



Summary of Testimony of Nancy J. MacWood  
Chair, The Committee of 100 on the Federal City

**Zoning Commission Case No. 08-06A, Subtitles G and H**

The Committee of 100 **does not support** the following proposed text amendments and finds that they are either vague, missing important existing standards, or inconsistent with Comprehensive Plan or intent of current zoning proposals. Suggested changes to each section are in italics.

**1. Purpose statements beginning with Sec. 300.3 are not consistent with the Comprehensive Plan, Framework Element that describes the Future Land Use Map density levels and ascribes zones to each density level.** *M-4 (C2A) should permit low and moderate density that correspondingly serve surrounding neighborhood to a broader market area; M-5 (C2B) should permit moderate and medium density that range from neighborhood serving to broader market area to citywide serving; M-7 (C3A) should permit moderate to medium density. The density description for all the new M zones should reflect the range that exists today and not prescribe only the most intense density and purpose when the Comprehensive Plan Framework Element uses a range. The District's hierarchy of commercial types should be accurately described. Underlying identifies what terms are missing.*

**2. The Neighborhood Commercial Overlay Districts ("NCOD") have been combined with the underlying zone into a single new zone with combined purposes, requirements, and special exception standards.** *This is in conflict with the Comprehensive Plan and dilutes the effect of the overlays. The NCODs should be maintained as free standing districts whose provisions contrast with the underlying zone provisions.*

Submitted by,

A handwritten signature in blue ink that reads "Nancy J. MacWood".

Nancy J. MacWood, Chair