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1. Commercial zoning in substantial excess of what exists results in classic disinvestment.

- * Perspective from a building owner
- * Perspective from a business owner
- * Why Chevy Chase works and Woodley Park doesn't
- * How it impacts the neighborhood.

2. Excessive commercial/office redevelopment west of the park hurts citywide economic development goals.

- * Positive economic impact of D.C.s overlay height limit
- * Same impact could be achieved with development limit west of the park.

3. Recommendations:

- * First, and immediately, place an overlay on all C-2 A&B areas in residential neighborhoods west of the Park. This should include:
 - (1) All the limitations of C-1 zoning with automatic variance to any existing building configurations if they exceed C-1.
 - (2) Computation of the "cellar" as a part of the FAR if it is to be used for any commercial purpose (other than parking or storage for tenants.
- * Place this same overlay on most of the C-2 A&B commercial strips throughout the residential areas of the city.
- * EXCLUDE from the overlay those sections of C-2 A&B zoning where and when it is in the city's interest for redevelopment. This, together with overt techniques such as tax assessments for development districts, will assist in prompting development where it is needed and desirable.

ZONING COMMISSION
CASE No. 86-26
EXHIBIT No. 26 F

