

RECEIVED

DC OFFICE OF ZONING

2006 APR 28 PM 1:59

To: Zoning Commission  
Fr: Michel Regignano  
1204, 1207 & 1209 Ingraham St.  
Re: Case 06-07  
Date 4/28/06

Dear Sirs,

Pursuant to the Zoning Commission Hearing held on 4/24/06, it was clear that a variety of issues were not clarified to the board. First and foremost the issues outlined by the proponents of this case were based not on factual information but emotional ones. It is clear that this case is clearly targeting my proposed project and the net effect if passed will be to economically wound not only me but the surrounding remaining C-2A on the block. I will outline my case point by point:

**Argument 1- My project will overtax the parking on Ingraham St.**

**Answer- The average cars owned by each resident is 1.1 cars per household. (See demographic sheet attached.) The residents also are not utilizing their existing backyard parking which provide an extra two parking spaces. My project would have created off street parking in the garage as well as the backyard of 1204 Ingraham St. Where I provided parking for the condo project, whereas the Church located on the corner of Illinois and Ingraham one block away is beyond its density with no parking provided. If I am required to provide parking then why not the church?**

**Argument 2- My project will create a safety issue and bring "outsiders" who will be moving in and out.**

**Answer - First and foremost this is condo project which will bring people who can afford to pay somewhere between \$250,000 to \$350,000 for a condo. For me to define what an outsider is, I must set pre-conditions as to who will be allowed to buy. This is clearly illegal and discriminatory. The tone of Monday's meeting is clearly to reject certain people from entering the community. This behavior can be considered OK only for people to think about, but I by law will not participate in this form of discrimination. It is illegal and the COMMISSION**

**District of Columbia**

CASE NO. 06-07

EXHIBIT NO. 21

ZONING COMMISSION  
District of Columbia  
CASE NO.06-07  
EXHIBIT NO.21

**commission should quickly condemn such actions. The other safety issue is related to construction which in building a new project one has to Adhere to DCRA guidelines for safety. Certainly my project has had more than its share of government inspectors called on by the neighbors who chose to harass my project and workers while wasting police manpower. In fact the new project would go well beyond improving the existing neighborhood.**

**Argument 3- The proposed building is in the middle of the block will not be in conformity with adjoining buildings.**

**Answer - First of all, this is not in the middle of block but rather it is the fourth building down the street coming from East to west on Ingraham St. from Georgia Ave. out of 17 units and first two units going from east to west on the south side of Ingraham St. . The new building does not have to conform to the surrounding buildings because it is not in a historic district. New infra structure and all new building elements help to strengthen the existing structures. The height of the building would have only been 12 ft. and 17 ft higher respectively of either neighbor due to the fact the street sits on a slope. I made design changes to accommodate in color, form and mass to adapt to the surrounding buildings. However, the community did not even acknowledge the changes. As a matter of fact the community was offered the chance to participate in planning but chose a path of rejection and at no time did any member of this coalition meet with me for a face to face to discuss a compromise. The immediate neighbors to my building had no objections and were in favor of the project.**

**(See attached plan document)**

**The last point which must be clarified is the planning report failed to address the effect on the remaining C-2A locations if this amendment passes. The devastating effect on the C-2A on Georgia Ave. will be to freeze existing structures and occupancies in place. There are two abandoned buildings on Georgia Ave. which will not be developed due to the fact that the building's lot occupancy can only be 65% and would render them obsolete for retail. The depth required for C-2A is more than 30 ft which now will become a reality for the west side of Georgia Ave. from south of Ingraham St. to Jefferson St. Parking lots, car lots and any other businesses will be preserved and Georgia Ave. will**

**continue to suffer. The planning department does not have the retail studies to predict the economic impacts to Georgia Ave. The overlay plan can call for whatever densities but the harsh economic realities must be confronted in logical way and tactical plans to transition from a depressed retail environment to a vibrant economy. It is clear to me that the planning department was reacting to a political environment and not to devastating economic implications of this case. The zoning commission must ask planning the following questions?**

