

John Wheeler
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September 8, 2014

Zoning Commission for the District of Columbia
441 4th St., NW
Washington, DC 20001

Re: ZC No. 08-06A (Alternative Language to Certain Advertised Text – Title 11,
Zoning Regulations – Comprehensive Text Revisions) setdown for hearings September 8-11, 2014

Dear Members of the Zoning Commission:

I generally support the proposed changes recommended by the Office of Planning, but I do object to the positions it has taken on vehicle parking and assessor dwelling units. For those, I think that the alternative language using the Office of Planning's September 2013 language to be the better position.

I doubt anyone will say that DC has sufficient affordable housing. One way to reduce the cost of housing is not to require developers to build unwanted parking. Evidence already shows that where there is good public transit, people drive much less and use transit much more. I live in Tenleytown, a neighborhood with easy access to both subway and bus transit. You've already approved a building in our neighborhood without any parking. Reducing the required amount of parking is certainly called for.

Another way to reduce the cost of housing is to make it easier for people to build living quarters above existing detached buildings on their property. I expect this will be particularly popular for people with young adult children who want to live and work in DC, but can't otherwise afford the cost of housing.

Sincerely,
John H. Wheeler
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