

February 7, 2014

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Office of Zoning
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Submitted via e-mail to zcsubmissions@dc.gov

Comments On Case No. 08-06A, Zoning Regulation Revision

Dear Office of Zoning Representative,

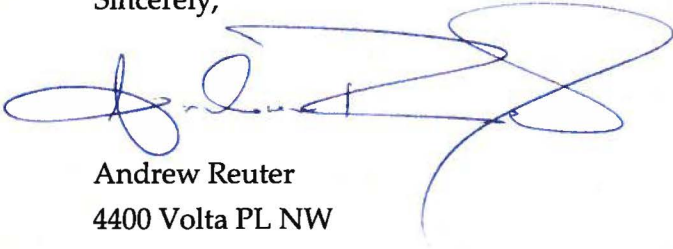
After reviewing the proposed zoning changes from the Zoning Regulation Review (ZRR); studying the informative summaries of their impact prepared by The Committee of 100 on the Federal City; attending a Committee of 100 meeting on the revisions on January 16th; talking to Advisory Neighborhood Commission (ANC) members; and interacting with fellow Foxhall Community Citizens Association (FCCA) board members, I have come to the conclusion that the proposal is an egregious overreach by the Office of Planning and the Zoning Commission. The proposed zoning changes favor outside developers over District residents and “one-size-fits-all” growth at the expense of the city’s 131 distinct, diverse, and vibrant neighborhoods. The ZRR proposal threatens to destroy the unique character of District neighborhoods at the same time it disempowers their residents by reducing—and, in certain cases, eliminating—their ability to weigh in on zoning issues through community associations and their ANCs.

Furthermore, the last minute addition of the Planned Unit Development (PUD) changes to the zoning proposal is a significant and transformative adjustment that requires additional time for the city’s residents and ANCs to assess. Moreover, the elimination of the promised step to review the commuting patterns of city neighborhoods before making sweeping changes to parking betrays both the Office of Planning and Zoning Commission’s lack of commitment to base changes on real data that aligns with the transportation and parking needs of individual neighborhoods.



All communities District-wide should have a say in the development of their neighborhoods. The ZRR proposal threatens this core principal. The zoning changes will be bad for the city, its residents, and its future. They should be overhauled from the ground up. Or, better yet, discarded entirely. There is no need to fix what isn't broken. Yes, there are parts of the zoning regulations that need to be updated. Instead of re-writing all the rules, focus on incrementally improving what isn't working instead of fundamentally transforming what is.

Sincerely,



Andrew Reuter
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