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July 27, 2005

VIA FACSIMILE

Carol J. Mitten, Chairperson
District of Columbia Zoning Commission
Office of Zoning
441 4th Street, NW, Suite 210 South
Washington, DC 20001

2005 JUL 27 PM 4 08
DC ZONING COMMISSION

Re: Z.C. Case No. 05-02, Residential Recreation Space (RRS) Text Amendment

Dear Chairman Mitten and Members of the Commission:

Metro Properties, Inc. is a residential real estate developer which has developed hundreds of condominiums in the District of Columbia. We are writing to express our strong support for the views expressed by the District of Columbia Building Industry Association (DCBIA) concerning revisions to the Residential Recreation Space (RRS). As noted in the DCBIA letter, the Office of Planning (OP) prepared a comprehensive report with respect to RRS matters, highlighting the extensive difficulties caused by RSS requirements, the excessive number of variances required, and the competing public policies that argue against RSS requirements.

In our experience, RSS requirements frequently lead to oddly configured buildings, loss of parking requirements and other amenities, fewer housing units being built at a time of substantial demand, and substantial delays. The policy considerations and arguments are fully outlined in the DCBIA letter, which we will not repeat here. For those reasons, we respectfully submit that rather than implement the limited recommendations outlined in the OP report, RSS requirements should be eliminated entirely. Alternatively, we believe that a maximum requirement of 5% in all areas would effectively eliminate the need for excessive and unnecessary variances.

Thank you for your consideration.

~~ZONING COMMISSION~~
District of Columbia

CASE NO. 05-02
EXHIBIT NO. 23

Jeremy N. Rubenstein

President
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cc: Ellen McCarthy

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District of Columbia
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FACSIMILE TRANSMITTAL SHEET

TO:	Carol J. Mitten, Chairperson	FROM:	Jeremy N. Rubenstein
TEL NUMBER:		DATE:	JULY 27, 2005
FAX NUMBER:	(202) 727-6072	TOTAL NO. OF PAGES INCLUDING COVER:	2
RE:	Z.C. Case No. 05-02; Residential Recreation Space (RRS) Text Amendment		

☐ URGENT ☐ FOR REVIEW ☐ PLEASE COMMENT ☐ PLEASE REPLY ☐ PLEASE RECYCLE

NOTES/COMMENTS:

See attached letter.

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