



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Dupont Circle Advisory Neighborhood Commission 2B

January 23, 2014

Zoning Commission
Anthony J. Hood Chairman
441 4th St NW #200
Washington, DC 20001
zcsubmissions@dc.gov

RE: ANC 2B Resolution on Proposed Zoning Re-Write

Dear Chairman Hood:

On behalf of ANC 2B, we appreciate that the Zoning Commission has scheduled additional hearings to allow for further input into the process of rewriting and updating the zoning codes. We particularly appreciate that the Commission has scheduled a hearing specifically to allow for input by ANCs and the “great weight” that ANCs are due. We request that the Commission allow us time to testify at the January 30th hearing. Our designee is the Chair of our Zoning, Preservation, and Development Committee, Commissioner Leo Dwyer (leo.dwyer@dupontcircleanc.net), and as alternates Chair Will Stephens (will.stephens@dupontcircleanc.net) and Vice Chair Noah Smith (noah.smith@dupontcircleanc.net).

Our ANC has followed the zoning re-write process over the last several years with great interest, including inviting representatives from the Office of Planning to brief the ANC and the community on the process and the proposed changes.

Most recently, we discussed the final zoning re-write proposal at a duly-noticed special ANC meeting on November 25, 2013. That meeting was dedicated solely to considering the current zoning proposals. With a quorum present (7 of 9 Commissioners), the Commission passed the following resolution by a vote of 7-0:

Whereas the District of Columbia Office of Zoning is ending a five year process of updating the comprehensive zoning code, first written in 1958; and

Whereas it is the opinion of ANC2B that the Office of Planning and Zoning Commission have conducted an extensive and inclusive public process; and

Whereas the Commission supports the concept and implementation of a “Green Area Ratio” to protect neighborhood character and sustainability in our community; and

Whereas the Commission supports the concept of bicycle parking minimums to increase multi-modal transportation options; and

Whereas the Commission appreciates the Office of Planning’s renaming guidelines for zone designations, including overlays as part of the zoning code, codifying mixed use corridors in zoning designations, and changing designation names without materially changing the features of a zone; and

Whereas the Commission acknowledges the District-wide social injustice based in a lack of affordable housing because the supply of housing has not been able to keep up with demands, the Commission commends the Office of Planning for finding ways to increase residential housing supply in the District while respecting the historic nature and fabric of neighborhoods; and

Whereas the Commission acknowledges our walkable, livable, and in many parts mixed use, Dupont Circle neighborhood with many historic apartment buildings and townhouses without garages and surface parking lots could not exist under current zoning regulations due to parking minimum requirements; and

Whereas the Commission is concerned about the availability of on-street parking availability, which allows caretakers to help senior citizens age in place; nanny’s and babysitters to help young parents; in-home physical therapists and doctors and nurses whom make house calls; and plumbers, electricians, and in-home repair workers, each of whom need available and accessible short term neighborhood parking; the Commission acknowledges these priorities are not under the purview of the comprehensive zoning code; and

Whereas the Commission respects the right of residents to individually choose to live car-free—especially in a transit oriented neighborhood as is represented by 2B—without being forced to subsidize their neighbor’s choices to park a car; and

Whereas there have been several instances in neighboring ANCs where residents of new developments are prohibited from obtaining residential parking permits as a condition of a zoning variance to eliminate or reduce parking minimums.

Therefore, be it resolved that ANC2B supports the guidelines; values, public process, and forthrightness of the Office of Planning and Zoning Commission throughout the zoning update process.

Be it further resolved that ANC2B does not support the growing practice of prohibiting residents with certain addresses from obtaining residential parking permits as a “trade off” with the neighborhood and Zoning Commission for reducing parking minimum requirements. This practice rewards developers without a proven benefit to the neighborhood while dismissing the rights of tax-paying citizens to the same city services as others. ANC2B encourages the Zoning Commission to cease any such future arrangements and instead to work with the District Department of Transportation, ANCs and developers on more reasonable, effective and egalitarian solutions to parking concerns.

Be it further resolved the Commission implores the District Department of Transportation to conduct a survey of existing parking utilization and conduct a public process to create new parking regulations which allow for our concerns about short term on-street parking, as expressed above, to be ameliorated, but, also believes the also-important five year process of the Zoning Update should not be delayed to conduct research in another part of the District’s government.

Thank you for your efforts, and we appreciate the opportunity to provide our “great weight” in this process.

ON BEHALF OF THE COMMISSION.

Sincerely,

A handwritten signature in blue ink that reads "William F. Stephens". The signature is written in a cursive style with a long horizontal line extending from the end of the name.

Will Stephens
Chairman

cc;bzasubmissions@dc.gov

richard.nero@dc.gov

sarah.bardin@dc.gov