



Advisory Neighborhood Commission 1C

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MEMORANDUM

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TO: Office of Zoning, c/o Sharon Schellin, Secretary to the Zoning Commission

FROM: Wilson Reynolds, Chairperson, Planning, Zoning Transportation Committee (PZT) Committee, ANC 1C of Adams Morgan.

DATE January 29, 2007

SUBJECT: Zoning Commission Case 04-33A; Comments on Text Amendment to Notice of Proposed Rule making as Published in DC Register of December 29, 2006; DCMR Title 11, § 1402.1 Reed Cooke Overlay District; Inclusionary Zoning.

Pursuant to the January 3, 2007 meeting of ANC1C, a motion was adopted to allow a member of the PZT Committee, or the ANC Chairperson to represent the full ANC with regard to the proposed text amendments to the Reed Cooke Overlay.

This motion was passed to allow for the timely filing of comments to the proposed rule making within the 30 day period from publication in the DC Register.

At the January 17th meeting the PZT Committee came to two conclusions which were duly ratified by motion

First, the PZT Committee, and ANC 1C strongly commend and support the Zoning Commission's work under the rule making to continue to provide and support opportunities for low and moderate income housing to be made part of new construction.

Second, the lack of specific standards defining the basis for calculating bonus density leaves in question the finale determination of FAR.

As such, it is the recommendation of the PZT Committee, and ANC 1C that § 1402.1 of the Reed Cooke Overlay District be kept entirely, and the text not be further amended, as proposed.

Specifically, the proposed language to be struck is here reproduced, appearing as text that is underlined

ZONING COMMISSION
District of Columbia

CASE NO. 04-33A
EXHIBIT NO. 90
ZONING COMMISSION
District of Columbia
CASE NO. 04-33A
EXHIBIT NO. 90

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“1402.1

The maximum height permitted in the RC Overlay District shall not exceed forty feet (40 ft.) plus roof structure as defined in this title; provided, that in the RC/C 2 B Overlay District, the Board of Zoning Adjustment may approve a maximum height of fifty (50 ft.) with appropriate setbacks from the street, plus roof structures, subject to determination by the Board that the project will provide for the on site construction or substantial rehabilitation of low and moderate income household units, as defined by the regulations of the D.C. Department of Housing and Community Development, of a total gross floor area equal to fifty percent (50%) of the additional gross floor area made possible by this exception.”

It is the opinion of the PZT Committee, on behalf of ANC 1C, that both the intent, and diction of the Section is enhance by the continued inclusion of this language.

Also, including this part of the section will add valuable emphasis to low and moderate income housing to be kept on and at the location of the subject property, and not be used as consideration for a relocated housing credit

As such, the PZT Committee viewed with deep concern § 2607 1, allowing the Board of Zoning to permit some or all set-aside requirements under § 2603 to be provided off site, at a remote location to the subject property.

Thus, continuing to include the proposed amended section of the Reed Cooke Overlay District under 1402.1 to specify that low and moderate income household units will be on site of the subject property is appropriate to the purposes of Inclusionary Zoning, as well as the Reed Cooke Overlay District.

Respectfully, on behalf of ANC 1C, the PZT Committee does support, and request the inclusion of this proposed amended text be kept in Section 1402.1.

On behalf of ANC 1C.


Wilson Reynolds
Chairperson, PZT Committee
ANC 1C

Cc: Councilmember Jim Graham