



DEVELOPMENT

TESTIMONY – ZONING COMMISSION CASE NO 14-11
JANUARY 15, 2014

Lee Simon
Member - S2 Development LLC

My name is Lee Simon from S2 Development. I have lived in DC since 1999 I live at 419 15th Street SE I live in an R-4 zone, I'm raising a family in an R-4 zone, my kids go to DC public school, and I **strongly oppose** OP's proposal Many property owners have provided testimony in favor of the proposed changes in R-4 citing examples of poor construction, shifting foundations, vertical additions with vinyl siding, even houses painted shades of purple they object to However, the current proposal does nothing to solve any of these problems A developer or homeowner can just as easily build an ugly or poorly designed 20-foot tall single-family house as they can a 40-foot tall 3-unit condominium The proposal from OP addresses issues that are not in-line with the complaints being heard here tonight

In fact, on the R-4 block I live on it is the developed houses that add to the neighborhood, not the un-renovated, vacant, run-down properties that people seem so nostalgic about The majority of the development in the city is done well so you don't hear about them in meetings like this one It is only the minority of poorly designed or poorly executed projects that you hear about over and over, and these across the board changes do nothing to address them All these changes will do is lower property value, down zone 15% of the city, and lessen affordable housing. Office of Planning did not even include a single statistic about what this change will do to the value of people's property who live in R-4 zones Obviously a property that could have been converted to 3 or 4 units that can now only be converted to 1 or 2 is going to be worth significantly less

My #1 concern is that if the commission does unfortunately accept any of the proposed changes that there be a phase in and transition period so that anyone who already purchased a property or applied for a permit in an R-4 zone under 1 set of rules aren't punished by this change

Thank you

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