



Coalition for Smarter Growth

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October 2, 2012

Lloyd Jordan, Chairperson
Board of Zoning Adjustment
441 4th Street, NW
Washington, DC 20001

RE: Support for BZA Case No 18412 Be the Change, on behalf of the District of Columbia

Dear Chair Jordan and Members of the Board:

Please accept our testimony on behalf of the Coalition for Smarter Growth. My organization works to ensure that transportation and development decisions in the Washington D C. region accommodate growth while revitalizing communities, providing more housing and travel choices, and conserving our natural and historic areas

We would like to express our support for this application. In particular, we would like to support the proposal to not build any parking for the uses. This site faces a number of physical limitations that severely constrain the ability to provide parking. Fortunately, the proposed uses can easily thrive without off-street automobile parking. The cost savings in unnecessary vehicle parking can be used to ensure that the project can provide much needed quality affordable housing to D C. residents

Parking for this project is unnecessary for a number of reasons. First, the location of the property is within an easy walk of two Metro stations, major bus lines, downtown, services and stores. Reflecting this, the area has a low car ownership rate, with many car-free households. These factors show that the initial conditions for building car-free housing are good. Combined with this highly accessible location is the use – affordable housing to deeply affordable levels. Low income residents tend to own far fewer cars. Given robust alternatives to car ownership, such as the transit, walk and bike accessibility of this site, residents will have easy access to key needs -- jobs, services and a regional transit system. This site takes advantage of an opportunity to provide quality housing for people facing tremendous challenges in finding homes they can afford in locations that give them access to jobs and services.

Again, we strongly support this application. We welcome the contribution of this quality project to increasing housing opportunities for low and very low income people in such an accessible location.

Sincerely,

Cheryl Cort
Policy Director

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BOARD OF ZONING ADJUSTMENT
District of Columbia

CASE NO. 18412

EXHIBIT NO. 38