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DC OFFICE OF ZONING  
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Hello DC Zoning Commission, I have been a resident of DC since 2001, living in Row Districts in Mt Pleasant, Georgetown, Eckington, & Petworth 1 ½ years ago my wife and I bought a 2-story row house in Petworth which we would not be able to afford now since property values have increased so much due to the lack of housing in DC and increased demand

I am also a Graduate of Syracuse University with a degree in Environmental design and have worked on urban planning & urban development projects For the last 4 years I have worked for a small Architecture firm in DC working on varied projects I have worked on personally or seen our office work on 20-30 condo conversion projects in DC in that time, many of which included pop-ups.

The proposed legislation does not address aesthetics, construction quality, means & methods, DCRA enforcement, illegal construction, and many other of the comments upsetting many DC residents which many people have voiced against pop-ups and as reasons for this legislation. I agree that I find many pop-ups ugly and would not want them next to my house However, I also think many 8-11 story building downtown and on commercial lots throughout the city built in the last 20 years are horrible ugly as well Simply put, unless in a historic district, DC has no right to implement architectural aesthetic design criteria. I would be open to the whole city put into a Historic district with some kind of aesthetic review process put in place

My main point is to address what I did not see the OP or any other commentator at the meeting address: Urban Planning The zoning laws should first and foremost think of urban planning when considering new legislation; how the city is planned and developed to make a happy, healthy, vibrant city which people enjoy to live in DC is about 800,000 people with over 5 million in the Dc-Metro area. Urban sprawl is rampant with new loosely regulated developments continually be built expanding the city out without regards to urban density Although DC city codes do not and can not affect outlying areas, it does have control over DC proper. ( In an ideal world as cities grow, so does the city boundary so cities can properly be zoned in it's entirety and not just it's city center, however, this is obviously not going to happen anytime soon in the USA or DC )

Every notable Urban planner for the past 25 years has agreed that Higher Urban Density results in better cities & neighborhoods. Urban Density creates spaces with more access to all amenities by foot and reduces need for individuals to have cars. It puts more eyes on the street and thus safer. It usually creates a more human scale and less of a car scale for the environment Now that DC has had a resurgence in urban infill, as most large cities in the US have, the housing stock has been exacerbated and single family home prices are skyrocketing As the last remaining lower prices neighborhoods, like mine (Petworth,) are being gentrified, renovated, & updated, there is nowhere left for people to move to in the city and single family prices will continue rise, if not accelerate. It should be the Zoning Commission's role to increase urban Density, not inhibit it, as this proposal does.

ZONING COMMISSION  
District of Columbia  
CASE NO. 14-11  
EXHIBIT NO. 178  
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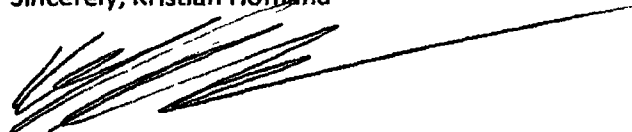
The proposed legislation regarding IZ, that the 4<sup>th</sup> unit and all additional units be IZ(%60) will reduce the ability for developers to take larger lots in R-4 and convert to larger multi-family dwellings. The economies of scale and construction costs are such that a developer simply will not build 4, 5, 6, 7 or larger unit multi-family building because they would lose money. This will result in the larger lots not being developed at all or into larger units, which will be more expensive; thus reducing urban density & housing stock, raising prices of all housing(single family & condo/apartment) because of less stock, and raising the prices of the properties developed because they are larger. This will in-fact have the opposite effect of providing more affordable housing, counter to what OP states they want. They must realize that developers will not build %50 IZ because they would lose money.

If a lot is large enough, as many units should be allowed within the 900 sf per unit, and the current code of 10+ units starting the IZ requirements. Conversely, a large lot is appropriate to have more dwelling units, plain and simple, and this legislation would all but prohibit them in effect.

I would like to add that when my wife & I bought our house, we looked into adding a 3<sup>rd</sup> story onto our 2-story house. Because of how Zoning calculates the building height in R-4, from the grade at the front of the building, and since our house, like many, if not most in R-4, has it's 1<sup>st</sup> floor at 3' to 4' above grade, we would be unable to add a 3<sup>rd</sup> story under the proposed legislation because our house is already considered 30 ft high, and we could not fit another story into the 35' limit. I would recommend that if you are considering passing this 35' limit, that you allow for special exemptions for homes like mine and many other residents, who would be unfairly singled out compared to people with 1<sup>st</sup> floors closer to grade level. By keeping the existing 40' limit, it would allow for this. I would be OK with a setback clause, requiring any additional stories, or just a 4<sup>th</sup> story to be set back 5' to 10' from the front façade of the existing building. This might be a good compromise, as it would allow for the rhythm, scale, & continuity of the existing streetscape facades as built to remain, and allow for additional sf be added to single family homes or condo conversions.

The limit set at 35' also would prohibit any R-4 homes from adding a 4<sup>th</sup> story at all; thus reducing urban infill, urban density, & reducing the potential size of each unit within a multi-family. Most developers I talk to & work with want to make larger units with more bedrooms as they sell for more money. Most of the condo conversions I have worked on in the district average between 1000 sf 2-bedroom and 1700sf 2 bedroom & den or 3 bedroom. This is an appropriate size for young people, young families, & full grown families. My house is not large, nor small and is about 1300sf and would be more than adequate for a family of 4-5 people on 2 levels. Our cellar is an unused area. If we were to go up a story, again: not permitted under this proposed legislation, we could create two 2-story condos, each with roughly the same living space we currently occupy. I don't understand why the Zoning Commission would want to restrict or deny this sort of urban infill/density increase/conversion of single family to condos?

Sincerely, Kristian Hoffland

A handwritten signature in black ink, appearing to read 'Kristian Hoffland', with a long, sweeping horizontal stroke extending to the right.

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