



**Advisory Neighborhood Commission 1C**

PO Box 21009, NW, Washington, DC 20009

[www.anc1c.org](http://www.anc1c.org)

*Representing Adams Morgan*

**Commissioners:**

**Julie Seiwell (1C01)**

**Hector Huevo (1C02)**

**Ted Guthrie (1C03)**

**Gabriela Mossi (1C04)**

**Alan Gambrell (1C05)**

**Billy Simpson (1C06)**

**Wilson Reynolds (1C07)**

**JonMarc Buffa (1C08)**

March 2, 2016

Mr. Anthony Hood, Chairperson  
Zoning Commission  
441 4th Street, N.W., Suite 200-S  
Washington, D.C. 20001

RE: ZC Case No. 04-33G

At a duly-noticed public meeting held March 2, 2016, with a quorum of all 8 Commissioners present, Advisory Neighborhood Commission 1C passed the attached resolution on 04-33G by a vote of 8-0. This resolution is in follow-up to ANC1C's earlier resolution on 04-33G.

Sincerely,

Alan Gambrell  
Advisory Neighborhood Commission 1C-05

Attachment

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**ZONING COMMISSION**  
District of Columbia  
**ZONING COMMISSION**  
District of Columbia  
CASE NO. 04-336  
CASE NO. 04-33G  
EXHIBIT NO. 144

**ANC1C Resolution on 04-33G**  
**Text Amendment to Chapter 26, Inclusionary Zoning**  
**Passed March 2, 2016**

ANC1C covers Adams Morgan in Ward 1. As has been expressed by many ANCs in their comments on the proposed revisions to Inclusionary Zoning (IZ), increasing the city's supply of affordable housing is essential. However, ANC1C opposes the adoption of the Coalition for Smarter Growth's recommendations. ANC1C's specific comments include, but are not limited to the following:

- **IZ Revisions Put Zoning Regulations at Risk.** The Coalition for Smarter Growth's proposal to trade away zoning limits will open neighborhoods up to over-building, diminishing the quality of life for all residents. ANC1C believes that the city ought to, as an independent matter, create a plan that meaningfully accomplishes the objectives of providing affordable rental and purchase options for lower income individuals.
- **Support Comprehensive Review of IZ Text.** ANC1C requests that the DC Zoning Commission delay any decision on the Coalition for Smarter Growth's proposed IZ revisions until the Office of the Deputy Mayor for Planning and Economic Development (DMPED) and the Office of Planning hold, in quick fashion, citywide public forums to discuss this fundamental planning policy issue and recommended amendments to IZ regulations.
- **Support Counting All Habitable Space in GFA Calculations.** ANC1C supports the inclusion of all habitable space (including cellar space that is included in residential floor area in calculating compliance with the minimum GFA set-aside requirements pursuant to subsection 2603.1 and 2603.2) in the calculation of the total GFA of the project.
- **Oppose Eliminating Minimum 10 Dwelling Unit Requirement.** ANC1C opposes the elimination of the minimum 10-dwelling unit requirement as it represents an incentive for developers of rowhouse conversions to promise IZ participation as a means for circumventing height and density limits, which would damage the integrity and character of rowhouse neighborhoods.
- **Oppose Weakening of Density/Lot Occupancy Limits.** ANC1C agrees with the Office of Planning (OP) in its opposition to expansion of density and lot occupancy bonuses, which will subject neighborhoods to intolerable levels of density.
- **Oppose Loosening of Height Restrictions.** ANC1C agrees with OP in opposing increases in height limitations as these recommendations are at odds with the comprehensive plan and the recently completed ZRR process. Loosening of height restrictions would also negatively impact historic districts.
- **Oppose Off Site IZ Units.** ANC1C opposes allowances for IZ applicants to locate IZ units offsite. This increases the risk that developments will simply place lower income individuals in less desirable locations that lack access to public transportation and other quality of life amenities, and fundamentally runs counter to the objective of integrating affordable housing with market-rate housing.

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*Representing Adams Morgan*

**Commissioners:**

January 16, 2016

**Julie Seiwel (1C01)**

Sara Benjamin Bardin

**Hector Huevo (1C02)**

Office of Zoning

**Ted Guthrie (1C03)**

441 4th Street NW Suite 200S

**Gabriela Mossi (1C04)**

Washington, DC 20001

**Alan Gambrell (1C05)**

[zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov)

**Billy Simpson (1C06)**

**Re: Coalition for Smart Growth's proposed revisions to inclusionary zoning requirements**

**Wilson Reynolds (1C07)**

**JonMarc Buffa (1C08)**

Dear Ms. Barden:

I am writing on behalf of ANC 1C. At its duly noticed January 6, 2016 meeting, with a quorum present (7 of the 8 ANC1C members present), ANC 1C unanimously (7-0) approved a resolution authorizing ANC1C to send a letter to the Zoning Commission stating that ANC1C opposes the Coalition for Smart Growth's proposed revisions to inclusionary zoning requirements. The proposal fails to enhance the on-going revisions of the inclusionary zoning requirements and should not be enacted.

Sincerely,

JonMarc F. Buffa

Chairman, ANC 1C Parking, Zoning and Transportation  
Committee and ANC-08 Commissioner