MEMORANDUM

To: DC Zoning Commission
From: Robert Marshall
Date: June 13, 2004
Subject: Opposition of Upzoning Square 37

Dear Members of the DC Zoning Commission:

1. I am a DC citizen and am adamantly oppose the upzoning of Square 37 (case number 00-27) because:

1. Proposal would lead to displacement of thousands of tenants from rent -controlled apartments. New zoning overlay would encourage owners of such buildings to sell to developers. Newly constructed buildings would be exempt from rent control and would presumably use luxury prices. Income mix of neighborhoods would be dismantled to instead favor wealthier residents. Part of the Mayor's plan for 100,000 new residents? The issues of displacement and affordable housing were not addressed. Proposal could lead to an overall reduction of city residents. Conflicts with city's comprehensive plan to provide affordable housing.

2. Proposal would drastically change residential density mix of neighborhoods. Would create serious traffic congestion problems affecting all residents in impacted areas as well as DC commuters.

3. Significant empty retail space exists in city now. Businesses should be encouraged to use this space. Lack of access to retail is not an issue in the impacted areas. Proposal would encourage conversion of residential units to commercial purposes and growth of transient, high-priced corporate housing.

4. City zoning officials made outreach presentations to industry groups but not affected neighborhoods or housing organizations that aid tenants. Concerns about lack of citizen review process. No zoning hearing will occur for overlay unless exception is requested. Developers could bypass community opposition.

ZONING COMMISSION
District of Columbia
Case 00-27
Exhibit 93

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CASE NO.00-27
EXHIBIT NO.93