COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N W
WASHINGTON, D C 20004

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April 7, 2005

Carol Mitten, Chairperson
D C. Zoning Commission
441 4th Street, NW, Suite 210S
Washington, DC 20001

Re. H Street Overlay District, Zoning Commission Case No 04-27

Dear Chairperson Mitten and Members of the Zoning Commission:

I am writing with respect to the above-referenced case, which proposes zoning map amendments and the creation of a new H Street Neighborhood Commercial Overlay District As the Councilmember for Ward 6 and the current Chair of the Council's Committee on Economic Development, I have had great interest in the study coordinated by the Office of Planning aimed at revitalizing and reviving this important shopping street. I supported the adoption of the Strategic Development Plan by the Council

I have reviewed the zoning overlay now pending before the Zoning Commission. It follows on the Strategic Development Plan and it is generally a good effort at implementing the policies of the Plan. As you consider these proposed changes, I urge you to keep in mind that the new zoning should be incentive based, allowing additional development over and above the levels now provided to achieve specified goals, rather than restrictive, imposing additional regulations as requirements or demands and taking away existing development rights. Reducing the commercial density in the existing C-2-A District by 1.0 FAR (in the Housing Sub-District) or 0.5 FAR (in the Arts Sub-District) does not establish a climate that encourages development to achieve the goals of the overlay. It also has the potential effect of locking in existing development if the density permitted by the Overlay is less than the existing density on the site.

I therefore recommend that you re-balance the levels of development permitted in the Housing and Arts Sub-District If you determine to reduce the level of commercial density on sites in the Housing Sub-District, I agree with the position of the H Street Community Development Corporation that you should increase the total amount of residential development to be allowed.

Thank you for your attention to my comments.

Sincerely,

Sharon Ambrose

Sharon Ambrose, Chair
Committee on Economic Development

ZONING COMMISSION
CASE No. 04-27
EXHIBIT No 14

ZONING COMMISSION
District of Columbia
CASE NO.04-27
EXHIBIT NO.14