

November 1, 2013

Alex Posorske
1417 West Virginia Avenue NE
Washington, DC 20002

Anthony Hood
Chairman
DC Zoning Commission
One Judiciary Square
441 4th Street NW, Suite 200S
Washington, DC 20001

RE: Zoning Case No. 08-06A, Subtitle C, Chapter 21 (Support for proposed changes to off-street parking)

Dear Chairman Hood and the D.C. Zoning Commission:

My name is Alex Posorske and I work for the Coalition for Smarter Growth but this testimony is my own and not on behalf of the organization.

I am testifying tonight in favor of lowering the off-street parking minimum requirements. To let you know why, please allow me a quick second to give you some background.

Last year I moved into a house with my girlfriend Leslie in Trinidad. It's been a great first year. The neighborhood is a wonderful mix of long-time residents and new arrivals, with the vibrant culture at next door Gallaudet added to the mix. We love it and are planning to stay for the long run. In our more optimistic moments we can imagine ourselves, decades from now, like Mrs. Johnson two doors down. Mrs. Johnson introduced herself to us as a resident of 40 plus years who keeps an eye on the houses while her neighbors are at work. Neither of us own, or want to own, a car and that's another reason we love the neighborhood. It has easy access to major crosstown buses as well as vibrant corridors like H Street NE and nearby grocery stores make it possible to live very conveniently without a car.

But I'm worried. I know what's happened to real estate prices in my neighborhood in just the year we've been there, with some properties shooting up in value almost three times. That's beyond the reach of many of my neighbors if they were looking to buy today as well as many of my long-time friends. With both of us working at non-profits, it would most likely be beyond the reach of my girlfriend and I as well today, even though she only bought the house a year ago.

I see the possibility of a D.C. that only the very rich can afford and it scares me to think what we could lose.

This is the major reason I support this update to our zoning code. There are lots of good reasons overall to support it. Reasons like modernizing a city to be consistent with an undeniable trend toward car-lite living and encouraging a better way for our city to grow – without the rest of us either stuck in traffic or stuck with the growing air pollution from everyone who is stuck in traffic.

But when adding a parking space to a new apartment building can add up to \$50,000 to the cost of a unit, many of those parking spaces are going unused, and the price of housing is soaring beyond the reach of many, something needs to be fixed. I want to speak up for the hundreds of thousands of current residents who hope they can afford to stay in their home city and the hundreds of thousands of future residents who

hope to add their talents and passions to our diverse, exciting, and welcoming city. I want to make sure that they are able to live here and keep contributing to our future. The compromise proposal before you – the product of five years of dialogue between the Office of Planning and residents from every ward and neighborhood of the city – will help to do that. It is an important part of ensuring a vibrant and inclusive city in the years to come.

Thank you for your time tonight as well as the many other long hours you put in on behalf of the District.

A handwritten signature in black ink that reads "Alex Posorske". The signature is written in a cursive, flowing style with a large initial 'A' and 'P'.

Alex Posorske