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1429 Taylor Street NW

Washington, DC 20011

9 January 2015

Zoning Commission

441 4th Street NW, Suite 200S

Washington, DC 20001

RE ZC 14-11

Dear Sir or Madam

As a 13-year owner-occupant, I would like to express my support for the zoning changes that are under consideration in ZC 14-11, specifically, the repeal of the provision that currently allows conversion from single-family home to multi-family/multi-unit as a matter of right. Repealing this provision would help to protect lower-density neighborhoods from significant increases in population, preserving the character of the neighborhood, and would also help protect the supply of multi-bedroom single-family homes in the district. Having three- and four-bedroom housing options is essential to attracting families as District residents, and the current trend of redeveloping row houses into smaller condo units reduces the number of row houses suitable for families.

Further, I feel that the ability to convert the row house to an apartment house/condo house stretches the limits of "matter of right" past a reasonable point, at the expense of long-term residents, and that repealing this provision will better protect those who actually live in the District, rather than those who buy, make a quick profit, and leave. Closing the current provision will not likely have impact on residents who wish to increase their living space and will steer potential developers to non-residential properties which so often remain vacant for extended periods of time.

Other concerns associated with the trend in redevelopment

- Lack of infrastructure in the R4 neighborhoods, such as parking.
- Interruption of access to the sun, for neighboring properties invested in or considering an investment in solar panels. Because many residential solar projects were funded in part by grants from the District government, the city has vested interest in the long-term viability of those projects.
- Impact to rainfall runoff when building footprints are changed. These changes may have a direct impact on pollution levels in Rock Creek, a situation that the District Department of the Environment has invested in improving.
- Artificial inflation of housing costs. As many of these projects involve converting row houses to luxury condos, the overall cost of housing increases, not because inventory is too short but

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because the only inventory available is in the luxury pricing levels. In other words, these projects do not contribute to affordable housing or even mid-range housing because they are designed with the luxury market in mind, which has a knock-on effect to the few remaining mid-range units on the market.

I would ask that the Commission adopt the planned changes to help protect owners, residents and future residents. I would be in favor of even further regulations, should they help protect the city's remaining row houses from redevelopment.

Thank you in advance for your consideration,

A handwritten signature in black ink, appearing to read 'MPRC' followed by a long horizontal stroke.

Mary Patricia Rodgers