

A Resolution Urging Moderate Density Throughout the District of Columbia

WHEREAS, ANC 6B supports the recent resolution from ANC 1B advising the Office of Planning on how to update the 2050 Comprehensive Plan and Zoning Regulations,

WHEREAS, ANC 6B is among the most dense neighborhoods in Washington DC, and among the most desirable neighborhoods in Washington DC,

WHEREAS, ANC 6B represents the southern half of Capitol Hill, which has the densest collection of alley homes in all of DC.

WHEREAS, we support allowing more DC neighborhoods to enjoy the benefits of Capitol Hill-style urban living, and support allowing Capitol Hill to keep growing to help meet the need for housing.

THEREFORE, BE IT RESOLVED, that ANC 6B requests the Office of Planning, through the 2050 Comprehensive Plan, support the principles of by-right gentle density in the District of Columbia to address the housing shortage and increase housing diversity by:

- Ending single-family detached exclusionary zoning and aligning the Comprehensive Plan with DC's legacy as a dense and walkable rowhouse city;
- Promoting infill conversions of single-family detached homes to rowhomes, duplexes, triplexes, fourplexes, and sixplexes, be allowed by-right in all residential (R) zones throughout the District;
- Supporting a boom in accessory dwelling unit (ADU) construction by calling for the removal of onerous regulatory barriers, including owner-occupancy requirements that prohibit renting ADUs, and excessive limits on height, massing, and floor area;
- Creating a time period within which District agencies are required to approve projects in order to expedite production;
- Preserving historic districts, as well as neighborhood contexts, by aligning FARs, setbacks and height requirements to their environments while ensuring these regulations encourage gentle density and infill conversions to family-sized housing;
- Exploring how financial incentives such as property tax abatements can be used to encourage gentle density to include income-restricted, affordable units; and
- Advocating for these principles to be applied equitably to all wards and neighborhoods in the city.