proposed amendments I am not opposed to the development of the site. However, I am in favor of redesign or amendments based on:

- Highway study
- Environment impact
- Compatibility with surrounding architecture (part of the character of a community such as my residence which is the early 20th century architecture.)
- More consideration of adjoining property owners within a 200 feet offset of the subject property and how possible-parking needs may impact them.
- If possible, location of new structure near or abutting existing school structure, which may allow less consumption of green space. Also this may possibly create additional parking, which is a major issue in the District. The neighboring school (DPR and DCPS) should have more of a cooperative relationship, rather than estranged, for the good of the community.

ZONING COMMISSION
District of Columbia
Case 02-15
Exhibit 29

ZONING COMMISSION
District of Columbia
CASE NO.02-15
EXHIBIT NO.29

At the current time, I oppose a zoning amendment that would grant the Department of Parks and Recreation matter of right status in the development of their sites. Although, DPR has been cited for mismanagement and fraud in the past, I do believe in giving Mr. Neil Albert, the current Director, the opportunity to improve this agency but not without the following items in place:

- DPR and DCPS working more cooperatively. My community is highly affected due to this lack of cooperation between these two agencies.
- More coordination of other government sites being developed in close proximity.
- A master plan, which is well publicized and coordinated with other capital projects. For example, location of all proposed indoor pools, how they are distributed among the various communities, and where are the existing or proposed pool in public schools.
- A better means of notifying property owners, especially within a 200' offset of the subject property, so that they can participate in the planning and design process. After all these are considered "community centers", paid for by taxpayers.

Other amendments that I am not in favor of are subsections 402.1 and 403.2. These items would have such a huge impact on a community such as mine which has a park Zoned R2 and R5B. Under these amendments as a matter of right DPR could possibly construct a structure that could have an estimated floor area of between 175,000 SF to 274,000 SF, this area is based on half of the area of the aforementioned tract of land. The current proposed structure is slightly under an acre, and there is some contention over that. Under the proposed amendments if DPR chose not to consider the community in the design process, they could construct a structure between the aforementioned areas, which would create great contention between the government and the people.

Thanks you for giving me the opportunity to submit written testimony and hopefully you will consider it in your decision-making.

Thank you,

James L. Watkins