

ADVISORY NEIGHBORHOOD COMMISSION 3E
TENLEYTOWN • AMERICAN UNIVERSITY PARK • FRIENDSHIP
HEIGHTS

Lisner-Louise-Dickson-Hurt Home
5425 Western Avenue NW
Washington, DC 20015

October 1, 2006

District of Columbia Office of Zoning
441 4th Street, NW
Suite 210 South
Washington, DC 20001
Attention: Ms. Carol Mitten

Re: Zoning Commission Case 04-33A

Dear Ms. Mitten:

ANC 3E opposes the inclusionary zoning mapping proposal.

Our resolution, passed unanimously on March 9, 2006, (attached) states, "Be it further resolved that the ANC 3E requires that no portion of the Wisconsin Avenue corridor be considered for inclusion in programs which grant bonus heights or densities."

We request that the ANC 3E opposition be made part of the record for this proposal. Thank you.

Sincerely,

Carolyn M. Sherman

Carolyn M. Sherman
Commissioner, ANC3E-03

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CASE NO. 04-33A
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ZONING COMMISSION
District of Columbia
CASE NO.04-33A
EXHIBIT NO.9

ADVISORY NEIGHBORHOOD COMMISSION 3E
TENLEYTOWN • AMERICAN UNIVERSITY PARK • FRIENDSHIP
HEIGHTS

5425 Western Avenue NW
Suite 219
Washington DC 20015
Tel 202-244-0800

RESOLUTION OF THE
ANC 3E
REGARDING THE PROPOSED REVISED COMPREHENSIVE PLAN

March 9, 2006

WHEREAS the Comprehensive Plan is a legal document that provides policy and planning guidance in the District of Columbia on the physical development and redevelopment of the city, and

WHEREAS the Comprehensive Plan will determine the District's land use policies for the next twenty years, and

WHEREAS Ward 3 is a developed area with a network of established neighborhoods,

WHEREAS the current Ward 3 Element of the Comprehensive Plan includes a major theme of "protecting the Ward's residential neighborhoods," [§1400 2 (a)] and "it is a major theme of the ward plan to protect and maintain the low-density, high quality character of the ward," [§1400 2 (a)(2)], and

WHEREAS the current Ward 3 Element of the Comprehensive Plan includes a major theme of "controlling redevelopment," [§1400 2 (b)], and

WHEREAS the 5 ANCs and the surrounding community affected by the Upper Wisconsin Avenue Corridor Study (UWACS), a small area plan developed by the Office of Planning focused on increasing the heights and densities and planned unit developments in the upper Wisconsin Avenue area and officially withdrawn by OP from consideration during October 2005 due to community opposition that was determined through three well attended, moderated public meetings hosted by the ANC 3E and 3F, overwhelmingly rejected the plan in favor of retaining the existing Ward 3 Element Comprehensive Plan protections and enhancements and existing matter-of-right development limits, and

WHEREAS the following organizations filed comments opposing the UWACS Friendship-Tenleytown Citizens Association, Tenleytown Neighbors Association, Cleveland Park Citizens Association, McLean Gardens Condominium Association Board of Directors, Committee of 100 on the Federal City, Forest Hills Citizens Association, Fort Gaines Citizens Association, Friendship Neighborhood Association, the Tenleytown Historic Society, ANC 3B, ANC 3C, ANC 3D, ANC 3E, ANC 3F, and the Coalition to Stop Tenleytown Overdevelopment strongly opposed the UWACS, and

WHEREAS Friendship Heights, which is located in the northern half of the ANC is designated as a Regional Center and the "Land Use" chapter of the current Comprehensive Plan provides that Friendship Heights, as a Regional Center, shall evolve in ways which are compatible with other land use policies, including those for "maintaining stable neighborhoods, mitigating environmental impacts, and reducing traffic congestion," [§1108 1(f)] and that heights and densities in Friendship Heights, as a Regional Center, shall be limited to those which are "appropriate to the scale and function of development in adjoining communities," [§1108 1(g)] and

