
Letter in Support of ZC Case No. 25-06

From Jared Alves <noreply@adv.actionnetwork.org>

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To DCOZ - ZC Submissions (DCOZ) <DCOZ-ZCSubmissions@dc.gov>

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Members of the Zoning Commission,

I am writing to express my strong support for ZC-25-06, the proposed text amendment to the Zoning Regulations Governing Alley Lots. As a practicing professional planner who lives adjacent to historic Blagden Alley, I know these changes are a crucial step towards unlocking the potential of these unique spaces. Alley lots can play a vital role in creating naturally affordable housing.

DC is facing a significant housing crisis that drives up prices and displaces residents from their communities. To help address this urgent need and further support housing production, I urge the Zoning Commission to modify the proposal by:

1. Eliminating expensive parking mandates for alley homes. Parking mandates can significantly increase the cost of housing by forcing builders to add unnecessary parking and can stymie construction if insufficient space exists for both parking and the building.
2. Aligning unit limits with the limits of their zones. Many alley lots are in rowhome zones that typically allow for two units per building, but the current proposal limits some of these to only one unit. Allowing more units would also help trigger inclusionary zoning rules, creating more income-restricted, affordable homes.
3. Aligning the height limits of alley homes with their zones. While the proposed amendments increase the height maximum to 22 feet (and 30 feet in some mixed-use zones), aligning these limits more closely with the broader zone limits would enable the creation of more homes, some of which could be set aside as affordable units.

Implementing these enhancements will enable us to build a more inclusive, vibrant, and affordable DC.

Thank you for your consideration.

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ZONING COMMISSION
District of Columbia
CASE NO. 25-06
EXHIBIT NO. 50

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