

Dear Members of the Zoning Commission:

My name is Stephen Crim, and I live at 1807 8th Street NW in Ward One. I am writing in opposition to the creation of a MU-4A zone as a solution to case 18-06. I have almost no knowledge of the redevelopment proposal that was the genesis of this case, and I have no opinion on the merits of that redevelopment. However, I am opposed to the creation of this new zoning district as the solution. Some who have already commented on this case want to use the creation of a MU-4A district to limit development and density in some of the city's commercial corridors, corridors located far from the Penn Branch Shopping Center. I happen to live within a few blocks of multiple MU-4 districts, and while these areas would not likely get rezoned to the proposed MU-4A given the density of residential development nearby, I would certainly not want to see a decrease in the allowable density on those nearby parcels in my neighborhood, nor in other neighborhoods. Keeping our commercial corridors occupied and useful to nearby residents will mean increases in density at times, density that we should welcome. Also, our city's housing affordability crisis is in part due to decades of restrictive zoning rules. There is no silver bullet to this affordability crisis, but restricting density will only make the situation worse. I am sorry that I am unable to make my comments in person at the July 23rd hearing, but I hope that you will consider these written comments as you decide on this case.

Sincerely Yours,

Stephen Crim

Submitted on 7/23/2018 by:

Stephen Crim

1807 8th Street NW, Washington, DC 20001