

November 14, 2013

D.C. Zoning Commission
441 4th St NW Suite 200
Washington, D.C. 20003

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Re: ZRR 08-06A

Good evening to Chairman Hood, Zoning Commissioners, Director Bardin and the Office of Planning

I am here representing Advisory Neighborhood Commission 8A.

On Tuesday, November 5, 2013, in a public meeting we had a unanimous vote to request that the record be kept open for Zoning Case No. 08-06A for a term of 180 days and additional Hearings be held through 2014 to give the Commissioners, Residents and Businesses of the District of Columbia time to review the 1,000 page document that has been submitted by the Office of Planning.

We want 180 days to review the plan, we want Public Hearings for All interested parties, we the record to be kept open for comment and we want additional Hearings.

Director Tregoning and many of her staff have been less than cooperative with the Advisory Neighborhood Commissions throughout this Term.

I was here on day one and I heard the presentation. It took you over six years to re-write this plan but we are being offered less than 8 days of Hearings. You claim to have spoken to over 54 ANC's during that six year period, many of whom may not even remain in Office.

I implore you to consider the requests that you have received by many of the Advisory Neighborhood Commissions in this city. And I implore you to use the "great weight" in your consideration that you all claim the Advisory Neighborhood Commissions carry.

Thank you,

Commissioner Holly Muhammad
On Behalf of ANC 8A
2100-D MLK Ave SE
Washington, D.C. 20020
202-422-4957

February 12, 2014

D.C. Zoning Commission
D.C. Office of Planning
ZRR 08-06A

Good evening,

My name is Holly Muhammad. I am an ANC Commissioner in commission 8A, SMD 8A01. I am here tonight to testify on behalf of my SMD only.

After review part of the Zoning Document ZRR 08-06A, listening to feedback from my constituents and other residents and meeting with the Office of Planning I am not prepared to offer testimony on the subtitles in the re-write.

During the Ward 8 Meeting that the Office of Planning had with the Ward 8 ANC Commissioners, Jennifer Steingasser, the Deputy Director, stated that the ZRR 08-06A was written with younger single residents in mind and that we have had an influx of younger residents. Well Ward 8 has young residents, but our Ward also consists of young residents with families. We also have a large number of senior residents and we have everything in between. This Zoning re-write was not written with the vision of compassion of the OneCity motto that we have adopted under Mayor Vincent Gray.

We discussed parking, new development, the conversion of residential row houses into corner stores and none of what we discussed is tailored specifically to Ward 8. I believe that this Zoning re-write needs to be revisited and tailored Ward specific.

With that said, I call for a moratorium on moving forward with the adoption of any regulations in the ZRR 08-06A until we have a new Director of Planning in place that will review this re-write, meet with the Wards regarding the specifics of each and that will consider all of the different social and economic statuses in our city and all of the residents of the District of Columbia in a project that once adopted will affect the lives of all whom live here.

Commissioner Holly Muhammad
ANC 8A, SMD 8A01
1936 Naylor Rd SE Unit 102
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September 9, 2014

D.C. Zoning Commission
ZRR 08-06A

Chapter 16 Use Permissions R Zones

On the issue of increasing Corner Stores in neighborhoods, Ward 8 already has many Corner Stores in residential areas that we would like to have shut down.

Ward 8 needs meaningful commercial development along our commercial corridors that would bring grocery stores, hardware stores and other neighborhood types of commercial development that is much needed and already in existence in other parts of the city.

We do not need additional Corner Stores that are havocs for loitering, drug distribution, alcohol sales and the like that reduce the property values in the adjacent neighborhoods and cause a nuisance in our communities. It is the Corner Stores that we are currently fighting for the distribution of scoobys and K2. This is what Corner Stores have produced in Ward 8. We have an over abundance of Corner Stores that sell sub-standard merchandise and only exist under the guise of a Corner Store in order to make money from selling alcohol in our community.

