



GOVERNMENT OF THE DISTRICT OF COLUMBIA ADVISORY NEIGHBORHOOD COMMISSION 1B

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September 22, 2015

Anthony J. Hood, Chairman
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Chairman Hood and Members of the Zoning Commission:

At the ANC1B monthly meeting on September 3, 2015, notice of which was properly given and at which a quorum was present, ANC1B voted unanimously in support of the comments below.

ANC1B recognizes and appreciates the multi-year project the Office of Planning and the Zoning Commission have undertaken with the Zoning Regulation Review (ZRR). The District has undergone many cycles of change since 1958 and it has required a great deal of effort and consideration to reflect those changes in our regulations. As these changes have occurred at different rates and in different patterns across the District, it is especially important that the ZRR reflect both a need for standardization and for recognition of the unique areas of our city. ANC1B feels that the ZRR has successfully met both of these disparate goals and in doing so has also made the zoning regulations easier to understand by increasing the number of diagrams and charts used which make it easier for the general public to understand and by setting out both district-wide standards and specific zones to reflect unique areas and neighborhoods.

ANC1B would also like to bring special attention to the section regarding Planned Unit Developments (PUDs) and the community benefits that are associated with them. By standardizing the PUD process and creating a point system that directly links increases of density to categories of community benefits, the ZRR has leveled the playing field. Residents will now have their voices heard from the beginning of the process, communities and developers can both negotiate from a position of knowledge and mutual expectations, and agreements that have been made will not be easily delayed, forgotten, or left partially met.

Additionally, the ANC recommends that the Zoning Commission adopt a policy whereby a developer who proposes to build a space for a large retailer must secure a special exception before proceeding allowing the ANC to exercise great weight on the development.

In closing, ANC1B supports the ZRR as it is currently written and feels that the changes to the zoning regulations will benefit the District. We look forward to our continued work with all of the involved parties on these and other matters.

ON BEHALF OF THE COMMISSION,

James A. Turner
Chair ANC1B, Commissioner 1B09

Ellen Nedrow Sullivan
ANC1B Econ Dev Committee Chair,
Commissioner 1B02



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ZONING COMMISSION
District of Columbia
CASE NO.08-06A
EXHIBIT NO.1042