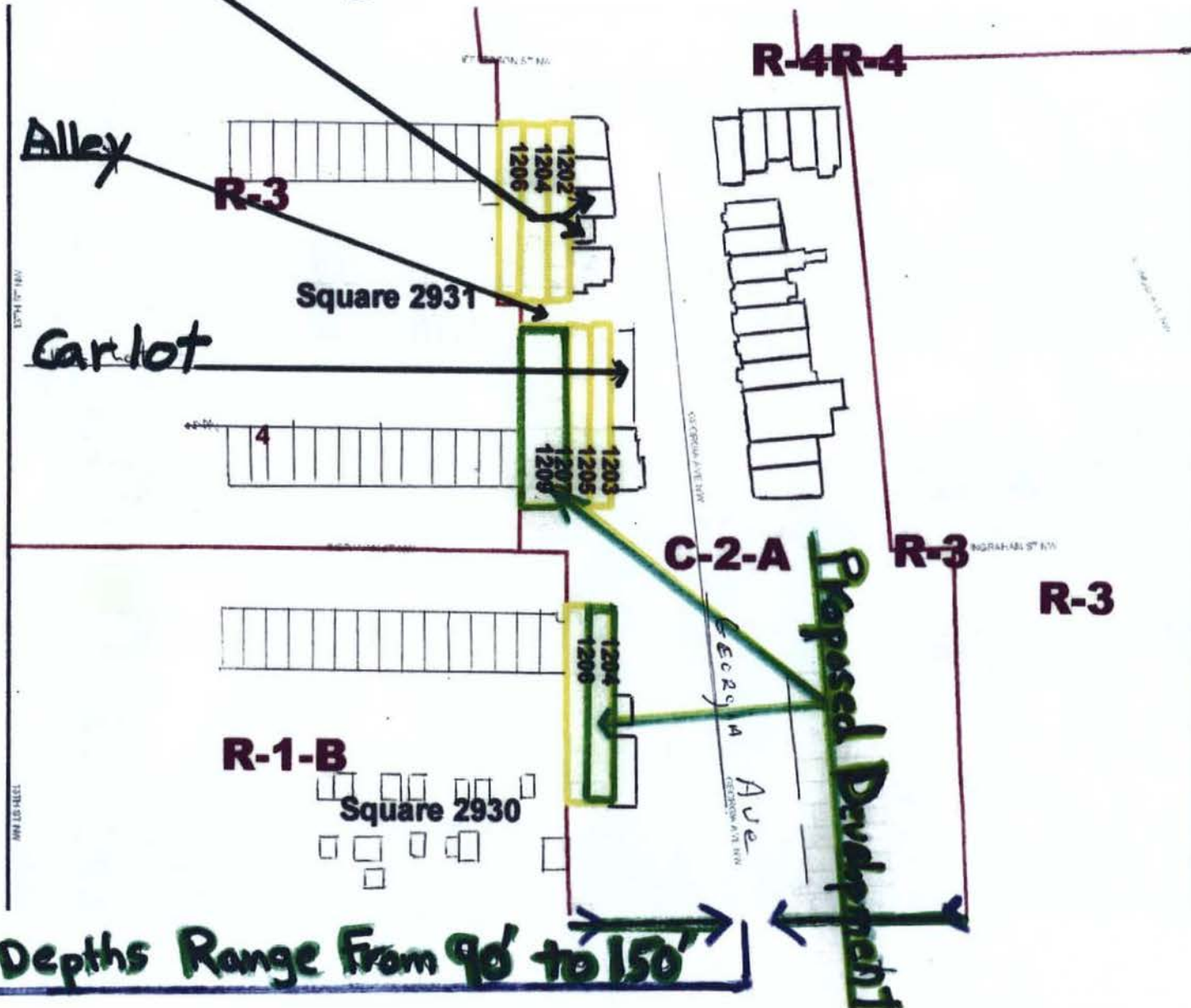
**Why now for this case? The answer is clear my project forced them into action. Instead of rewarding a developer who figured out how to maximize a C-2A location and create workforce housing for the district, he is penalized economically and forced to add to the downfall of the Georgia Ave retail environment.**

