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Comments on Downtown Recommendations Z.C. Case No. 08-06-10

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Overall comments:

Agree with general thrust

Preserve existing rights and interpretations

Commend OP for approach and outreach

Distinction between DD/C-3-C sites where housing is/is not required (new DD-4A) (p.14)

Sites which do not now have a housing requirement should not have a housing requirement in the future

C-4 has already been addressed by splitting into DD-5 (housing required) and DD-6 (housing not required)

In DD-4, requirement to provide housing or to go through design review if use bonus density (p. 15)

Number of housing credits required should be no more than the amount actually used

Requirement to go through design review is a greater imposition than currently exists in the receiving zones

PUDs

How to treat approved PUDs in the DD – should not lose any specific rights but should be subject to the same requirements that now apply

Preserve the right to apply for a PUD in the future

Retail – 14' clear ceiling height and potential loss of density (p. 25)

Connecticut Avenue north of K Street and 1st Street NE in NoMA

ZONING COMMISSION
District of Columbia

CASE NO. 08-06-10
ZONING COMMISSION
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EXHIBIT NO. 18
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Both are locations where maximum density is allowed as well as the maximum height under the Regulations and the Act of 1910

Needs to be something less than 14' clear to achieve maximum density

Residential parking maximum at less than 1 space per unit (p. 28)

Theory put forth in the parking discussion was that the market should drive the provision of parking

Right now, market is less than 1 space per unit, but the regulations should not mandate that upper limit

Special exception for surface parking lots (p. 28)

Oppose the requirement to have to go to BZA

Default condition because of market and inability to proceed

Operating a parking lot is not where property owners want to be

Need to be able to carry the property