

Cheryl A. Cort • 1438 Florida Avenue, NW • Washington, DC 20009

January 29, 2007

Carol Mitten, Chair
D.C. Zoning Commission
441 4th Street, N.W., Suite 220-South
Washington, D.C. 20001 via fax: (202) 727-6072

RE: Support for CASE NO. 06-24 (2400 14th Street, N.W. – Level 2 Development,)


Dear Chairman Mitten and Commissioners:

I am a close neighbor of the project site, living at 1438 Florida Avenue, NW. I want to express my support for the proposed project. Street-fronting retail and new housing above is a welcome change for this site. The proposed building appropriately restores the streetwall on 14th Street by fronting the sidewalk and street, and offers new housing opportunities in a neighborhood experiencing high demand. I hope on-street metered parking will also be restored to 14th Street, and I ask the Commission to require this. Overall, this proposal is an appropriate place for new housing opportunities given the proximity to bus and Metrorail service, jobs and services.

I welcome the new retail offerings that will be located in this project. I also welcome the new housing that will make my neighborhood an even more vibrant and diverse place. However, I would like to see more affordable housing offered as a community benefit. I would also support reducing the off-street parking with only the code minimum of parking provided. Less parking means housing can be less costly or more units can be offered in the same building envelope. Less off-street parking means more households could find more affordable housing in my neighborhood. I welcome an additional Flexcar at the site to encourage more residents not to own private vehicles. Indeed, due to Zipcar and Flexcar's extensive availability in my neighborhood, I was able to give up my car. By reducing the amount of parking in new development, new residents will not be forced to pay the high cost of off-street parking if they do not wish to have it. As a city, we should encourage more car-less households to live in my neighborhood so they can enjoy the benefits of walking, bicycling, riding transit and using carsharing to meet their transportation needs. Indeed, car-less households make the best neighbors because they shop locally, ride public transit and provide an added level of safety by walking in the neighborhood throughout the day and night.

Thank you for your consideration.

Sincerely,


Cheryl Cort
1438 Florida Avenue, NW
Washington, D.C. 20009

ZONING COMMISSION
District of Columbia

CASE NO.

EXHIBIT NO.

2007 JAN 29 AM 11:33

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District of Columbia
CASE NO. 06-24
EXHIBIT NO. 42