**How will the planning department face future similar situations and forewarn future developers of this pending procedural tool that can be used against them?**

**Once word gets out about this case to the community at large how they will deal with ensuing panic selling of C-2A properties along Georgia Ave. As well as this methodology getting out to community activists to stop any other development project?**

**How will the current C-2A property owners be compensated for their economic losses if and when this speedy down-zoning is approved?**

**The questions above are necessary because the zoning commission will be faced with a mountain of issues where they pit neighbor against neighbor and erode confidence in the District of Columbia.**





**Latitude:** 38.954154 **Longitude:** -77.029069

**Current Geography Selection:** .5, 1, 1.5 mile radii: 1207 INGRAHAM ST NW, WASHINGTON, DC 20011

**City:** Washington city **Pop:** 548,902

**County:** District of Columbia **Pop:** 548,902

**Zip:** 20011 Washington **Pop:** 53,688

## Demographic Detail Comparison Report

0.5 Miles: 1 Miles: 1.5 Miles:

### 2005 Demographics

|                                  |           |           |          |
|----------------------------------|-----------|-----------|----------|
| Total Population                 | 11,589    | 36,679    | 68,390   |
| Total Households                 | 4,385     | 14,455    | 27,869   |
| Female Population                | 6,096     | 19,612    | 36,008   |
| % Female                         | 52.60%    | 53.50%    | 52.60%   |
| Male Population                  | 5,494     | 17,067    | 32,382   |
| % Male                           | 47.40%    | 46.50%    | 47.40%   |
| Population Density (per Sq. Mi.) | 14,755.70 | 11,675.40 | 9,675.10 |

### Age:

|             |        |        |        |
|-------------|--------|--------|--------|
| Age 0 - 4   | 6.40%  | 6.40%  | 6.40%  |
| Age 5 - 14  | 11.60% | 11.30% | 10.80% |
| Age 15 - 19 | 5.20%  | 4.90%  | 4.70%  |
| Age 20 - 24 | 5.20%  | 5.00%  | 5.70%  |
| Age 25 - 34 | 15.20% | 14.80% | 16.60% |
| Age 35 - 44 | 16.10% | 15.80% | 16.20% |
| Age 45 - 54 | 14.50% | 14.70% | 14.40% |
| Age 55 - 64 | 11.00% | 11.10% | 10.60% |
| Age 65 - 74 | 7.90%  | 8.10%  | 7.50%  |
| Age 75 - 84 | 5.00%  | 5.70%  | 5.20%  |
| Age 85 +    | 1.80%  | 2.20%  | 2.00%  |
| Median Age  | 38.8   | 39.8   | 38.5   |

### Housing Units

|                               |        |        |        |
|-------------------------------|--------|--------|--------|
| Total Housing Units           | 4,790  | 15,592 | 30,096 |
| Owner Occupied Housing Units  | 49.10% | 53.20% | 47.30% |
| Renter Occupied Housing Units | 42.50% | 39.50% | 45.30% |
| Vacant Housing Units          | 8.40%  | 7.30%  | 7.40%  |

### Race and Ethnicity

|                                |        |        |        |
|--------------------------------|--------|--------|--------|
| American Indian, Eskimo, Aleut | 0.70%  | 0.60%  | 0.70%  |
| Asian or Pacific Islander      | 1.40%  | 1.20%  | 1.60%  |
| Black                          | 73.70% | 75.00% | 70.20% |
| Hawaiian/Pacific Islander      | 0.10%  | 0.10%  | 0.10%  |
| White                          | 12.30% | 11.70% | 14.00% |
| Other                          | 8.30%  | 8.10%  | 9.70%  |
| Multi-Race                     | 3.50%  | 3.30%  | 3.70%  |
| Hispanic Ethnicity             | 21.60% | 20.00% | 22.80% |
| Not of Hispanic Ethnicity      | 78.40% | 80.00% | 77.20% |