We don't want Corner Stores. We want our commercial corridors to be used for commercial development. Once we have Good Hope Rd. S.E. and Martin Luther King Ave S.E. and the small areas of Minnesota Ave S.E. developed with National Brand Stores and reputable small businesses, we will be provided the services in Ward 8 that are needed without the potential for additional nuisances and blight that come along with the Corner Store character.

Allowing the increase of Corner Stores in residential neighborhoods will increase commercial activity in our residential neighborhoods. We want our residential neighborhoods for residential living. We want our Commercial corridors for commercial activity. There should always be a variance required to turn residential property into commercial property. A variance will require ANC review, which in effect, is the Peoples review.

Commissioner Holly Muhammad
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September 6, 2014

D.C. Zoning Commission
ZRR 08-06A

ZRR on ANC Review

On the issue of ANC Review, or what is proposed by the Office of Planning toward the end of the increase of Matter of Right in many areas of the ZRR in Corner Stores, ADU's, Parking etc.,

When we speak of ANC review we are speaking of the People's review. To eliminate the voice of the ANC in matters of Zoning whether it be regarding the conversion of residential property to commercial property for Corner Stores or the addition of an ADU on the residential lot line of a neighbor is to eliminate the voice of the people in matters of Zoning.

The increase of density in residential neighborhoods without ANC review by allowing external ADU's in residential areas will eliminate the neighbor's right to comment or express legitimate concern through the ANC.

The District of Columbia is distinct in its government with the development of the Advisory Neighborhood Commissions. The Commissioners must live in the Single Member Districts that they represent in order to speak to the issues that specifically affect their community. In speaking to these issues they are the voice of the voters in that district.

It is imperative that ANC review remain a crucial part of the Zoning process for the people of the District of Columbia. Moving to a process that is heavily "Matter of Right" shifts the power from the people to Developers and Institutions.

There is already a process in place which allows the residents of the District of Columbia to comment and express concern on issues in their neighborhood, on proposed development, on proposed changes to parking and many other areas. This process must stay intact or it will allow for the destruction of continuity in our neighborhoods and destroy the concept of community.

Keep ANC review. No increases in Matter of Right.

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September 5, 2014

D.C. Zoning Commission
ZRR 08-06A

ZRR on Parking

There seems to be a war on drivers in the District of Columbia. The Office of Planning intends to eliminate parking through the Zoning re-write.

With all of the metro, bus and bicycle use in the District of Columbia, vehicular traffic is still necessary. The ZRR is written for the young, single, able bodied individual. There is no concern or compassion expressed in the re-write for the elderly, families or the disabled when it comes to the used of vehicles vs walking, cycling or using metro rail transit.

Is it written this way because these are the classes that will be eliminated through the re-write? Ward 8 has an abundance of elderly, families and disabled people because this is the Ward that is affordable for these classes. The ZRR proposes to eliminate parking for new developments near metro stations and actually penalize developers for exceeding the maximum number of parking spaces not taking into account the many classes of people who must use a vehicle for transportation.

Many of our elderly neighbors are not able to do a lot of walking and there is a lot of walking involved to use the metro rail. They either are still driving to doctor's appointments, shopping and errands or they have someone else who transports them for these appointments. Parking is a necessity for this group. We have families that must use a vehicle for transportation vs a bicycle or the metro rail that can become very expensive for a family of four, five or more. Parking is a necessity for this group. We have our disabled neighbors whom many also find it difficult to get around without a vehicle.

Then you have those that must use a vehicle for the type of life style they lead. It is a matter of choice most times but a matter of necessity many times.

To reduce parking at a 10 unit building from 1 for every 2 units to 2 spaces for the full 10 unit building is excessive. To reduce parking by 50% in areas of metro rail or major bus lines is again excessive. There must be ANC review when there is a proposal for the reduction of the required minimum parking spaces in the community. This will allow the ANC to review the arguments and "advise" the BZA about neighborhood parking conditions.

The ANC must have review and be able to advise the BZA when it comes to parking issues. The Commissions are familiar with the communities they are familiar with the residents and they are familiar with the issues that will affect the reduction of the required minimum number of parking in any given community.

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