

Coalition to Stop Tenleytown Overdevelopment

October 1, 2006

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

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D.C. OFFICE OF ZONING
2006 OCT - 5 PM 12: 19

Re: Zoning Commission Case 04-33A

Dear Ms. Mitten:

The Coalition to Stop Tenleytown Overdevelopment (CSTO) is writing **in opposition** to the inclusionary zoning mapping proposal.

Our opposition is explained in the reasons summarized below. We strongly support affordable and workforce housing for District residents. But we do not believe the fairest, most responsible, and most efficient way to achieve that goal is through the inclusionary zoning approach with bonus densities contained in the present proposal.

We strongly oppose this proposal because:

- The Office of Planning (OP) has done no serious analysis of the impact of a 20% increase in density on the scale and character of the affected areas or adjoining neighborhoods. Thus their claim of "minimal impact on existing neighborhoods" cannot be substantiated.
- OP has not done any analysis of the ability of the infrastructure to support increasing the allowed density nearly city-wide. Indeed, the final reports of OP studies of traffic on the Wisconsin Avenue corridor clearly show that the infrastructure cannot support even the amount of development allowed as a matter of right (MOR). The Wisconsin Avenue Corridor is clearly inappropriate for mapping of this overlay.
- The target incomes for households that will benefit from the subsidized units are far above the median income for the District, calling into serious question the effectiveness of this proposal in providing truly affordable workforce housing.
- A large number of ANCs and citizens' groups have passed resolutions requesting that upper Wisconsin Avenue and certain other areas not be mapped for any overlay or incentive program allowing bonus heights and/or densities.

ZONING COMMISSION
District of Columbia
CASE NO. 04-33A
EXHIBIT NO. 14
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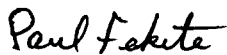
- There are other similarly situated areas included in the OP mapping that have not been analyzed, but for which such a dramatic change in zoning should not be entered into without significant analysis.
- The provisions of the proposal would be applied without any opportunity for review and/or negotiation - by ANCs, citizens' groups or abutters to the project. In an effort to ensure the availability of affordable and workforce housing, the rights of property owners potentially affected by a project are eviscerated.

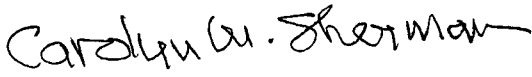
For these reasons we oppose the inclusionary zoning mapping proposal. We urge the Office of Planning to move cautiously and map only those areas where it has conducted adequate studies and shown that the increased density can be accommodated with the available infrastructure. We urge them to find a more effective way to plan for the sorely needed affordable and work force housing that will attract the families that are essential to a vibrant and successful city.

We ask that our opposition be placed in the record for this case.

Thank you very much.

Jane Waldmann 

Paul Fekete 

Carolyn Sherman 

Andra Tamburro 

Board members, Coalition to Stop Tenleytown Overdevelopment