

RECEIVED
D.C. OFFICE OF ZONING

2015 JAN 15 AM 11:04

January 15, 2015

Anthony Hood
Chairman
DC Zoning Commission
One Judiciary Square
441 Fourth Street NW, Suite 200 S
Washington, DC 20001

Re: Zoning Case No. 14-11

Chairman Hood and Members of the Zoning Commission,

I am writing to you in opposition to Zoning Commission case 14-11. While pop-ups are often controversial in neighborhoods across the District, so is the issue of affordability.

I admire the Office of Planning's desire to conserve the city's existing housing stock of rowhouses and housing units suitable for families. However, I would suggest that a more effective proposal would be to address the city's housing demands in total and look to identify areas suitable to be upzoned to accommodate new rowhouses, rather than downzoning the current R-4 areas and severely limiting the potential for small-scale apartments and incremental development in our city

The recent increase in pop-up projects is indicative of the massive demand for additional housing in the District. While this pressure can cause issues, ignoring the pressure by failing to provide an outlet for this kind of demand is bound to have severe consequences for the District.

If the concern is the aesthetics of these projects, I would encourage the Commission to focus on the form-based elements of the zoning code. I'm sympathetic to the concerns about 'ugly' pop-up projects, but I am also cognizant of the realistic limits of zoning to address this issue and I am concerned about the negative effects of unintended consequences for such a severe and large-scale downzoning across a wide area of the city

The proposed changes claim to impact only apartment conversions and not homeowner additions, but this claim is not supported by evidence, nor is the idea of stopping small-scale housing development consistent with the Comprehensive Plan's vision for growing an inclusive city

ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 61
ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 61

Thank you for the opportunity to comment on these important issues.

Regards,

A handwritten signature in black ink, appearing to read 'Alex Block', with a stylized, cursive script.

Alex Block
140 M St NE, Apt 340
Washington DC 20002