

**Testimony on Inclusionary Zoning, Phase 2 – Historic Districts Z.C. Case No. 04-33A
Before the D.C. Zoning Commission on October 19, 2006
Presented by Elinor Hart**

Good evening. My name is Elinor Hart. I live in the Mount Pleasant Historic District, am active in the Campaign for Mandatory Inclusionary Zoning, and enthusiastically support the Office of Planning's proposal to require inclusionary zoning in my neighborhood and other historic districts.

From nearly ten years of serving on the board of Historic Mount Pleasant, I've seen the contribution that historic district requirements can make to a neighborhood. These requirements can be a valuable tool in shaping and managing future neighborhood development, but they should not be used to freeze development and growth in historic neighborhoods. We know from recent development in the Greater 14th Street Historic District that historic districts can accommodate density bonuses.

I am glad the Office of Planning has made use of inclusionary zoning in its Comprehensive Plan for growing an inclusive city. I'm sure I speak for many other residents of historic districts when I say that I want to live in as inclusive a neighborhood as possible. It would be a shame to exclude historic districts from inclusionary zoning and thus reduce the participating area by 20 per cent.

The number of inclusive units in historic districts will unfortunately be limited, because there is so little land available for development. Therefore, I hope the Zoning Commission will make affordable units a priority when developers seek additional density for the renovation of multifamily buildings in historic districts.

The proposed mapping for inclusionary zoning specifies which zoning designations will achieve bonus densities through greater lot occupancy and which designations will achieve it through additional height. It is my hope that the Office of Planning and the Zoning Commission will consider offering greater flexibility to developers in historic districts and allow them to achieve bonus densities through greater lot occupancy, additional height, or a combination of the two.

I hope the Zoning Commission will decide that inclusionary zoning will mean that I and the thousands of other Washingtonians who live in historic districts can fully participate in an inclusive city.

**ZONING COMMISSION
District of Columbia**

CASE NO. 04-33A
EXHIBIT NO. 51
District of Columbia
CASE NO. 04-33A
EXHIBIT NO. 51