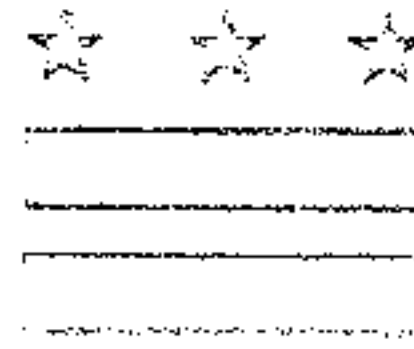




Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5E
SINGLE MEMBER DISTRICT 5E01

SteinerLynn@gmail.com;

202.681.0095

5E01@anc.dc.gov

Washington, DC 20001 www.ANC5E.COM

TESTIMONY OF ANC COMMISSIONER
DEBBIE SMITH-STEINER SMD 5E01
TO THE ZONING COMMISSION
CHAIRPERSON, ANTHONY HOOD
1 JUDICIARY SQUARE
441 4TH STREET NW; Room 200 South

November 12, 2013

Good day, Chairman Anthony Hood and the body of the Zoning Commission; I Deborah Steiner (aka: Debbie Smith-Steiner) as the Advisory Neighborhood Commissioner (ANC) representing the Single Member District, 5E01, am grateful to this body for the exceptional work which they carry out and I am truly appreciative of the ongoing changes which are happening in the District.

Today I come before you expressing concerns over private residential development projects /mixed use development whereby, their residents are being issued Residential Parking Permits (RPP).

As the ANC for SMD 5E01, I have the responsibility to represent all constituents while being objective as I exercise great judgment on issues which affect them. For the record, I am not opposed to anyone having an RPP sticker of which they are entitled to in accordance to DCMR (Section 18-2413); however, when those who live in a private development such as Chancellors' Row, receive RPP stickers and then park in the surrounding neighborhood streets causing parking to become almost extinct, that becomes an issue. The area residents were lead to believe by the developer and the previous ANC Commissioner of 5C09 that they would be insulated from this issue, although recent revelations says otherwise.

This past September, I was alerted by a resident in the 2800 block of 6th Street NE on how residents from Chancellors Row were parking on their street. After this report, and as an eyewitness, I watched someone parking their car on this street, which is where I live, leaving their parked car then, walking behind the fence onto their Chancellors Row property.

In my attempt to get clarity on the state of affairs, numerous calls went out to, Ward 5 Councilmember McDuffie's office; DDOT and OP; inquiring about this major parking concern. In a request for information to OP, I was able to receive information of the Zoning Commissions Corrected Order No. 07-27A for EYA, LLC and St. Paul's College (Consolidated Planned Unit Development and Related Zoning Map Amendment) dated November 10, 2008. In this order, 403 off street parking spaces were to be allocated for the 237 townhomes which are designated in Chancellors Row private development..

The surrounding neighborhood blocks – 2800 6th and 5th Streets NE; 600 Hamlin and Girard Streets NE; 3100, 3200 7th Streets NE are experiencing parking problems; where homeowners who live in their immediate block are now left to find parking elsewhere; maybe a block or two away when this was not an issue before this development..

While the city is increasing their population by the thousands, the District is leaving existing residents to scramble for parking in their immediate neighborhood. Parking during the weekday, during the day, is no problem; although the evening hours and weekends become troublesome.

Most recently, Gregg Steverson, with DDOT who is unfamiliar with the Chancellors Row private development project, and who recently was assigned to the traffic division, wrote me a letter to an inquiry I made regarding this private development. Aaron Rhones who is quite knowledgeable about Chancellor's Row development was in this position prior, and was elevate to the Director's office; he has ignored my calls and emails.

In Mr. Steverson's reply, he directed me to DCMR (Section 18-2413) for clarity. This statute gives the Director carte blanche in issuing RPP stickers. Where is the protection promised to the existing residents who had RPP before this development was built and believed that their parking would be preserved? How can this situation be resolved without it becoming an "us against them" issue? What will the Zoning Commission do moving forward to insulate existing residents from this nightmare? Not one of Chancellors' Row residential streets about an existing street that has RPP signage; these streets were never turn over to the District; although the

Director is using this clause to exert his authority to allow these residents to maintain their parking permits.

Monroe Street Market is in my SMD as well, with the growth factor of an additional 530 plus residential homes. MSM has a unique flare and attraction where it will be a magnet for commuters to want to see. How do we deal with that parking issue before it gets out of hand?

