



**CITIZENS ASSOCIATION  
of GEORGETOWN**

RECEIVED  
DC OFFICE OF ZONING  
2006 NOV -2 PM 2:42

**November 2, 2006**

**BY FAX To: DC Office of Zoning 202-727-6072**  
**FROM: Citizens Association of Georgetown**  
**Victoria Rixey, President**  
**Re: Case 04-33A – Mandatory Inclusionary Zoning**  
**(Historic Districts)**

**OFFICERS**

Victoria G.K. Rixey  
President

Denise Cunningham  
1st Vice President

Ronald B. Lewis  
2nd Vice President

Brenda Moorman  
3rd Vice President

Tara Scopelliti  
Secretary

Robert Laycock  
Treasurer

**DIRECTORS**

Karen Cruse  
Barbara Downs  
Seth Kirschenberg  
Barbara Zartman

**LEGAL ADVISOR**

Richard de C. Hinds

**EXECUTIVE DIRECTOR**

Betsy Cooley

The Citizens Association of Georgetown represents approximately 1100 members residing in the Georgetown Historic District, a National Historic Landmark. For nearly 100 years we have worked to protect the residential character of Georgetown. We worked to create the legislation that was ultimately enacted by the Congress of the United States of the Old Georgetown Act of 1950. The District's own preservation program followed this initiative, to the benefit of all Washington.

Much of Georgetown is zoned R-3 or lower, anticipating single-family residence neighborhoods. It is the long-defended residential character of Georgetown that has had the side effect of attracting businesses to the main arteries of M Street and Wisconsin Avenue. Even these streets, however, are mostly low-rise buildings, maintaining a human scale of development that is particularly attractive to tourists, visitors, and fellow District residents.

The bonus densities proposed for Inclusionary Zoning would change the development pattern of Georgetown, already an intensely occupied community, pressed by traffic congestion and service-provision difficulties. In addition, as host to an ever-growing university campus, we must also deal with the need to cope with low-cost housing in intensely occupied residential facilities off campus.

The proposed mandatory program will encourage the replacement of low-rise structures such as those on upper Wisconsin Avenue from R Street to Whitehaven with high-rise, multi-purpose structures. The District Department of Transportation has already prepared traffic studies for what could be accommodated under bonus densities. The change would be profound and most harmful.

1365 Wisconsin Avenue NW  
Suite 200  
Washington DC 20007  
202.337.7313  
Fax 202.333.1088  
cagmail@cagtown.org  
www.cagtown.org

**ZONING COMMISSION**  
**District of Columbia**

**CASE NO. 04-33A**  
**EXHIBIT NO. 78**  
**ZONING COMMISSION**  
**District of Columbia**  
**CASE NO. 04-33A**  
**EXHIBIT NO. 78**

In light of the small number of units likely to be created in historic districts through mandatory inclusionary zoning, we strongly oppose mapping such a destabilizing proposal. To do so would be inconsistent with the many policies in the Comprehensive Plan that address protection of single-family residential communities, and the promotion of historic preservation.

If you would allow the record to be open until Monday, we will provide photographs of the location of several sites where MIZ would be particularly devastating to the character, and the protected zoning, in Historic Georgetown.

A handwritten signature in black ink that reads "Victoria G. K. Rixey". The signature is written in a cursive, flowing style.

Victoria G. K. Rixey  
President

Citizens Association of Georgetown  
1365 Wisconsin Avenue - Suite 200  
202-337-7313 Fax 202-333-1088  
cagmail@cagtown.org

**FAX**

**CONFIDENTIAL**

RECEIVED  
DC OFFICE OF ZONING  
2006 NOV -2 PM 2:42

DATE: November 2, 2006

TO: Office of Zoning

FAX: 202.727.6072

FROM: Victoria G.K. Bixey

PAGES: 2 (excluding cover)

NOTES: