

Cochran, Patricia (DCOZ)

From: Bardin, Sara (DCOZ)
Sent: Friday, July 11, 2025 12:08 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: FW: Zoning Case No. 24-12: Statement in Support

Sincerely,

Sara

Sara Bardin
Director

Office of Zoning | District of Columbia Government

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From: r.rybeck justeconomicsllc.com <r.rybeck@justeconomicsllc.com>
Sent: Friday, July 11, 2025 11:46 AM
To: ATD DCOZ <dcoz@dc.gov>
Subject: Zoning Case No. 24-12: Statement in Support

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Dear Sir or Madam,

I have been informed that Zoning Case 24-12 for a PUD at 4201 Garrison Street is coming up for a hearing at the Zoning Commission. **I am writing to support this PUD proposal.**

The District of Columbia needs more housing in general and more affordable housing in particular. This proposal will convert a surface parking lot into housing, including units set aside for low-income households. Affordable housing is in very short supply. This proposal has merit for several reasons:

- Housing is a much better utilization for District land than surface parking. (Homes for people instead of for cars!)
- Housing in this location, near the Friendship Heights Metro, allows residents to accomplish many of their activities without utilizing a car.
- Housing in this location provides customers for nearby restaurants and retail shops.
- Nearby shopping and employment opportunities enhance both the residential experience and business viability in this area without adding auto traffic and its associated pollution and crash risks.

Although I live in Ward 1, I regularly take the Metro from Woodley Park to Friendship Heights because I patronize Crunch Gym in the 5100 block of Wisconsin Avenue, just around the corner from the site of the proposed PUD. So I am familiar with the site and its neighborhood.

Please let me know if you have any questions or concerns about my testimony. Thank you for considering my views.

Regards,

Rick Rybeck

Rick Rybeck, Director

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