**Marital Status:**

|                     |        |        |        |
|---------------------|--------|--------|--------|
| Age 15 + Population | 9,499  | 30,205 | 56,627 |
| Divorced            | 10.90% | 11.20% | 11.10% |
| Never Married       | 43.10% | 41.30% | 42.90% |
| Now Married         | 27.40% | 28.10% | 26.70% |
| Separated           | 8.80%  | 9.40%  | 10.10% |
| Widowed             | 9.30%  | 9.60%  | 8.80%  |

**Educational Attainment:**

|                          |        |        |        |
|--------------------------|--------|--------|--------|
| Total Population Age 25+ | 8,290  | 26,557 | 49,540 |
| Grade K - 8              | 12.50% | 10.40% | 11.10% |
| Grade 9 - 12             | 14.80% | 15.80% | 16.10% |
| High School Graduate     | 22.80% | 22.20% | 20.30% |
| Associates Degree        | 2.90%  | 2.50%  | 2.60%  |
| Bachelor's Degree        | 16.00% | 16.70% | 17.50% |
| Graduate Degree          | 11.70% | 12.50% | 13.40% |
| Some College, No Degree  | 19.40% | 19.80% | 19.20% |

**Household Income:**

|                              |          |          |          |
|------------------------------|----------|----------|----------|
| Income \$ 0 - \$9,999        | 10.50%   | 10.70%   | 11.70%   |
| Income \$ 10,000 - \$14,999  | 8.30%    | 5.80%    | 6.20%    |
| Income \$ 15,000 - \$24,999  | 11.30%   | 12.00%   | 12.50%   |
| Income \$ 25,000 - \$34,999  | 14.00%   | 12.00%   | 12.30%   |
| Income \$ 35,000 - \$49,999  | 15.50%   | 16.30%   | 16.00%   |
| Income \$ 50,000 - \$74,999  | 15.40%   | 16.60%   | 15.50%   |
| Income \$ 75,000 - \$99,999  | 10.00%   | 10.40%   | 9.90%    |
| Income \$100,000 - \$124,999 | 5.70%    | 6.80%    | 6.60%    |
| Income \$125,000 - \$149,999 | 3.40%    | 3.90%    | 3.60%    |
| Income \$150,000 +           | 5.70%    | 5.50%    | 5.50%    |
| Average Household Income     | \$59,947 | \$57,604 | \$56,034 |
| Median Household Income      | \$40,145 | \$43,257 | \$41,251 |
| Per Capita Income            | \$22,957 | \$23,046 | \$23,524 |

**Vehicles Available:**

|                                |        |        |        |
|--------------------------------|--------|--------|--------|
| 0 Vehicles Available           | 32.20% | 31.10% | 34.20% |
| 1 Vehicle Available            | 38.80% | 41.00% | 40.40% |
| 2+ Vehicles Available          | 29.00% | 27.90% | 25.40% |
| Average Vehicles Per Household | 1.1    | 1.1    | 1      |
| Total Vehicles Available       | 4,706  | 15,799 | 28,524 |

**Business and Employment:**

|                          |       |       |        |
|--------------------------|-------|-------|--------|
| Number of Employees      | 1,821 | 6,538 | 16,025 |
| Number of Establishments | 348   | 970   | 1,844  |

0.5 Miles:      1 Miles:      1.5 Miles:

**2010 Demographics**

|                   |        |        |        |
|-------------------|--------|--------|--------|
| Total Population  | 10,846 | 34,334 | 64,656 |
| Total Households  | 4,218  | 13,916 | 27,123 |
| Female Population | 5,698  | 18,339 | 33,992 |
| % Female          | 52.50% | 53.40% | 52.60% |
| Male Population   | 5,148  | 15,995 | 30,664 |
| % Male            | 47.50% | 46.60% | 47.40% |