



District of Columbia Government
Advisory Neighborhood Commission 6A
P. O. Box 75115
Washington, DC 20013



November 30, 2012

Mr. Clifford Moy,
Secretary to the Board of Zoning Adjustment
441 4th Street NW, Room 200
Washington, DC 20001

Dear Mr. Moy,

Advisory Neighborhood Commission 6A (ANC) has voted to oppose any additional density without mitigation measures.

The BZA should be aware that parking anywhere near the intersections of 9th and 10th and D Streets is fraught with tension and a long history of unpleasant confrontations. There is nowhere near enough on-street parking for the existing residents. There are two large apartment buildings on the south side of Maryland Avenue (no off-street parking); a large apartment building on 10th next to D Street; the staff and visitors of the Specialty Hospital of Washington and the DaVita Dialysis Center on 8th Street; the student interns and staff of the Christian College Association on 8th, plus an over-saturation of rooming houses and multi-unit condos in the immediate area. These are all within one block or across the separating street, e. g. a large apartment building across Maryland Avenue on E Street.

There have, in my time as Commissioner, been fist-fights over parking spaces, keying of cars, and much intemperate language. The church directly across the street at 9th and D Streets fills the neighborhood with out-of-state cars (week and weekend, afternoon, evening and night) - a problem that will only get worse after the Credit Union leaves, construction begins, and the Credit Union parking lot closes. People park blocks away from their home in the late evening/night or park illegally close by because they do not feel safe walking any distance at night. The requested additional density will be a substantial problem.

Because of the careful and sympathetic presentations of CAS Riegler and Ditto Residential, the ANC and the neighborhood authorized a proposal of two, and only two, additional residential units in exchange for the purchase of a small Capitol Bikeshare station to be installed in the immediate vicinity and the payment of the public space fee for a period of five years of an on-street parking space for a ZipCar to be located adjacent to 901 D.

The ANC motion authorized the ANC Chair (myself) and the Vice Chair, Dr. Drew Ronneberg, (who also chairs the Economic Development and Zoning Committee of the ANC), to negotiate for a reduction in the on-street parking by the future residents of this condominium complex, and to raise the number from 23 if we felt there would be measures

in place to accomplish this goal. The neighborhood, Dr. Ronneberg, and I agreed to reject an offer for parking limitations to be accomplished by condo sale and incorporation documents which would have limited on-street parking to 19 additional RPP. This proposal seems to us excessively complicated, probably very difficult to enforce, with fines that weren't high enough to deter those who might seek to exceed the limits, and with the money from the fines a potential future problem.

The ANC adopted the following motion at its regularly scheduled and publicly announced¹ meeting of November 8, 2012, with six of the eight Commissioners in attendance. The vote was 6-0-0.

That the "ANC oppose before the BZA increased density at 901 D Street NE, unless the Chairs of the Commission and the EDZ Committee jointly are able to negotiate with the developer a lessened impact on parking in that neighborhood."

Commissioner Ronneberg and I, and thus the ANC, support 25 units on this site and no more. This reflects the consensus of the neighborhood as well, a consensus built over three public meeting devoted to the topic, discussions by and at our Zoning Committee and at the ANC meeting. I have also been the recipient of hundreds of emails from the neighbors and the developers, and of somewhere near 100 phone calls.

Many neighbors still strongly assert that there should be no additional density over the 23 allowed by-right.

There are no reasonable grounds to grant a variance without the agreement of the ANC and the neighbors. The extra two units, from 23 to 25 seemed likely to decrease the size of a couple of two-bedroom units to one bedroom, and are a response to the mitigation measures proposed by the developers.

David Holmes and Drew Ronneberg are authorized to act on behalf of the Commission in this matter. I can be reached at 202.251.7079 and at holmes6a3 at gmail.com.

On behalf of the Commission

A handwritten signature in black ink that reads "David Holmes". The signature is written in a cursive, flowing style with a prominent initial "D".

David Holmes
Chair, ANC 6A

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@yahoo.com list, the ANC6A email group (not run by the ANC), the NewHillEast email group, through print advertisements in the *Hill Rag*, and on our website, ANC6A.org.