

ANC 3E testimony for Zoning Commission hearing on 04-33A, Map and Text Amendments, Inclusionary Zoning Overlay District

Thank you for providing this opportunity to discuss ANC 3E's position on the mapping of the inclusionary zoning overlay. My name is Carolyn Sherman. I am an ANC commissioner, and I speak for ANC3E.

Our ANC will be significantly affected by the Inclusionary Zoning overlay and we have an obligation to testify for the community. Over the past several years, ANC 3E has held numerous public meetings where the community has spoken about the amount of development appropriate for the Wisconsin Avenue corridor. In addition, a number of meetings were jointly sponsored with other ANCs and the Office of Planning.

The overwhelming majority of residents voiced serious concerns about the massive new development proposed by the Upper Wisconsin Avenue Corridor Study—the inadequacy of the infrastructure to accommodate the additional density, and the probable effects of the increase in density on the character of the commercial corridor and the adjoining low-density residential neighborhoods.

It was clear that the overwhelming majority opposed unreasonable increases in the amount of development allowed on the corridor and recognized that the existing zoning limits on height and density would allow substantial new development, particularly near the Friendship Heights and Tenleytown Metro stations. The irrefutable proof of the community's sentiment was the rejection of the UWACS by every ANC affected by it and by the majority of community organizations along the corridor.

We are already stretched, we are already transit oriented. We have room to grow in a sensible way, a way based on careful study of what our infrastructure can absorb and what is best for our community and the city. The Wisconsin Avenue Corridor Transportation Study and the Friendship Heights Transportation Study Addendum both clearly projected unacceptable levels of congestion at many of the intersections along Wisconsin Avenue even under the matter-of-right scenario. Certainly, adding a 20% bonus density would make that situation intolerable.

An automatic bonus density of 20%, with no chance for review or study of the implications of this for our neighborhoods, is not genuine planning—it's a ham-handed abdication of planning. Genuine planning means looking carefully at the impact of a 20% bonus and evaluating its effect on the surrounding community before deciding whether it should be done.

A bonus density of 20% in Friendship Heights, a regional center, is also inconsistent with the current Comp Plan, which calls for limiting the heights and densities of development.

ZONING COMMISSION
District of Columbia
04-33A
CASE NO. 04-33A
EXHIBIT NO. 64

in regional centers to that which is “appropriate to the scale and function of development in adjoining communities.

We all support the goal of providing affordable housing. But doing the wrong thing for the right reason is still doing the wrong thing. There are better ways to bring in the family and workforce housing the city desperately needs, and we strongly encourage the city to follow the example of other jurisdictions around the country to find them. ” An across-the-board 20% increase in an area that’s overwhelmingly low-density residential and already straining is foolish and impractical

On March 9, ANC3E passed a resolution opposing including any portion of the Wisconsin Avenue corridor for inclusion in programs that grant bonus heights and densities. That resolution is attached.

Finally, at the October 5th hearing, two members of Ward 3 Vision testified that the ANC resolution does not represent the sentiment of the majority of residents of the area

I can testify that, based on the many meetings held, the testimony given, related petitions signed by hundreds of residents and the letters received by the ANC, this resolution does represent the opinion of the vast majority of residents of the neighborhoods near upper Wisconsin Avenue

A Ward 3 Vision member also stated that the item was not included in the agenda for the ANC meeting at which this resolution was passed. I am attaching a copy of the ANC agenda posted on the community listserve before the meeting, and as you will see, the agenda includes an item: “Discussion on and possible vote on the language of the revised Comprehensive Plan,” and that discussion included the provisions in the draft Comp Plan for programs that would grant bonus densities. At the ANC meeting, these issues were discussed and the resolution unanimously passed

Thank you

Carolyn Sherman

ANC3E-03

For ANC3E

[http //groups.yahoo.com/group/tenleytown/message/4084](http://groups.yahoo.com/group/tenleytown/message/4084)

Message #4084

ANC 3e March meeting notice

Fri Mar 3, 2006 6 06 pm

"Polly King Evans" PKINGEVANS@...

ANC 3E Meeting Notice

(subject to change)

Thursday, March 9, 2006

7:30 pm

St. Mary's Armenian Apostolic Church

42nd and Fessenden Streets, NW

www.anc3e.org

7:30 - 7:35 Announcements

7:35 - 7:45 Open Forum

7:45 - 7:55 Presentation by 2nd District Police

7:55 - 8:05 Presentation by Aleizha Batson of District of Columbia Water and Sewer Authority (WASA) regarding the replacement of lead service lines in the neighborhood.

8:05 - 8:20 Presentation of 2006 Spring Grants

8:20 - 8:35 Discussion of traffic calming study at 45th Street near Turtle Park

8:35 - 8:40 Discussion on and possible vote on the language of the revised Comprehensive Plan

ANC Business

Adoption of Minutes of February 2006 Meeting

· Approval of Treasurer's report

For additional information contact Chairperson Amy McVey at 202-966-7047 or e-mail: amybmcvey@...

Comments on these matters may be submitted to ANC-3E by e-mail prior to the meeting at: pkingevans@...

