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DC Chamber of Commerce
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May 11, 2015

Zoning Commission of the
District of Columbia
441 4th Street, NW
Suite 210
Washington, DC 20001

Re Case No 14-13. Proposed Text Amendments Related to Rooftop Penthouse

Dear Members of the Zoning Commission

I am writing to express my support for the proposed rooftop penthouse text amendments that are currently before you. As an advocate for the business community, the Chamber of Commerce strives to create a better environment to work, play, and do business in the District. As part of our mission, we strive to reduce business costs and advocate for change through federal and local regulatory reform.

As a result of the recent amendments to the federal 1910 Height of Buildings Act, signed into law in May 2014, we have an opportunity to unlock additional development potential and increase the investment value of Washington's downtown core. Not only will this be good for Washington's business community, but the additional inventory of sellable and leasable space will result in benefit to the District through increased property and sales taxes that can be used toward improving city services, modernizing public schools and recreation facilities, and providing affordable housing.

I urge the Commission to proceed with approval of those provisions that affect high density commercial and residential areas as these are, without question, the areas where the most public and private gain can be harnessed. As I understand it, these are also the areas towards which the development and business communities have largely focused their support.

In order to maximize the benefit provided by increased occupancy of the penthouse level, I believe it is essential that maximum flexibility in design and structural configuration be provided should the Commission proceed with approving new regulations for high rise areas. The construction of occupied penthouse space is likely to be more expensive than conventional square footage within the normal building envelope. Despite the availability of additional

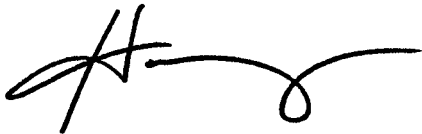
ZONING COMMISSION
District of Columbia
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ZONING COMMISSION
EXHIBIT NO. 97
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CASE NO. 14-13
EXHIBIT NO. 97

development potential, this increased cost could serve as a disincentive to developers once it is factored into the overall costs of a project. Therefore, developers and designers will need to have leeway to find alternative ways to maximize utilization of additional habitable area within a reasonable set of constraints which could help incentivize the productive use of penthouses.

I also support providing options to satisfying the linkage between the increased economic value created in high-density areas and the production of affordable housing. Therefore, in addition to the option of constructing affordable housing, I support providing an option that allows developers to make a contribution to the Housing Production Trust Fund, the value of which is calculated based on a percentage of the assessed value of the additional occupied penthouse space constructed.

Thank you for the opportunity to provide these comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'H. Wingo', with a stylized flourish extending to the right.

Harry Wingo
President & CEO
DC Chamber of Commerce