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Federation of Citizens Associations of the District of Columbia

ORGANIZED MARCH 5, 1910 • INCORPORATED JUNE 3, 1940

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September 8, 2005

Secretary
Zoning Commission
441 4th Street, N.W.
Suite 210S
Washington, D.C. 20001

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Re: No. 04-33, Inclusionary Zoning

To the Members of the Commission

The Federation of Citizens Associations, through its Executive Board authorized to act on behalf of the Federation and its 45 member associations, supports the views on the Inclusionary Zoning proposal in No. 04-33 as set forth by the Committee of 100 on the Federal City and its Zoning Subcommittee, as testified to on July 28 by Barbara Zartman and Laura Richards, respectively

The Federation has long been concerned about planning and zoning in DC. While we join the Committee in advocating for increased affordable housing in DC, the current proposal is too vague and uncertain to stand as a workable zoning regulation. The current proposal would leave the members of our associations completely in the dark as to whether it would apply to their neighborhoods and what standards would govern. And there is no provision for citizen access or notice on IZ projects. As such, the proposal deprives DC citizens of the basic fairness that is supposed to underlay the administrative process. Analogizing IZ to PUDs is simply wrong, because PUDs are governed by a very different public process based on exceptional circumstances, not what can become in effect matter-of-right exceptions

The Comprehensive Plan is undergoing an extensive revision process. Certainly nothing should be done on IZ before areas are designated for redevelopment or conservation under those revisions. Now is also not the time to act with the City about to embark on a study of rewriting its zoning code for the first time in nearly 50 years.

As the Committee points out, the IZ proposal is inconsistent with the Comprehensive Plan, while under the Home Rule Charter, zoning may not be inconsistent with that Plan.

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~~COMMISSION~~
04-33
143

ZONING COMMISSION
District of Columbia
CASE NO. 04-33
EXHIBIT NO. 143

Secretary
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We have testified before the Council that Ward plans should be preserved in the Comprehensive Plan rewrite process. Only after those more localized plans are completed and approved can the IZ proposal receive appropriate consideration. We urge that the Commission not proceed on this proposal before that time, and only then with proper procedural safeguards for notice and specificity of the boundaries of any IZ zones in place.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "G. R. Clark".

George R. Clark

President

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