



# Coalition for Smarter Growth

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June 23, 2014

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

Via email: [bzsubmissions@dc.gov](mailto:bzsubmissions@dc.gov)

Re. Support for BZA Case Number 18785, 1326 Florida Ave NE – reduced parking

Please accept these comments on behalf of the Coalition for Smarter Growth (CSG). The Coalition for Smarter Growth is the leading organization working locally in the Washington, D.C. metropolitan region dedicated to making the case for smart growth. Our mission is to promote walkable, inclusive, and transit-oriented communities, and the land use and transportation policies and investments needed to make those communities flourish.

We wish to express our strong support for this project and the proposed reduction in the number of parking spaces provided for this laudable housing development at the corner of Florida Ave. NE and Trinidad Ave. The code-required number of parking spaces is unneeded, and infeasible given the exceptional condition of the site. The proposed project is more appropriate to the site than the zoning-required parameters. Given the high level of walk, bicycle and transit access from the site to nearby shops, services, employment, and long distance transit, the proposed parking ratio offers a reasonable level of parking availability, while avoiding burdening the project with unnecessary costs that would increase the cost of housing on the site. The project offers a sound alternative to an unworkable parking supply standard and demonstrates the fallacy of the notion of a fixed amount of parking demand per housing unit. The 1:3 ratio offered by the project is a typical ratio for DC housing projects close to jobs, transit and services. Additionally, we commend the provision of vehicle trip and ownership reduction incentives through the TDM program to further reduce demand for parking at the site.

Given the strong demand to live in this growing neighborhood, and the large share of DC residents (close to 40%) who do not own a personal vehicle, this project is a helpful contribution to meeting the city's demand for more housing. The project is a specifically welcome addition to our city's in-demand housing stock as it provides Inclusionary Zoning units with 3 units affordable at 50% AMI and 3 units at 80% AMI.

We urge the BZA to approve this application. New housing opportunities like this project are critically important to achieving our Sustainable DC goal of 75% non-auto trips for the sake of protecting the climate, improving safety and enhancing the livability of our city. Thank you for your consideration.

Sincerely,

Cheryl Cort  
Policy Director

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Board of Zoning Adjustment  
District of Columbia  
CASE NO.18785  
EXHIBIT NO.74