

**Z.C. Case No. 24-12**  
**Applicant's Supplemental Prehearing Statement**  
**Exhibit C**  
***Narrative on Demographic Trends and Neighborhood Impact***

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The proposed redevelopment of 4201 Garrison Street NW (the “Property”) offers a meaningful opportunity to advance the transformation of the Friendship Heights neighborhood, located in the Rock Creek West Planning Area, into a more inclusive, walkable, and vibrant residential community. This vision aligns with the Wisconsin Avenue Development Framework, which promotes residential growth, mixed-use development, and housing equity. The Project’s addition of approximately 126 multifamily units across four stories and a penthouse directly supports the District’s goals of increasing housing supply and diversifying housing options, particularly in areas like Rock Creek West where housing production has historically lagged. With 33 percent of the Project’s residential units set aside as affordable housing, the Project is also expected to promote income diversity and support long-term neighborhood stability.

**1. Expanding Housing Access for all Demographics**

By introducing a mix of studio, one-, two-, and three-bedroom units, **with 33% set aside as affordable** through the Inclusionary Zoning (IZ) and High Area Needs Tax Abatement (HANTA) programs, the Project directly responds to the longstanding shortage of affordable and accessible housing in the Planning Area. See [Market Conditions & Opportunities in Friendship Heights](#), July 2024, p. 11. This includes units targeted at households earning 50%, 60%, and 80% of the Median Family Income (“MFI”), providing critical opportunities for very low- and low-income residents to live in a high-opportunity area with access to transit, parks, schools, employment, and various other amenities. See 10-A DCMR § 500.8, Figure 5.1 for income definitions.

Demographically, this infusion of new residential units at this location has the potential to shift current trends of stagnant population growth and aging demographics by attracting younger professionals, small households, and older adults looking to downsize—all groups that currently lack sufficient housing options in Friendship Heights. See [With First New Apartments in 14 Years, Friendship Heights Looks To Shed Its Elderly Reputation](#). The proposed units, with their walkable access to transit, retail, and services, offer an appealing option for older residents seeking to remain in the community without the burdens of single-family homeownership. More broadly, the introduction of 126 new residential units provides meaningful new capacity in a planning area where population growth has remained limited and supports the District's housing growth targets. This added supply promotes a more balanced mix of household types and age cohorts in Friendship Heights.

## **2. Enhancing Livability Through Design**

The Project's sustainable, pedestrian-oriented design will enhance livability by supporting the continued evolution of a well-connected, welcoming neighborhood. Features such as green roofs, energy-efficient systems, and enhanced landscaping will improve stormwater management and contribute to a more attractive and comfortable streetscape. Distinct green spaces within the courtyards will provide residents with inviting places for relaxation, recreation, and community gathering—key elements of a livable residential environment. With 82 below-grade parking spaces, ample bicycle storage, and thoughtful streetscape improvements, the development balances the needs of drivers, cyclists, and pedestrians, while respecting the residential character surrounding the PUD Site. As a transportation benefit, the Applicant will also coordinate with DDOT on curb bulb-outs with bioretention features to improve safety at the Garrison Street and 42nd Street intersection. Together, these design strategies foster a highly livable, transit-rich, and walkable environment that aligns with the Rock Creek West Planning Area's goals for urban infill, connectivity, and neighborhood quality.

## **3. Supporting Equitable Development and Catalyzing Neighborhood Revitalization**

As Friendship Heights transitions from a retail-focused node into a more balanced, mixed-use neighborhood, the Project serves as a model for responsible infill development. It supports a diverse range of residents while enhancing the neighborhood's appeal, sustainability, and overall livability. By bringing new life to an underutilized site, the project will help establish a residential base that can support local businesses and community-serving amenities. See [Market Conditions & Opportunities in Friendship Heights](#), July 2024, p. 21. The Project also has the potential to catalyze future reinvestment and to advance the District's broader vision for a vibrant, mixed-use corridor along this segment of Wisconsin Avenue NW.

In short, the Applicant's proposal represents a significant step forward in realizing the District's land use, housing, and equity goals in the Rock Creek West Planning Area, and in doing so, helps ensure that the Friendship Heights neighborhood is accessible to a broader cross-section of Washingtonians.