

**Testimony Regarding Zoning Commission Case 04-33
Final OP Report on Inclusionary Zoning, Phase 2
September 25, 2006
By
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Camden Development Inc is supportive of affordable housing in D C Unfortunately due to multifamily design requirements/standards for natural light to residences it is difficult to obtain the Bonus Density afforded by the IZ program Furthermore, when coupled with an overlay district, such as the Capitol Gateway Overlay District, in which there are additional required setbacks it is next to impossible to achieve any bonus density for affordable housing

When the bonus density is not achievable the IZ program places an undue burden on landowners/developers. This burden either hinders development or increases the cost of housing for market rate units

Specific Development Example within the Capitol Gateway Overlay District

Normally a 41,019 square foot site with a 6 FAR would be allowed to develop 246,114 square feet With the 15 foot setback imposed by the Capitol Gateway Overlay District and the 90 foot height restriction the development cannot even achieve its allowable FAR much less any bonus density This coupled with the IZ requirements make projects in this overlay district economically unfeasible By increasing the height restriction to 110 feet the development is able to capture a portion of the bonus density for affordable housing

At a Glance

Parcel	41,019 square feet
Allowable FAR square feet in C-2-C:	246,114 square feet

Achievable FAR with CG Overlay restrictions.	224,262 (21,852 sq ft. less than allowable)
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Potential IZ Bonus Density	49,222 sq. ft.
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Achievable IZ Bonus density	0 sq ft.
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with CG Overlay restrictions without increased height

Achievable Bonus Density with increased height restriction	25,409
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**ZONING COMMISSION
District of Columbia**

CASE NO. 04-33A
EXHIBIT NO. 53

In conclusion, we support the Section 3.a. of the OP Report in which properties in the commercial zoning CG/C-2-C be permitted a height increase to 110 feet.