

Reed-Cooke Neighborhood Association Of Adams Morgan

July 31, 2005

Director, Office of Zoning,
441 4th Street NW, Suite 210-s
Washington, DC 20001

Subject: Board of Zoning Case 04-33, Inclusionary Zoning.

The Reed-Cooke Neighborhood Association wishes to enter the following comments into the record for Zoning Commission Case 04-33.

The Reed-Cooke Neighborhood Association is a neighborhood organization who's boundaries are Columbia Road on the North; 16th Street to the East; 18th Street on the West; and Florida Avenue on the South.

As a neighborhood adjacent to the commercial area of Adams-Morgan, Reed-Cooke is very interested in preserving the residential character of our neighborhood. Our Association was founded out of lengthy zoning cases to protect the residential character and residential housing in our neighborhood. The adopted regulations, DCMR Title 1, Chapter 14, The Reed-Cooke Overlay District provides for residential compatible business for the portion of Kalorama Road that falls within our boundaries. The overlay also has a number of elements to protect our neighborhood by limiting the height and density of buildings within the Overlay boundaries. It also encourages the development of low income housing as part of any new development work. The incentives for low cost housing are working as planned, and are providing new low cost housing in a number of developments.

We are very concerned that the proposed inclusionary zoning will undo the effective protections of the Reed-Cooke Overlay District, and provide incentives for higher height & density construction, which our neighborhood cannot support. The bonus heights/densities will further encourage developers to assemble lots for the larger heights/densities that will radically change the Reed-Cooke streetscapes and residential character. At present we are facing such changes at 2432 & 2434 Ontario Road, where developers have built to the maximum allowable heights. When viewing Ontario Road these additions are totally out of character with the rest of the neighborhood. At present 2426, 2428, and 2430, Ontario Road have been purchased by Adams Investment, who have applied for demolition permits to level the existing buildings in preparation for

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ZONING COMMISSION
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CASE NO. 04-33
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building a larger residential complex. We are very concerned that the inclusionary zoning development bonuses will only accelerate this type of assembly of lot packages, leading to more destructive developments.

It is for the reasons set forth above that we oppose the proposed inclusionary zoning concept being applied to our neighborhood.

While low cost housing is a stated goal of the Reed-Cooke Neighborhood Association, our neighborhood currently has over 347 units of low income housing in the Reed-Cooke Neighborhood. The following is a summary of low income housing in our neighborhood:

2201, 2203, 2205, 2207 Champlain St. Champlain Court Cooperative 24 Units

2470 Ontario Road	Community Residential facility	
2515 Ontario Road Street	Half way house	
2422, 2224 17 th Street	Hill Top Cooperative	24 units
2544 17th St	Half way house	
2551 17 th St.	Sara's Circle	34 units
1701-03 Euclid St.	Malcolm X Cooperative	4 Units
1724 Euclid Street	Community Residential Facility	
1730 Euclid St	New Columbia Land Trust	2 Units

Jubilee Housing: 236 Units

1740 Euclid Street
1631 Euclid Street
2408 17th Street
1630 Fuller Street
1650 Fuller Street
2525 Ontario Road
2233 18th Street

Under the provisions of the Reed-Cooke Zoning Overlay the following units have been or are under construction:

1701 Kalorama Road	7 units
2305 Champlain Street	9 units
1700 Kalorama Road	7 units

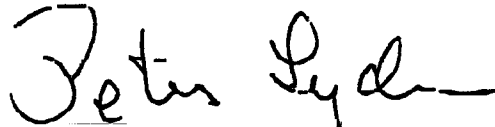
As you can see we have we have a sizeable stock of housing for low income residents in a small land area. Comprehensive plans for the District of Columbia have designated the Reed-Cooke Neighborhood as a "Special Treatment Area", because of narrow streets, a lack of through streets, and a high density of residential row houses. A good example of this high density is the

1700 block of Euclid St. It has 34 houses, with most being at least 2 living units. Very few places in this city have this residential row house density.

Through many years of hard work by the residents and organizations in Reed-Cooke, we have accomplished the goal of Inclusionary Zoning. We have a good mix of low income and traditional residential housing. Our work to have the Reed-Cooke Overlay District enacted started in 1984, and it became a reality in 1991. We in no way want to have the protections the Reed-Cooke Overlay District provides undone, nor do we wish to have neighborhood opened to destructive development through bonus Inclusionary Zoning development.

We appreciate this opportunity to provide this written testimony for this complex case.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lyden", with a horizontal line extending from the end of the signature.

Peter Lyden
President
Reed-Cooke Neighborhood Association



Reed-Cooke Neighborhood Association

Fax Cover Sheet

Send to: Director, Office of Zoning	From: Reed-Cooke Neighborhood Association
Attention:	Office location:
Office location:	Date:
Fax number: 202-727-6072	Phone number: 202-234-6526

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TOTAL PAGES, INCLUDING COVER:

Comments:

Testimony for Case 04-33, Inclusionary Zoning.

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