



Anthony J. Hood  
Chairman, District of Columbia Zoning Commission  
441 4th Street, NW, Suite 200S  
Washington, DC 20001  
Via e-mail: zcsubmissions@dc.gov

Re: Case Number 25-06, Alley Lot regulations

January 9, 2026

Dear Chairman Hood,

The Washington Area Bicyclist Association (WABA) supports proposed changes to the zoning regulations for alley lots with revisions, specifically to:

- **Eliminate Parking Requirements**, which absorb habitable space in neighborhoods that are typically transit accessible and walkable, needlessly adding to development costs.
- **Align Height Limits with the Limit of the Zone**, consistent with other residential structures in the zone.
- **Align Height Limits with the Limit of the Zone**, consistent with the limits for street-facing lots in the zone.

WABA envisions a just and sustainable transportation system where walking, biking, and transit are the best ways to get around. We support equitable development that will create thriving, attractive, economically diverse communities. ZC 25-06's proposed revised alley-lot regulations will advance the District toward our vision of a welcoming city that offers attractive, affordable housing options for everyone who wants to live here and without – if zoning regulations are revised to eliminate alley-home parking requirements – an undue financial burden that reduces ZC 25-06's impact.

Thank you for your consideration of our position including our suggested ZC 25-06 revisions.

Sincerely,

Seth Grimes  
Washington DC Organizer  
seth.grimes@waba.org