

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

Zoning Commission Case No. 08-06A, Subtitle X

Summary of Testimony of Alma Hardy Gates

Administrator, Neighbors United Trust

Member ZRR Task Force

November 4, 2013

- Private School Plans were not discussed or reviewed by the ZRR Task Force. They first appeared in the August 13 version of the draft text.
- Section 100.1(b) provides for private schools when permitted by special exception. Requirements are detailed in Subtitle X §103.
- Section 103.1 refers an applicant to a required list of relevant information that must be furnished. This list § 103.4 greatly expands current information provided in campus plans under Title 11 § 206.
- Absent in § 103 is any referral or reference to parking other than the requirement for a parking plan under § 101.15.
- The proposed new parking formula for private schools is found in Subtitle C § 1901.5 and requires a minimum of 1.25 spaces per 1,000 sq. ft. of gross floor area. This replaces the current parking formulas for private schools found in Title 11 § 2102 that calculates parking according to potential use by faculty and staff for lower grades and number of seats in the largest common space. The existing requirement is based on actual numbers, not some arbitrary figure pulled out of the air by the Office of Planning.

Ward 3 is home to a large number of private schools and two universities. Faculty/staff parking is one of the more frequent problems. Asking for a parking study and basing numbers of spaces on minimums may be insufficient to mitigate the problems experienced by residential neighborhoods with regard to private school parking. While not perfect, the current formulas (Title 11 § 2102) are preferable to what has been substituted.

- Chapter 4 Applications for Amendment to Create a New Zone. It is unclear if these are the procedures to be followed for a “customized zone.”
- Chapter 6 Design Review, § 600.1 (e) – Is it possible to grant flexibility in building bulk without increasing density?
- Is Design Review required for theoretical lot subdivisions (Subtitle C – 407)?