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NEIGHBORS UNITED TRUST
4911 Ashby Street, NW - Washington, DC 20007

September 15, 2014

DC Zoning Commission
441 4th Street, NW
Suite 200-S
Washington, DC 20001

RE: CASE NO. 08-06A, Subtitle F – Apartment (A) Zones

Members of the Commission:

The purpose of this brief submission is to remind the Commission of the vulnerability of single family homes in the Apartment Zones. The current R-5-A zones need your attention to ensure they do not fall victim to condo or apartment conversions by being placed in this new zone.

The goal of the zoning review should be to maintain the rich housing mix that currently exists in the R-5-A zones, not to have them become homogenized and consumed into a much denser zone. The single family dwellings mixed in with row houses and low rise apartment provide a rich mix of housing choices. Open space sets off these structures rather than making them a uniform mix of housing type.

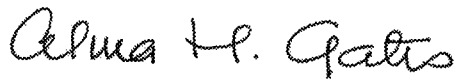
Unfortunately this proposed grouping of R-5-A zones in the apartment zones is another example of planning by imposition rather than choice.

Most of the current R-5-A communities have not been consulted or informed of the proposed changes which are in conflict with the Comprehensive Plan that directs zoning should not change neighborhood character.

One option would be to move them into the appropriate residential zones with which they share a predominance of zone characteristics.

The Zoning Commission needs to consider the fate of the R-5-A zones carefully to ensure these special residential areas do not fall prey to predatory developers who care little for maintaining neighborhood character.

Sincerely,

A handwritten signature in cursive script that reads "Alma H. Gates".

Alma H. Gates