



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20004

CHRISTINA HENDERSON
Councilmember, At-Large
Chairperson, Committee on Health

Committee Member
Human Services
Facilities
Transportation and the Environment

January 9, 2026

District of Columbia Zoning Commission
441 4th Street NW, Suite 2005
Washington, DC 20001

Members of the Zoning Commission:

I write in support of the Office of Planning's (OP) proposed text amendment to Case 25-06, which would facilitate more efficient and uniform utilization of alley lots throughout the District and standardize regulations governing alley lot development.

Infill development, efficiency, and innovation are essential to addressing the District's ongoing housing needs, and this proposal meaningfully advances those goals. By enabling better use of underutilized alley lots, the amendment supports additional housing production while maintaining consistency with the District's broader planning objectives.

I also support the following modifications to the proposed text amendment to augment OP's proposals and further the District's housing production goals:

1. Eliminating parking mandates for alley homes. Parking mandates are detrimental to housing production because they increase project costs, encourage vehicle ownership, and increase traffic.
2. Aligning alley building height limits with the height limits of the zone in which the alley building is located.

I respectfully urge the Zoning Commission to advance OP's proposed text amendment and give serious consideration to these requested modifications.

Sincerely,

Christina Henderson
Councilmember, At-Large