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2016 NOV 30 AM 11: 57

Written testimony on Case No. ZC 06-37
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My name is Allie Hajian I live a few blocks from Fort Reno Park and I am testifying on behalf of Ward 3 Vision in opposition to the Office of Planning's request to amend the Zoning Map regarding part of Lots 1, 2, 3, 4, 5, 6, 7, 8, 29, 28 and 27, Square 1765, filed by the Office of Planning

Ward 3 Vision encourages new infill development that embodies the principles of smart growth and transit-oriented development, expansion of civic amenities, environmental responsibility, and more housing choices for all income levels Ward 3 Vision has a growing membership of over 200 residents

Without a thoughtful community-based discussion of this parcel and new Master Plan for Fort Reno Park, Ward 3 Vision cannot support a "Low Density Commercial" designation

The Office of Planning has asked for these lots to be zoned "Low Density Commercial" which is an inappropriate designation for land that is used by the community for recreation Ward 3 Vision is opposed to any action that does not contribute to the green space and open character of the park. We are gravely concerned that a zoning designation such as "Low Density Commercial" will leave this parcel vulnerable to development.

These lots, which include a building as well as tennis courts, are historically part of Ft Reno Park. The District claims that this land was ceded to the District by the Park Service in the 1950s in order to widen Chesapeake Street However, this widening was never completed, and the District's claim to this land is in question As part of Ft Reno Park, this property represents important green space, bordered on two sides by the Park and Wilson High School fields, on one side by residences and only across the street on the South side by business Using this land parcel for something community or park -oriented makes a lot of sense – but a community discussion regarding the use of this parcel has not taken place

Preserving communal green space means individuals need less personal yard space. Ward 3 Vision advocates for such public space to balance more dense multi-family development in appropriate areas as infill along major corridors

Ward 3 Vision would like to see the District fund a Master Plan for Ft Reno Park in order to establish priorities for the entire park space and how to best utilize this resource for the whole community Such a plan would ensure that the green space is preserved for the enjoyment of all, as well as plan for future needs. Only after this planning exercise can the development of the southwest block be considered. Ward 3 Vision is open to a number of community uses, For example, the house should be preserved and could be used for a Council field office, with ANC or the Community or DPR to oversee the green space and fields Such a use could enliven that corner of Ft Reno Park Some office space for DCPW could then be considered as part of the whole integrated Master Plan Such action would prevent the development of this structure by DPW into an unattractive corner of the park -- parking, maintenance vehicle storage, etc

Sincerely,
J. Allie Hajian

ZONING COMMISSION
District of Columbia

CASE NO. 06-37
EXHIBIT NO. 15

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