

Zoning Commission of the District of Columbia

Case No. 08-06 ZRR

Submission of John Lawrence Hargrove on Subtitles E, F, G, K, and U

September 25, 2015

I am writing to associate myself with the comments on these subtitles submitted by Kalorama Citizens Association as well as the similar comments of ANC1C, with further elaboration on only the following two points made by each of these organizations:

1. Both organizations renew their objections to various measures downgrading the residential components of our mixed-use zoning in Adams Morgan, found in Subtitle G and, for the Reed-Cooke neighborhood, Subtitle K. As I have previously pointed out to the Commission, this C2A and C B zoning, with the development standards and height limits that it currently carries, is the result of the community's deliberate and ultimately successful efforts in past years to prevent higher density predominately commercial zoning on our business strips. We are mystified as to why this balance between residential and non-residential uses should be changed, and if it is to be changed why change should favor increased commercial and other non-residential uses at the expense of residential. Nor do we understand how this change could be reconciled with the increasing emphasis on the need to increase the District's housing supply. I urge the Commission not to change the current rules regarding FAR, lot occupancy and rear setback in these districts, as the proposed final text still does.

2. As to Subtitle E, I urge the Commission to heed the pleas to simply incorporate the provisions of the final Order in case no.14-11 into the ZRR final Order, and to make it clear in advance that that is to be done, taking issues resolved by the 14-11 Order out of contention in ZRR. In my view that is the only way consistent with rational rulemaking procedure to resolve the predicament created by having two conflicting proposed final texts on the table simultaneously.

I have submitted separate comments on Subtitles Y and Z, respecting remand procedures.

Thanks for your past and continuing good work on this very big project.

Larry Hargrove