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2 November 2009

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D.C. OFFICE OF ZONING
2009 NOV -2 AM 9:30

District of Columbia Zoning Commission
One Judiciary Square
441 4th Street NW
Suite 200 South
Washington, DC 20001

RE: ZC #08-06-10, Testimony of Gary M Peterson, Ward 6 Member of the Zoning Review Task Force

This is in response to the Office of Planning's memorandum of October 15, 2009, regarding proposed amendments to the Downtown zoning regulations. I have a few comments on the memorandum.

1. I strongly support reducing the number of zoning combinations from 27+ to 6. This change, alone, should save on transaction costs.
2. OP, without any explanation, has chosen to exclude the D-M-3 and M zoned property to the north and East of Union station in the DD-2 zone, or in any zone. This property should be included because the property on the west side of 2d Street, NE between F and H Streets is already improved with office buildings built in the zones. There is no clear reason not to include this property and there is no other zoning category that should apply. Also, the C-M-3 and M categories are the wrong ones for these properties including the property over the rail yard.
3. I support Recommendation 4 that gives Housing Credits for renovations of historic landmarks.
4. I support parking minimums as suggested Recommendation 6 with the comment that they should also apply to office and retail and not just residential. The residential parking maximum should be no greater than 0.5 spaces per rental unit and there should also be parking maximums for office and retail. Not having parking maximums for office and retail is inexplicable.

I look forward to your decision in this matter.

Respectfully,


Gary M. Peterson

ZONING COMMISSION
District of Columbia

CASE NO.

08-06-10

EXHIBIT NO.

12

ZONING COMMISSION
District of Columbia
CASE NO.08-06-10
EXHIBIT NO.12