



Coalition for Smarter Growth

DC • MD • VA

September 3, 2014

Mr. Anthony Hood, Chairman
DC Zoning Commission
441 4th Street, NW, #220-S
Washington, DC 20001

RE: Zoning Commission Case No. 08-06A (Alternative Language to Certain Advertised Text – Title 11, Zoning Regulations – Comprehensive Text Revisions) setdown for hearings September 8-11, 2014; comments pertaining to Subtitles C, D & I.

Dear Chairman Hood and members of the Commission:

Please accept these comments on behalf of the Coalition for Smarter Growth. The Coalition for Smarter Growth is the leading organization in the Washington, D.C. region dedicated to making the case for smart growth. Our mission is to promote walkable, inclusive, and transit-oriented communities, and the land use and transportation policies and investments needed to make those communities flourish.

We again want to thank the Zoning Commission, Zoning Office staff and the DC Office of Planning for the 7 years of hard work and extensive public outreach to revise our badly outdated zoning code. Given the surprising turn around in our city's long decline and current rapid growth, this zoning update is urgently needed. We wish to reiterate our overall support for the ZRR. In particular, we wish to address some of the proposed changes to the language set down last year on September 9, 2013 contained in the hearing notice for September 8-11, 2014 hearings.

Subtitle C - Vehicle Parking

We support most of the proposed changes in the hearing notice for subtitle C, but specifically want to express opposition to the DC Office of Planning proposal to: "Remove the Priority Bus Corridor from the areas within which required parking may be reduced by up to 50% as a matter of right as originally advertised." Instead, we support the alternative language: "In the Alternative: Retain the Priority Bus Corridor as an area within which required parking may be reduced by up to 50% as a matter of right, as originally setdown on September 9, 2013."

We oppose the OP proposed language to "require parking in the D-5 zone west of 20th Street, NW." We support the alternative: "retain the parking standards for the D-5 zone west of 20th Street NW as originally setdown on September 9, 2013."

Subtitle D – Accessory Apartments

We support the proposed amendments to eliminate lot size, reduce minimum square feet for R-2 and R3 zones.

We oppose the DC Office of Planning proposal to: “Require any accessory apartment in an accessory building (i.e. detached) to be permitted as a special exception in all cases.”

We support the alternative language in the hearing notice: “In the Alternative: 1) Retain the matter of right provision for accessory apartments to be located in existing accessory buildings as originally setdown on September 9, 2013. 2) Delete the six person aggregate maximum for the principal and accessory apartment and establish a limit only on the number of residents in the accessory apartment.”

Subtitle I – Downtown

We oppose the OP proposal to “Establish minimum parking standards in West End (Subtitle C). We support “In the Alternative: retain the parking standards as originally setdown on September 9, 2013.”

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Cheryl Cort', with a stylized flourish at the end.

Cheryl Cort
Policy Director