



ADVISORY NEIGHBORHOOD COMMISSION 1A

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SMD 1A04 – Sadaf Mortezaei
SMD 1A07 – Sharon Farmer
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SMD 1A02 – Vickey Wright-Smith
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SMD 1A08 – Kent C. Boese
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SMD 1A09 – Bobby Holmes
SMD 1A12 – Margaret Hundley

January 16, 2017

VIA EMAIL

Office of Zoning
441 4th Street NW Suite 200S
Washington, DC 20001

Re: ZC 16-11: ANC1A Post Hearing Response (Park View Community & the District of Columbia)

Dear Members of the Zoning Commission:

As a party to the above referenced case, ANC1A has reviewed the post hearing statements of *Tonya Williams on behalf of Park Neighbors* and *Park View Community Partners* (“Applicant”). After careful consideration, the ANC has identified one area of concern newly proposed by the Applicant – namely restricting RPP-eligibility from the market rate units.

The ANC understands resident concerns with on-street parking and agrees that all reasonable efforts should be taken to ensure that any development not exacerbate the current demand to use public space for on-street parking. However, the Applicant is complying with zoning parking requirements, providing 107 off-street parking spaces, and is not seeking zoning relief from parking requirements. Therefore it seems highly irregular – and potentially precedent setting – to include restricted RPP-eligibility as a condition for approval of this case.

ANC1A does not support restricting RPP-eligibility in general for the following reasons:

1. We consider denying parking eligibility through covenants to be a form of restrictive covenant that is not merely bad policy, but potentially illegal;
2. The Commission considers restrictive parking covenants to be contrary to the intent of D.C. Law 18-240, which states that “Any resident owning a vehicle registered at an address on a Ward 1 residential block may be granted a Zone 1 residential parking sticker.” While Georgia Avenue is not classified as a residential street, there are currently properties on Georgia Avenue that participate in the RPP program¹; and,

¹ ANC1A originally raised this concern in 2014 and is on record in BZA Case #18847.

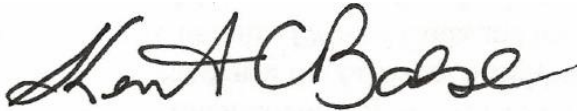
3. DDOT and the Department of Motor Vehicles has acknowledged that it has no self-exemption process under current regulations, thus eligible residents applying for RPPs may receive them.²

ANC1A is particularly concerned with the proposal in this case, which specifically would deny RPP-eligibility to the market rate units only. The ANC opposes this proposal as it is not in the best interest of the future residents, the community, or the District of Columbia as a Whole. Our chief concerns are:

1. To unnecessarily restrict RPP parking for the market rate units would decrease their marketability, and could have a negative impact of the success of the entire project; and,
2. A successful mixed income project provides equal amenities to every resident regardless of income. To specifically deny only the market rate residents from access to the RPP creates inequality, whereby over time it may be possible for residents both within the building and in the surrounding community to identify those who are not paying market rates.

Thank you for your attention to this matter. ANC1A looks forward to your consideration of this matter at the January 30, 2017 public meeting.

Most sincerely,

A handwritten signature in black ink that reads "Kent C. Boese". The signature is written in a cursive, flowing style.

Kent C. Boese
Chair, Advisory Neighborhood Commission 1A

² See "DDOT Confirms That It Doesn't Enforce Residential Parking Bans." *Urban Turf blog*. Available at: http://dc.urbanturf.com/articles/blog/ddot_responds_to_rpp_process/11519