



Coalition for Smarter Growth

DC • MD • VA

July 29, 2015

Mr. Anthony Hood
DC Zoning Commission
441 4th Street, NW South, Suite 210
Washington, DC 20001

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RE: Zoning Case No. 04-33G - Revision to our zoning petition for Southeast Federal Center Overlay District

The Coalition for Smarter Growth wishes to revise our zoning text amendment which proposed the exemption for Southeast Federal Center Overlay District be removed for Inclusionary Zoning requirements after December 31, 2017. We request that the exemption be restored using the language below. The rationale for our request is based on the current requirement for parcels in the Southeast Federal Center Overlay District which are subject to a 20% set aside of rental housing affordable at 50% AMI under the Development Agreement with the federal government. This affordability requirement is substantially higher than our proposed changes to Inclusionary Zoning or current Inclusionary Zoning standards, at least pertaining to rental housing. Thus it is not appropriate to treat the Southeast Federal Center Overlay District the same as the Downtown Development District, which has no affordability requirement.

We propose the following revision to our zoning text amendment in Case No. 04-33G:

2602.3 This chapter shall not apply to...

(e) Properties located in any of the following areas:

- (1) The Downtown Development Overlay District until December 31, 2017, after which this chapter shall apply, and development subject to the Development Agreement in the Southeast Federal Center Overlay District;

If further changes are made to the Southeast Federal Center Overlay District, we suggest the Commission consider applying the same affordability standards for development which exceed Inclusionary Zoning requirements, per 2602.3(f) of this section.

Thank you for your consideration.

Sincerely,

Cheryl Cort
Policy Director

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ZONING COMMISSION
District of Columbia
CASE NO. 04-33G
EXHIBIT NO. 10

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