I look for your response to this matter,

Respectfully,

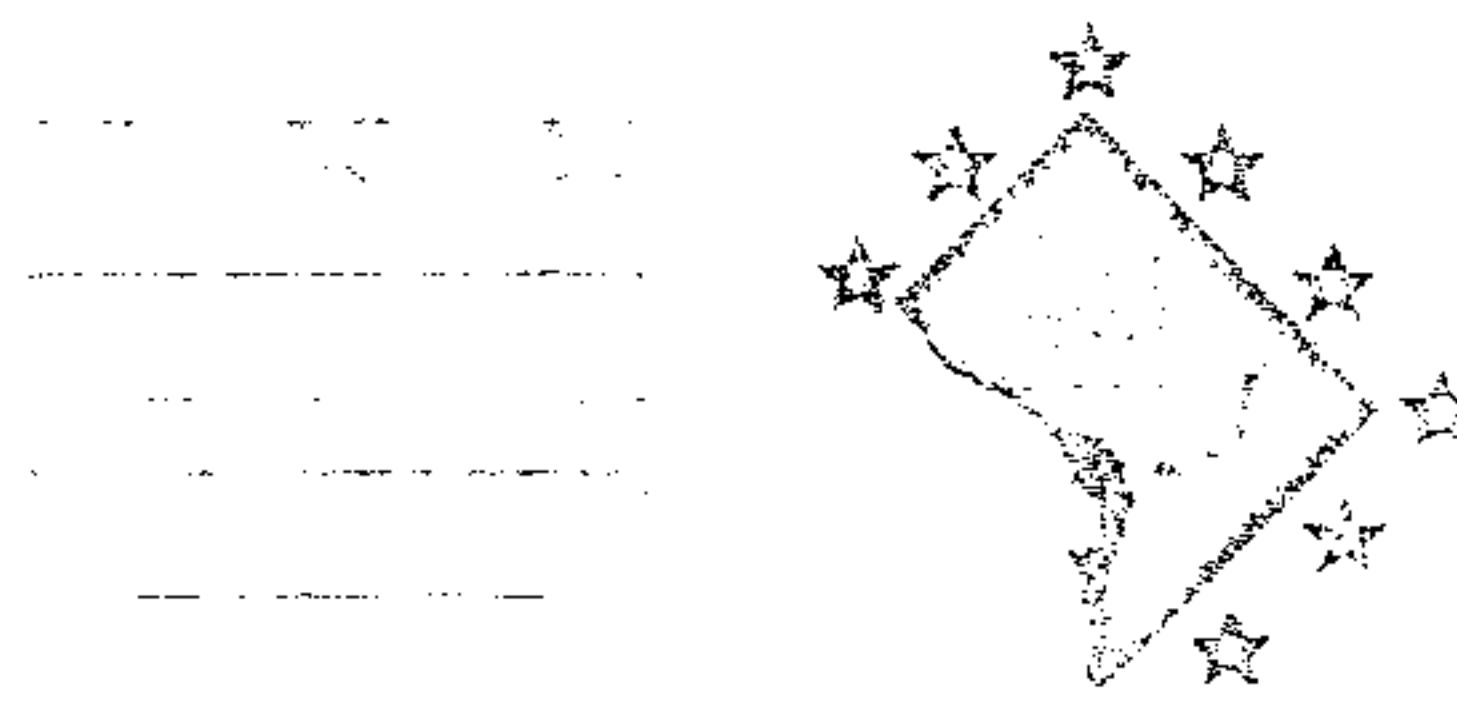
A handwritten signature in cursive script, reading "Debbie Smith Steiner".

Commissioner Debbie Smith Steiner

attachment: DDOT ltr/11.8.2013

ltr/Prior ANC 5C09

GOVERNMENT OF THE DISTRICT OF COLUMBIA
DEPARTMENT OF TRANSPORTATION



Transportation Operations Administration

November 8, 2013

Commissioner Debbie Steiner-Smith
2826 6th Street, NE
Washington, DC 20017
5E01@anc.dc.gov

Dear Commissioner Steiner-Smith,

Thank you for contacting the District Department of Transportation to clarify the ruling on whether the residents of the Chancellor's Row townhomes, located in the 600 block of Regent Place, NE, have a right to residential parking permits provided to other residents living in Zone 5.

