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The Honorable Phil Mendelson

Executive Director

Marcel C. Acosta

IN REPLY REFER TO
NCPC File No ZC 08-06A
DEC 10 2014

Chairman Anthony Hood
Zoning Commission for the District of Columbia
441 4th Street, NW, Suite 200-S
Washington, DC 20001

RE: NCPC Review of DC Zoning Regulations

Dear Chairman Hood

The National Capital Planning Commission (NCPC) staff provided an informational briefing on the District of Columbia Municipal Regulations Title 11, Zoning Regulations (zoning updates) to NCPC on December 4, 2014. The purpose of this briefing was to inform NCPC of the status of the zoning update in preparation for the Zoning Commission's (Commission) referral of the proposed text amendments to NCPC in accordance with the National Capital Planning Act¹. The Act states that NCPC may prepare a report and recommendations to the Zoning Commission on the relation, conformity, or consistency of proposed amendments to zoning regulations and maps with the *Comprehensive Plan for the National Capital* (Comprehensive Plan).

In support of the Zoning Commission's objective to complete the zoning update in early 2015, the NCPC staff is beginning to prepare for NCPC's review, anticipating that the Commission may act on the final zoning text as early as December 11, 2014. We understand that the public review and referral to NCPC will occur once the zoning regulations are published, which may be between mid-December and early January.

You may recall during our testimony in September, the NCPC staff requested an extension of the traditional 30-day review timeframe. Based on the collaboration between the agencies and the NCPC staff's effort to work efficiently and diligently, we believe that the review period for a thorough evaluation of this extensive update can be kept to a reasonable timeframe. However, we do respectfully request

¹ See 40 U.S.C. §8724(a) (2012)

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accommodation of NCPC's submission deadlines and meeting dates in 2015 so that any NCPC action may be considered prior to the Zoning Commission's final determination

These dates include

- January 2 submission deadline for the February 5 meeting
- January 30 submission deadline for the March 5 meeting
- February 27 submission deadline for the April 2 meeting

Thank you for the opportunity for the NCPC staff to provide early comments and for working collaboratively to work out many of our concerns before the ZRR is formally referred to our Commission. The NCPC staff greatly appreciates the Zoning Commission's leadership in ensuring that matters related to urban design and the stewardship of cultural and natural resources are given great weight, and reaffirming the significance of preserving these resources in trust for future generations of District residents and American citizens.

If you have any questions, please contact Diane Sullivan at (202) 482-7244 or diane.sullivan@ncpc.gov

Sincerely,



Marcel C. Acosta
Executive Director

cc L. Preston Bryant, Jr
NCPC

Ellen McCarthy
DCOP

Jennifer Steingasser
DCOP

Sharon Schellin
Zoning Commission