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March 13, 2006

BY HAND

Ms Carol Mitten, Chairperson  
District of Columbia Zoning Commission  
Office of Zoning  
441 4<sup>th</sup> Street, NW, Suite 210 South  
Washington, D C 20001

**Re: Zoning Commission Case No. 05-02;  
Residential Recreation Space (RRS) Text Amendment**

Dear Chairman Mitten and Members of the Commission

The District of Columbia Building Industry Association comprises over 400 member firms representing thousands of professionals engaged in the residential and commercial real estate industry in the District of Columbia. Our members have developed a large number of residential projects in the District in recent years and have considerable "real world" experience with RRS zoning requirements.

DCBIA has written to the Commission regarding RRS issues on June 24, 2005 and November 22, 2005. Copies of our prior letters are attached.

For the reasons set forth in the attached letters, DCBIA respectfully objects to the recent suggestion by the Office of Planning that links RRS reforms with the Inclusionary Zoning (IZ) proposal. Rather, we recommend that the Commission advertise a proposal that simply abolishes the RRS requirements, consistent with the Commission's prior vote in this case. In the alternative, we propose that the Commission advertise a proposal that abolishes the RRS requirements or, in the alternative, adopts the OP RRS/IZ proposal.

DCBIA cannot emphasize strongly enough that there was no testimony or other evidence in the public hearings of the Zoning Commission in the RRS proceeding that supported any linkage of RRS requirements with the IZ program. To do so after the hearings were concluded and the record was closed is inappropriate. DCBIA further believes that no adequate basis for such a linkage -- of two very different and unrelated sets of regulations -- has been documented by OP. DCBIA finally submits that OP's suggestion that the Commission delay the effective date of these provisions until such time as

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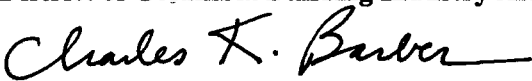
**DISTRICT OF COLUMBIA  
ZONING COMMISSION**  
05-02  
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the IZ Overlay is mapped would result in unnecessary and unreasonable delay  
in needed RRS reforms

Thank you for considering our views and recommendations

Sincerely yours,

**District of Columbia Building Industry Association**

A handwritten signature in black ink, reading "Charles F. Barber". The signature is fluid and cursive, with a long horizontal stroke at the end.

Charles Barber  
President

Enclosures

cc Ms Ellen McCarthy  
Mr Joel Lawson