

November 21, 2013

Robert M. Ward
2930 Macomb St NW
Washington, DC 20008

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

Re: Zoning Case No. 08-06A, Subtitle C & D

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

I write in support of the proposed Zoning Re-Write as it pertains to the reduction of parking minimums, accessory dwelling units and corner stores.

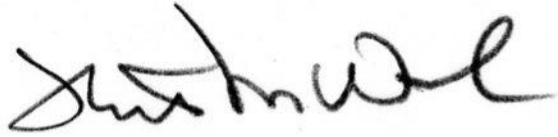
There is no need, in my opinion, to force the growing real estate market to build parking where parking may not be needed. There is no question that in some areas of the city parking is a scarce commodity. The answer is to treat it as such, price it accordingly, and focus public policy and resources to strengthen and grow transit and alternative modes of transportation. And while beyond the purview of the Zoning Commission, I would urge the Council and DDOT to explore ways to deny RPP's to new building constructed without parking.

Accessory dwelling units just make sense. No one is forcing residents to convert their basement or garage into an apartment, and I'm sure most people will not. But to make it easier for people to do makes sense. This city is a very expensive place to live. ADU's increase the supply of affordable housing for our growing city and helps those wanting to stay in their homes by providing rental income to off-set the rising costs of living here.

Corner stores also make sense. While I am fortunate to live a 100 feet from the Cleveland Park commercial strip, I know that corner stores in Georgetown, Dupont Circle, and places like Broad Branch Market in Chevy Chase are community treasures. It is my view that city living should mean walkability, and corner stores help fulfill that goal.

I am encouraged that DC is being forward-thinking and would urge the Board to consider that the chorus of opposition to these changes, while vocal, are not indicative of the broad public opinion within our communities.

Thank you for considering my testimony.

A handwritten signature in black ink, appearing to read "R. Ward", written in a cursive style.

Robert M. Ward