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Secretary of the Zoning Commission
Office of Zoning
441 4th St NW, Ste 210
Washington, DC 20001
FAX: (202) 727-6072
Re: Case 08-06-8

Members of the Zoning Commission--

I thank you for the opportunity to submit a written statement regarding Case 08-06-8, the Low and Moderate Density Residential section of the Comprehensive Zoning Regulations Rewrite.

I am a homeowner and resident of the Brookland neighborhood of Washington, DC, the type of neighborhood for which these recommendations are relevant.

I write in support of all the recommendations before you in this case.

The first eight recommendations--creating a standardized system with well-defined modular customization on a neighborhood basis, is a welcome simplification to the existing system.

Recommendation 10, to increase the flexibility with which non-residential uses such as corner stores can be located in residential-zoned locations, is particularly welcome. The degree to which legal but nonconforming retail supports neighborhood vibrancy and walkability in neighborhoods such as Capitol Hill is a reason to allow for more of these uses city-wide.

Further recommendations to accommodate more District residents without changing the character of the neighborhood--recommendations 12 and 13 are excellent: more residents means a larger tax base, more patrons for local businesses, and more eyes on the street.

One topic which has been addressed in the institutional use section but which is of particular importance to low and moderate density residential neighborhoods is the matter of right afforded to churches and schools. When the zoning regulations were first developed, churches and schools largely served people in their neighborhoods, who could walk to these institutions.

Charter schools in particular draw city wide; their reach is not confined to a walkable distance surrounding them. Students are often driven to these schools, thus creating a level of drop-off and pick-up traffic not anticipated decades ago. Likewise, in recent decades churchgoers have become less likely to choose homes close to their churches, or to choose churches near their homes. All such institutional non-residential uses should be permitted only after an analysis of transportation demand and supply to a proposed site, with a particular focus on non-automobile transportation.

Sincerely,

Tom Metcalf

ZONING COMMISSION
District of Columbia

CASE NO.

08-06-8

EXHIBIT NO.

ZONING COMMISSION
District of Columbia
CASE NO. 08-06-8
EXHIBIT NO. 8