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August 29, 2008

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2008 ~~SEP 2~~ AM 8:51

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

Re: ZC Case # 08-06-2 Comprehensive Zoning Regulations Rewrite: Parking

Dear Mr. Chairman and Members of the Commission:

I am writing on behalf of the Hill East Waterfront Action Network to express our concerns about the proposed changes to the zoning regulations with respect to parking requirements.

HEWAN is a membership organization which advocates for redevelopment of the Hill East Waterfront in accordance with the already approved development plans and facilitates ongoing community input into the redevelopment process. Most of our members live in the Hill East neighborhood adjacent to the property or in the broader Capitol Hill community.

We are specifically concerned that the proposed new regulations will undercut the development plan for the site and could negatively impact the surrounding neighborhood.

As you know, the Zoning Commission has before it a proposed text and map amendment to create a Hill East Overlay District for the site (ZC Case #04-05). That amendment is predicated on the parking requirements contained in Chapter 21 of the current zoning regulations. This current case would eliminate those requirements and thereby also eliminate them in the Hill East Waterfront site. The Overlay District was specifically crafted with the parking requirements in mind. To now eliminate those requirements would necessitate a new review with the community as to what parking requirements would be appropriate for the site.

We are also concerned that the elimination of parking requirements on the site would have the unintended consequences of additional on-street parking in the residential neighborhoods near the development. This would be contrary to the spirit of the master development plan for the site. If the up to 3000 new residential units anticipated on the site do not have adequate parking, this could cause very serious parking problems for existing residents, as street parking is already very limited in the surrounding neighborhood. This would harm the entire neighborhood, but especially those most reliant on their cars for transportation, such as families with young children, the many elderly persons living in the surrounding neighborhood, and individuals with medical problems.

ZONING COMMISSION
District of Columbia

CASE NO. 08-06-2
EXHIBIT NO. 08
ZONING COMMISSION
District of Columbia
CASE NO. 08-06-2
EXHIBIT NO. 08

In addition, if adequate parking is not available for residents of the new development, this would affect the mix of residents likely to purchase homes there. Young single condo-dwellers may still be interested in purchasing homes (although many of these may also feel the need for cars to travel to places not reachable through other means), but families, older persons, and individuals with disabilities and health conditions are likely to be reluctant to move there. This would reduce the diversity and richness of the new residential community and make it more separate from the existing Capitol Hill community, rather than an extension of that community, as envisioned in the Master Plan.

We would therefore ask that, at a minimum, the proposed changes governing parking requirements not apply to the new HE Overlay District – and that the current requirements continue to apply.

Thank you for your consideration of this request.

Sincerely,



Elaine A. Perry, President
Hill East Waterfront Action Network
1816 Burke Street SE
Washington, DC 20003

Cc: The Honorable Tommy Wells

TO: Sharon Schellin
Zoning Commission

FROM: Elaine Perry

RE: Case 08-06-2 (Parking)

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