

July 11, 2025

Mr. Anthony Hood
Chairman, Zoning Commission of the District of Columbia
441 4th Street, NW, Suite 210S
Washington, DC 20001

RE: **Support** for Z.C. Case No. 24-12, (Harrison Wisconsin Owner, LLC – Consolidated PUD & Related Zoning Map Amendment @ Square 1666, Lot 810 and a Portion of Lot 809 [4201 Garrison Street, N.W.]])

Dear Chairman Hood:

Please accept this testimony on behalf of the Coalition for Smarter Growth, the leading organization advocating for walkable, bikeable, inclusive, transit-oriented communities as the most sustainable and equitable way for the Washington, DC region to grow and provide opportunities for all.

We are pleased to express our support for zoning case number 24-12. This new apartment building will advance the Comprehensive Plan's goals to provide more affordable and more housing overall close to transit, and in the high-opportunity Ward 3 neighborhood of Friendship Heights. The plan is modest, but helpful, offering 126 units, of which 33% are affordable at 50, 60 and 80% median family income. This site is currently home to the negative uses of a surface parking lot and a decommissioned 705-foot television tower. All this is two blocks away from the Friendship Heights Metro station south entrance, and adjacent to Wisconsin Avenue's major bus lines.

The proposed building will support the District's racial and housing equity goals -- creating new opportunities for low and moderate income households in a neighborhood offering access to services, Metro and bus service, stores, schools and jobs. Few affordable or moderately priced homes have been built or are available in this neighborhood - or anywhere in Ward 3. This is a rare chance to create more affordable homes, and give more people the option to live in this high-opportunity neighborhood.

Beyond the major benefit of affordable housing, we also commend the quality design of the building to blend into the neighborhood, creating a smooth transition between larger buildings on Wisconsin Avenue and the adjacent lower scale residential blocks. We also commend the agreement reached between ANC 3E and the developer.

Our main concern regarding the plan is the excessive vehicle parking proposed which is well above not only the minimum but also the maximum recommended for the site. This added parking creates unnecessary cost and excessive supply which depresses the price below its cost, creating a subsidy for driving, traffic, and pollution. A better approach is to reduce the amount of parking, price it to cover cost, and give back cost savings to residents in the form of lower rents or other benefits. We ask the Zoning Commission to request a reduction of parking.

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In all, we are enthusiastic to support this important gain of 126 homes along the Wisconsin Avenue corridor so close to the Friendship Heights Metro station, amenities, services, and jobs. We urge the Zoning Commission to approve this PUD, along with the revision of the oversupply of parking and the reallocation of that cost towards benefiting future residents.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cheryl Cort', with a stylized flourish at the end.

Cheryl Cort

Policy Director