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6827 Fourth Street NW, #115
Washington, DC 20012
May 5, 2015

Zoning Commission of the District of Columbia
441 4th Street NW, #200
Washington, DC 20001

Re: CASE NO. 14-13, Office of Planning Proposal to Change Zoning Regulations

Members of the Zoning Commission.

I write in opposition to the change in zoning regulations proposed by the Office of Planning, which would allow matter-of-right increased height and density in commercial and apartment zones in the District of Columbia.

Our needs—housing for upwardly-mobile millennials, for the homeless, for middle- and lower-income families; keeping seniors in their homes; providing neighborhood necessities, encouraging amenities; saving businesses, creating new economic opportunities; protecting neighborhood integrity—all rub uncomfortably against one another, as you well know.

In some situations, increased height and density might well help answer one or more of these needs. But we will succeed in creating a beautiful, livable, unique Washington, DC for everyone only if citizens and planners are allowed to do the cooperative, painstaking work of knitting together the bones, the cartilage, the joints of each neighborhood in the ways that rejuvenate its one-of-a-kind face.

Any change in zoning, no matter how appropriate in a particular set of circumstances, when imposed in all circumstances, will strangle each and any of the intensely-local planning processes that, together, could have accomplished a neighborhood-by-neighborhood renewal. Matter-of-right changes in zoning are to city planning what a sledgehammer is to sculpture.

I urge you most strongly to reject the Office of Planning proposal for citywide matter-of-right changes in zoning regulations.

Respectfully,



Marcia Rucker

ZONING COMMISSION
District of Columbia
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EXHIBIT NO. 118