

TESTIMONY

OF

**DAVID P. FRANKEL, ESQUIRE
4336 GARRISON STREET, N.W.
WASHINGTON, DC 20016-4035**

BEFORE THE

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA

PUBLIC HEARING

ON

**Z.C. CASE NUMBER 04-33A, "MAP AND TEXT AMENDMENT
INCLUSIONARY ZONING OVERLAY DISTRICT"**

THURSDAY, OCTOBER 5, 2006

**Office of Zoning Hearing Room
441 4th Street, N.W., Suite 220-South
Washington, DC 20001**

**ZONING COMMISSION
District of Columbia**

CASE NO. 04-33A
EXHIBIT NO. 38
District of Columbia
CASE NO. 04-33A
EXHIBIT NO. 38

Good evening. My name is David Frankel. I am an attorney, licensed to practice law in the District of Columbia. My wife also works in DC and our daughter is a graduate of Janney Elementary School, Alice Deal Junior High School and School Without Walls Senior High School. Thank you very much for the opportunity to appear before you to testify on the mapping of inclusionary zoning.

Since 1986, I have lived in a single family detached house in Friendship Heights, DC, less than one block off of Wisconsin Avenue. As Friendship Heights in DC and Maryland has developed over the past 20 years, I have personally witnessed and experienced the tremendous increase in traffic on Wisconsin Avenue during rush periods and on weekend afternoons, the cut-through traffic on our residential streets, the inability of homeowners to park their own cars near their homes, the overcrowding at Janney Elementary School, which has had two “temporary” trailers on its property for the past several years, the slow response time by our fire and EMS providers, etc. In addition, significantly more development is nearing completion on both sides of Western Avenue in Friendship Heights.

All this congestion and lack of infrastructure points to the logical conclusion that any mapping of Inclusionary Zoning should not permit bonus densities in already over burdened neighborhoods like Friendship

Heights. Indeed, we lack green and open space in our area and instead of adding density, we should be discussing how to create neighborhood parks.

I support the provision of housing choices to those whose household incomes are low relative to other District residents and require assistance in obtaining affordable housing. However, rather than burden already developed areas with more people – be they rich or poor – we should simply provide appropriate subsidies to those whose incomes qualify them so they may live in whatever neighborhoods they choose to, including Friendship Heights.

Thank you for your time. I would be happy to answer any questions you may have.