The Chancellor's Row townhomes do not have an option to provide a petition for Residential Permit Parking (RPP) on their private street - however, the DC Municipal Regulations (DCMR) states that the Transportation Director may issue a residential parking sticker to vehicle owners who reside on a private street. For further information on this regulation, feel free to review the DCMR (Section 18-2413) at <http://www.dcregs.dc.gov>.

While your concerns are understandable with respect to the development containing private streets and off-street driveways, there are residential units on District streets that also have private driveways who maintain the option of purchasing a residential parking permit when their block is Residential Permit Parking (RPP) zoned, even though they have that available off-street parking.

We hope this clarifies our decision to issue RPP permits to the residents of Chancellor's Row.

Sincerely,

Gregg L. Steverson, P.E.

cc: Jon Mandel, Office of Councilman Kenyan McDuffie
Ryan Crumpler, Chancellor's Row resident

To whom it may concern:

I am submitting this statement in response to a parking issue in the Edgewood community that is being discussed among civic leaders and D.C. government officials. I am the former ANC representative for 5C09, which is now 5E01. During my tenure, from 2007-2012, Zoning Case 07-27 was being considered by the Zoning Commission. This case was the zoning amendment for what we now know as "Chancellor's Row". During the community input process, EYA, the developer, had two major selling points: **a)** the project was a perfect location for using alternative transportation options and **b)** the development would not be a separate and "private" residence. This was set to be an "Urban-infill" development where residents would have numerous alternative transportation options at their disposal.

I've now been notified that residents in Chancellor's Row will have access to Resident Parking Permits (RPP). During the community input process, the pre-existing community was under the impression that RPPs would not be given to residents at Chancellor's Row. In the documents filed under Zoning Case 07-27, traffic experts noted that parking and traffic issues would have an insignificant impact on the pre-existing community. In fact, because of these findings, the applicant moved to reduce the off-street parking spaces from 542 to 403. The residents who attended these community meetings were not confident in these findings. The residents made it clear that their main concerns were parking and traffic issues.

At this moment, I do not have all of the facts concerning the parking issues currently taking place in the area surrounding Chancellor's Row. I was contacted by Deborah Smith-Steiner, Commissioner of 5E01, which was formerly identified as ANC 5C09. I am not taking a stance on the issue. I don't have the perfect solution to offer the civic leaders or government officials. I merely thought that it was my duty to note what took place during the community input process for Zoning Case 07-27. I do not want this to turn into an "us vs. them" battle. I've met some of the Chancellor's Row residents and despite my reservations about the project at the time of the zoning hearings; I am pleased with the development. However, the residents near Chancellor's Row had to compromise their quality of life while enduring the major construction periods. In some instances, sub-contractors violated construction traffic agreements, which further inconvenienced residents. Although the construction issues were addressed, the residents are still apprehensive about the possibility of parking being an issue now that the construction is nearing completion.

In preparing this statement, I've reviewed Zoning Case 07-27. In the final order, the agreements did not include decisions on RPPs for Chancellor's Row residents. However, if you review my testimony submissions to the Zoning Commission, I stated the concerns about parking and traffic. With that being stated, I am asking the District's Department of Transportation to reach out to the entire community and consider the quality of life for all residents before making a final decision on this issue.

Ultimately, there has to be a solid solution for all residents. Again, the selling points were that Chancellor's Row wouldn't be a separate community and it wouldn't compromise the quality of life for the surrounding residents. The city is moving in a direction that encourages fewer parking spaces in exchange for using shared modes of transportation. Because of this, major developments in the District

such as Chancellor's Row target residents that would be less likely to have multiple vehicles in one household. However, there is no way to enforce such a rule. In fact, it is unfair to enforce such a rule. I am as concerned for the quality of life for Chancellor's Row residents as I am concerned for those who are a part of the pre-existing community. The issue at hand is bigger than Chancellor's Row. In some instances, the development process in the District brushes over parking and traffic concerns of residents. We must correct that and find a solution for residents. As a result of the redistricting, I no longer live within this Single Member District. My parents, who have lived in Edgewood for 42 years, are still residents of this Single Member District. I have a lifetime of relationships and friendships with residents of this community. For those reasons, I will remain interested in the outcome of this issue.

I'd like to thank every government official involved for their continued service to the Edgewood community and the District of Columbia.

A handwritten signature in black ink, appearing to read 'Silas Grant', with a long, sweeping horizontal line extending to the right.

Silas Grant

306 Evarts Street, N.E. #308
Washington, D.C. 20002