

# COMMISSION ACTION

NCPC File No. Z.C. 05-02



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**TEXT AMENDMENT TO ZONING REGULATIONS OF THE DISTRICT OF COLUMBIA TO AMEND (REPEAL) THE PROVISIONS PERTAINING TO RECREATION SPACE IN THE C (COMMERCIAL), CR (MIXED-USE COMMERCIAL RESIDENTIAL), AND SP (SPECIAL PURPOSE) ZONE DISTRICTS**

Washington, D.C.

Submitted By the District of Columbia Zoning Commission

December 7, 2006

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*Commission Action Requested by Applicant*

Approval of report to the Zoning Commission for the District of Columbia pursuant to 40 U.S.C. § 8724(a) and D.C. Code § 2-1006(a).

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*Commission Action*

The Commission:

**Finds** that the proposed text amendment to the zoning regulations of the District of Columbia to amend (repeal) the provisions pertaining to recreation space in the C, CR, and SP zone districts could be inconsistent with the Federal and District Elements of the Comprehensive Plan for the National Capital because it could exacerbate existing gaps in the park system of the District of Columbia, and that it is likely to have an adverse impact on the identified federal interests by resulting in overuse of elements of the federal park system.

**Requests** that the Zoning Commission consider reducing the required percentage of gross square footage of residential recreation space to a more realistic level rather than repealing the provisions entirely.

**Recommends**, in the long run, that alternative tools and methods of achieving the residential recreation space goals of the Federal and District Elements of the Comprehensive Plan for the National Capital be further evaluated jointly by the staffs of the District of Columbia Office of Planning, the District of Columbia Department of Parks and Recreation, the National Park Service, and the National Capital Planning Commission following further study under the “CapitalSpace” initiative, which is currently under development by the staffs of these agencies.

**Notes** that the related proposed changes to penthouse provisions are not inconsistent with the Comprehensive Plan and are not adverse to the identified federal interest as they do not relieve proposed development of compliance with the Height of Buildings Act of 1910, setback and area requirements, or other related codes and regulations.

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Deborah B. Young  
Secretary to the National Capital Planning Commission