

CATHY WISS
 COMMISSIONER, ANC 3F06
 3810 ALBEMARLE STREET, N.W.
 WASHINGTON, D.C. 20016

September 8, 2005

D.C. Zoning Commission
 441 - 4th Street, N.W.
 Washington, D.C. 20001

D.C. OFFICE OF PLANNING
 2005 SEP - 8 PM 3:06

RE: Zoning Case No. 04-33, Inclusionary Zoning Text Amendments

Dear Chairman Mitten and Zoning Commissioners:

I write today in my capacity as commissioner for ANC 3F06. Residents of SMD 3F06 extol the goal of providing affordable housing in the District of Columbia, but are also concerned about the capacity of our neighborhood to absorb additional density beyond the existing zoning, as is being proposed for bonus densities. Our public schools are already overcrowded, with new classes being relegated to trailers each year. Wisconsin Avenue is jammed, while lines of cars back up into the neighborhood. All parking spaces are taken. Although more could be built under existing zoning, and residents accept this fact, mandatory bonus densities as a matter of right could lead to an unacceptable level of overcrowding.

Mandatory bonus densities would also remove incentives for developers to engage in the planned unit development process. In our community, the land most likely to be developed for housing is zoned C-3A. The C-3A zone district carries a maximum FAR of 4.0 as a matter of right and 4.5 as a PUD. Yet, a 20% bonus density would allow an even greater FAR of 4.8. Thus, a developer would be able to build more, while avoiding the time and expense of working through the PUD process. The community, the ANCs, and the city would be deprived of the opportunity to help shape the project and receive amenities. The project could be incompatible with the surrounding area and ultimately lead to destabilization. I urge you not to require mandatory bonus densities for matter of right zoning.

Instead, I recommend that you consider how the planned unit development regulations can be amended to incorporate standards for meaningful inclusion of affordable housing. Such standards should include a percentage of units to be set aside for affordable housing, guidelines on their location within the project, a definition of "affordable housing", and specification for how long the units would have to remain "affordable" before being released at market rate.

Sincerely,

Cathy Wiss
 Cathy Wiss

~~Zoning Commission~~
 District of Columbia

CASE NO. 04-33
 EXHIBIT NO. 150

ZONING COMMISSION
 District of Columbia
 CASE NO. 04-33
 EXHIBIT NO. 150

#150