

**DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 5D, SINGLE MEMBER DISTRICT 5D05**



MEMORANDUM

TO: Zoning Commission

FROM: Commissioner Kathy Henderson, 5D05 *KH*

RE: Zoning Rewrite

DATE: September 25, 2015

In accordance with the Zoning Commission's request for final comments I submit the following for consideration:

1. The overall rewrite process did not underscore the level of transparency and inclusion that befits an undertaking of this magnitude. Communities throughout the city expressed vastly differing levels of familiarity with the process and actual participation in the discussion.
2. Some of the revised codes and classifications represent an improvement while others are somewhat confusing. The revised residential classifications are pretty straightforward while other classifications are less clear.
3. Despite considerable focus on the revised parking recommendations there is still much room for improvement. It is not clear from the draft document that the minimum parking recommendations are standardized based on best practices in urban environments similar to the District of Columbia. The parking recommendations appear to the average citizen to be subjective and painfully restrictive. Is there a practical standard for one space per 1000 feet in an urban environment with similar density to the District of Columbia? What is the impact of this recommendation? Are there studies that we can reference regarding how this parking minimum affects neighborhoods, and resident behavior. Do we know whether or not such parking minimums affect the crime rate in any way? Are there any cohort studies that we can use to determine how citizens react to such parking recommendations in the short-term and long term?

4. While I support the need for updating our zoning codes I believe we should continue to receive input from residents for at least another six months. Our focus should be on getting it right and not simply getting it done.
5. The zoning rewrite contains over one thousand pages of text revisions. The community still has questions and concerns regarding accessory dwelling units, tree provisions, allowable occupations and setbacks.
6. I support keeping the record open to allow substantive discussion between citizens, the Office of Planning and the District Department of Transportation.