Linden Neighborhood Association
P.O. Box 1767
Washington, D.C. 20013-1767
www.oldcitycapitolhill.org
Lincexchang@oldcitycapitolhill.org
202.546.6723

RECEIVED
D.C. OFFICE OF ZONING
2005 APR -7 PM 6:31

Testimony

Of

The Linden Neighborhood Association

Before

The Zoning Commission

Issue:

H Street Overlay Zone (proposed)
Case Number 04-27

Presenter

Robert Pittman
President

Thursday, 7 April, 2005
6:30P.M.

ZONING COMMISSION
District of Columbia
Case 04-27
Exhibit 15

Good Evening Chairman Mitten and members of the Zoning Commission, Staff and to all present. I am presenting testimony on behalf of the Linden Neighborhood Association and as an original member of the H Street Advisory Group.

We support the H Street Overlay zone with modifications for incentive based zoning. H Street should not be redeveloped without looking at the nature and characteristics of Florida Avenue Market Area, 8th and 14th Streets, and the major intersections of Florida Avenue, H and 15th Streets, Bladensburg, Benning Roads and Maryland Avenue. The impact of vehicular and pedestrian traffic all play a significant role in what happens on the H Street corridor.

The 200/300 blocks of H Street

We believe that parcels and lots in these blocks should be redeveloped into office buildings, store front offices with residential units above. The safety and increased density of residential development along these blocks will help us achieve the tax base we are looking for while allowing us to generate the numbers necessary to increase business opportunities along the corridor.

Implications of Potential Cultural and Entertainment Facilities

While we support Arts and Entertainment in the 1300-1400 blocks of H Street, it's prudent in our view to have alternative planning designations should the current projects not reach their potential. Locking in existing uses and reducing the FAR (Floor Area Ratio) will not achieve what the Linden Neighborhood Association has worked to accomplish and will have negative economic impact on Square 1004. We believe that the FAR should be 3.0 to achieve desired effects with a Matter of Right for building where a developer would return to the Zoning Commission for approval of a project larger than 6000 square feet.

A modification of zoning laws which is restrictive will reduce our chances of attracting the development that everyone in this Square would want to have in the coming months and years. LNA has been involved and concerned with zoning since it's inception in the 1970's and leadership support of our local merchants, retail and office professionals along the corridor.

We support parking, but we strongly oppose a parking facility in the 1200 block of H Street, N.E. This would be counter-productive to the community and would impact the Linden Place residents immensely. We believe it would decrease property values, increase negative environmental conditions, impose security and law enforcement situations that the city is not prepared to handle. The lighting, litter, noise and other potential conflicts would only add to what we already deal with in the Linden Old City community. Office buildings and store fronts should be the character from the bridge down to the 400 block of H Street with retail through to the 1300 block of H Street and then Entertainment from there. Residential should increase as you move away from the bridge, not the opposite.