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DC Zoning Commission
441 4th Street, NW, Suite 200S
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Dear members of the Zoning Commission,

I am writing in support of case ZC 25-09 “Text & Map Amendments creating new Neighborhood Mixed Use Zones for Cleveland Park & Woodley Park.” Our neighborhoods desperately need new residents, and this zoning change would bring them while preserving the neighborhood character.

Demand for housing is high in DC, which has caused significant rent increases, particularly since COVID. There are very few large sites left in the city, so it is important to develop where there is already strong demand and amenities available. Connecticut Avenue is home to many large apartment buildings, but they are conspicuously absent from the heart of the Cleveland Park and Woodley Park neighborhoods. With the new Cleveland Park development guidelines, the proposed zoning would support a significant amount of housing that matches the gorgeous architecture that is one of the attractive qualities of our neighborhood. The increase in residents would also support our commercial strip. Restaurants and stores (e.g. Target) have closed because there is not enough density to support business with local foot traffic.

This zoning change will help the city meet its equity and environmental goals. As residents search for housing in DC, they will go to wherever it is available. Ward 3 has built less housing than other areas of the city, which in some cases encourages gentrification and pushes out longtime residents. Cleveland and Woodley Park are well positioned on the Red Line to support increased density and reduce pressure on other sites. Furthermore, this transit link may also encourage residents to live in the city (reducing suburban and exurban sprawl) and live a car-free or car-lite lifestyle (reducing emissions and traffic).

Please take action to approve this zoning change.

Sincerely,
Bryan Ricketts