



## ADVISORY NEIGHBORHOOD COMMISSION 1A



### **Treasurer Patrick W. Flynn**

November 14, 2013

Chairman Anthony Hood  
District of Columbia Zoning Commission  
441 4<sup>th</sup> St, NW, Suite 200-S  
Washington, DC 20001

Re: Zoning Case No. 08-06A – Subtitle C –  
Support for Reduced/Eliminated Parking Requirements

Good evening Chairman Hood and Fellow Commissioners,

My name is Patrick Flynn. I am a realtor with Long & Foster and I make my home in Columbia Heights where I serve my community as the Treasurer of Advisory Neighborhood Commission 1A, and as a board member of the North Columbia Heights Civic Association. Since moving to the District in 2005 to attend Georgetown University I have had the pleasure of living in Foggy Bottom, Georgetown, Capitol Hill and Columbia Heights, among other places in Maryland and Virginia. I also identify as a Millennial, the segment of our population who, according to the 2010 census, lists our District as the most popular destination to make their home and advance their career. Why? We have a booming economy, a vibrant culture, and a multimodal transit system that rivals the cosmopolitan destinations of Europe, and provides us with what we seek: a walkable, sustainable, community-oriented home.

Unfortunately, the popularity of our area, combined with the finite supply of housing and the outdated nature of our zoning code, makes our District extremely expensive for almost anyone, but especially those in my generation who want to buy a home and raise a family here. A quarter of a million dollars for a 500-600 sq./ft. one-bedroom condo (and that's cheap!) creates a barrier for many of those who I would like to be my neighbors, especially when a considerable portion of that purchase price goes toward paying for a mandatory parking space that they will never use.

Consequently, tonight I would stress the importance of and express my strong support for removing the minimum parking requirements, not only for downtown, but also along major transit corridors across the District.

Now, as a real estate professional I can tell you I don't plan to give up my car any time soon, because I depend on it to earn a living and because most of my older clients expect me to have one, but as a private citizen and a Millennial I can tell you that every moment of my personal life is spent on foot or on my bicycle. Furthermore, I can also tell you that the vast, vast majority of those clients in my generation are car-free, and come to me seeking walkable, transit-oriented housing that they can afford.

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ZONING COMMISSION  
District of Columbia  
CASE NO.08-06A  
EXHIBIT NO.406

It is this last component --affordability-- that they have the most trouble with, and it is also the problem that this body has the greatest opportunity to alleviate through elimination of parking minimums.

Simple laws of economics dictate the cost of housing, but zoning codes dictate the minimum number of required parking spaces. By doing away with parking minimums you permit developers small and large to devote valuable space and resources toward creating vibrant urban living areas rather than wasteful and undesirable concrete slabs. And in doing so, together with the other measures proposed in this zoning re-write, you create an opportunity for not only more reasonably priced housing and a more accessible community, but you have the opportunity to position DC to be prepared for the inevitable car free future.

Thank you.



Commissioner Patrick W. Flynn  
Treasurer, ANC 1A