Polly King Evans

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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

FYI ... BRIEFINGS IN THE JOINT ENVIRONMENT

In the Air Force, the term *briefing* is loosely applied to almost any oral presentation given in the context of military activities. The following list was adapted from Army FM 101-5, and serves as a reference for those who may find themselves in a joint assignment. This terminology is not commonly used in the Air Force, the intent is to familiarize you with what else is "out there." If you are in a joint assignment, you may hear briefings defined and named according to their purpose. Here are four types of briefings and their characteristics.

Informative briefing: Purpose is to keep listener abreast of the current situation and supply specific information.

- Designed to inform the listener and gain his understanding
- Deals with
 - High priority facts and information requiring immediate action
 - Complex information on complicated plans, systems, statistics, or visuals
 - Controversial information requiring explanation
- May have conclusions or recommendations

Decision briefing: Purpose is to produce an answer to a question or obtain a decision on a specific problem.

- Briefer must be prepared to present
 - Assumptions
 - Facts
 - Alternative solutions
 - Reasons/rationale for recommended solutions(s)
 - Coordination involved
 - Visual information
- Briefer states he/she is looking for a decision, asks for decision if one is not forthcoming at conclusion
- Advises appropriate staff elements of commander's decision after the briefing

Staff briefing: Main purpose is to secure a coordinated effort and

- Rapidly disseminate information orally
- Aid group decision-making
- Secure a united effort
- Most widely used and most flexible briefing—used at all levels of command
- Visuals will make complex issues clearer
- Keeps commanders/staffs abreast of situation
- May involve an exchange of information, issuance of directives, or presentation of guidance

Mission briefing: Purpose is to impart information that is used to elaborate on an order, give specific instructions, or instill an appreciation for the mission

- Briefer must exercise care to avoid confusion or conflict with orders
- Use maps and graphic representations of the situation
- Mission briefing format varies from command to command

- Use the same background color on all images.
- Avoid red/green and blue/red color combinations.
- Use bright colors (yellow, orange, etc.) sparingly.
- Maintain good contrast between important information and background.

TEXT. The first rule here is “less is more.” Less experienced briefers are often tempted to pack presentations with every detail they can think of for fear they might leave something out during the real thing. Slides should have minimal content and lots of “white space.” Slides aim at the visual portion of the brain and will only confuse the audience if they are jam-packed with data. The slides should *not* be self-explanatory. If they are, you probably have too much stuff on them. Remember, you should add value to the presentation and should supplement the slides with your eloquent speaking abilities

- Keep it simple. Use the “7 x 7 rule:”
 - No more than 7 words per line
 - No more than 7 lines per slide
- Spelling is important!
- Don’t read slides—it’s insulting.
- If you have more than one slide per main point, add “Continued” on subsequent slides to keep flow
- Have only one thought per slide—it gives the audience time to refocus on you.
- Avoid hyphenation at end of lines.
- Use upper and lower case for three reasons:
 - Helps identify acronyms, which we love in the military!
 - More comfortable for audience, because this is how we read.
 - Makes your presentation look more professional.
- Emphasize key words with boldface, italicized, underlined or colored text.
- Left-justify your text.
- Font size: Use the same type font throughout the presentation.
 - Title: 40 point
 - Subtitle: 30 point
 - Text: 22-26 point
- Most importantly, you fill in the information. So, you should always know and be ready to present one level of detail below a piece of information. If you don’t, you will end up reading slides or the audience will have many questions left unanswered.

DO's	DON'Ts
Stand beside your visual aid. Better yet, get away from slides and walk around. This may depend on your purpose and audience, and location of your briefing.	Stand between the audience and visual aid and block the audience's view.
Start out with well-thought out opening statement and try to elicit audience involvement by asking a relevant question or two. Use a personal story or experience (if appropriate) to bridge to your topic.	Jump right into slides.
If referring to screen, stand aside, use a pointer, and put it down when done	Talk at the screen with back to your audience.
Give the audience time to read slides.	Change slides too quickly
Read the slide silently or watch to see if audience has finished reading. If slide contains a long quote, paraphrase or underline important parts.	Read the slide to the audience.
Speak naturally and use gestures.	Give a memorized briefing.
Make the slide simple and fill it out with concise spoken words.	Show a complicated slide <i>and</i> give a complicated explanation of it.
Show only necessary slides.	Use slides as gimmicks or crutches.
Turn off projector or use a cover slide.	Leave projector on with blank screen.
Check for spelling and punctuation. .more than once!	Forget to check spelling and punctuation.
Practice handling slides and gauging time needed to read them. Use an assistant to advance slides if available.	Disrupt presentation to handle slides
Anticipate likely questions and rehearse possible answers. Keep answers short and simple. Listen carefully to questioner and clarify question if needed.	Be caught off-guard by questions from the audience. Don't give quick replies. Don't direct questions to specific members of audience.
<i>Know your purpose, audience, and any time constraints.</i>	If time is limited (5-15 minutes), you may want to consider NOT using slides. In these cases, it's more important to establish connection with your audience than it is to show a few slides.
Practice, practice, practice! And test visual aids prior to your briefing.	Wing it, and never apologize because you didn't prepare. This makes you look irresponsible and runs your credibility before you even start!