WHEREAS any serious planning effort must resolve critical infrastructure and capacity limitations facing the Upper Wisconsin Avenue Corridor, such as (a) traffic congestion, (b) cut-through traffic on local residential streets, (c) lack of parking for existing residents, their guests and visitors, and workers and customers at local offices and stores, (d) inadequate fire and emergency medical services, (e) slow response times for all emergency services – *i e* , police, fire and emergency medical services, (f) lack of long term capacity for Metrorail to handle hundreds or thousands of new riders at its Friendship Heights station and Tenleytown station, (g) overcrowding at local public schools – especially at Janney Elementary School, (h) lack of water and sewer capacity, and (i) inadequate parks and green space; and

WHEREAS the current Ward 3 Element of the Comprehensive Plan includes the policy with respect to the Transportation element “Improving the level of service at street intersections to ‘B,’ or ‘C’ at worst, is important for the protection of the quality of life, air quality and residential character of the Ward,” [§1404 2 (g)]; and

WHEREAS DDOT’s recently released Wisconsin Avenue Corridor Transportation Study and Friendship Heights Transportation Study Addendum clearly project unacceptable levels of congestion for a large number of intersections even in the scenarios which only include a fraction of the development allowed as a matter of right with current zoning, and

NOW, THEREFORE BE IT RESOLVED that the ANC 3E supports retention of the Ward Elements in the revised Comprehensive Plan as the best means for ensuring that city-wide policies and guidelines are tailored to the specific needs of each ward and community and that the political officials and agency employees of the District are engaged with the residents in developing laws, rules, regulations, policies and budgets that are sensitive not only to city-wide needs but to the equities represented in the ward plans, and

BE IT FURTHER RESOLVED that the ANC 3E opposes revision or exclusion of the current Ward 3 Plan language requiring preservation of low density neighborhoods and commercial areas that create stable and attractive living environments in the Ward, and

BE IT FURTHER RESOLVED that the ANC 3E requires that the revised Comprehensive Plan includes the following provisions

- 1 The retention, in the Ward 3 Element and other sections of the Comprehensive Plan, of the existing protections of our stable neighborhoods from the impact on increases in height and density, and
- 2 The retention, in the Ward 3 Element of the revised Comprehensive Plan, of the policy with respect to the Transportation Element “Improving the level of service at street intersections to ‘B,’ or ‘C’ at worst, is important for the protection of the quality of life, air quality and residential character of the Ward [3],” and
- 3 The retention of the entire Wisconsin Avenue corridor in the most restrictive land use policy category [currently designated as the Conservation Area in the proposed revision] on the Generalized Land Use Policy Map, or any similar map, provision or language which is developed for inclusion in the revised Comprehensive Plan, and

4. The retention of the provisions related to controlling the heights and densities in Regional Centers and minimizing the impact of development on adjoining communities currently included in Section 1108 of the Comprehensive Plan;

BE IT FURTHER RESOLVED that the ANC 3E requires that no portion of the Wisconsin Avenue corridor be considered for inclusion in programs which grant bonus heights or densities; and

BE IT FURTHER RESOLVED that the ANC 3E requires the Office of Planning to conduct city-wide public hearings on the draft Revised Comprehensive Plan prior to its being transmitted to the DC Council, and that these hearings be scheduled so that all interested residents, Advisory Neighborhood Commissions, civic associations, community organizations, institutional representatives, business owners, and others who are concerned about and affected by land use policies and decision making are provided an opportunity to testify, and that the Office of Planning revise the draft document in consultation with the Comprehensive Plan Task Force based on the hearing testimony before the revised draft is submitted to the Council.

ANC 3E approved this resolution at its regular meeting on March 9, 2006, which was properly noticed and at which a quorum was present. The resolution was approved by a vote of 4-0. Commissioners Amy Hoang Wrona, Lucy Eldridge, Amy McVey and Anne Sullivan were present.

Anne Sullivan, ANC 3E