

RECEIVED

DC OFFICE OF ZONING

Zoning Commission

Case 04-33A

2006 NOV -2 PM 2: 59 Inclusionary Zoning Map Amendment - Historic

Hearing date: October 19, 2006

Written Testimony

by

Faith Wheeler

Thank you, Chairman Carol Mitten and Vice-Chair Anthony Hood, for providing this opportunity to submit written testimony. As you know, I presented oral testimony on this Case at the public hearing on October 19, 2006. Following is my written testimony.

There need not be a conflict between retaining the historic character of a community and the availability of mixed income housing. Mixed income housing can be achieved without a bonus density.

Having grown up poor and now having lived in Takoma DC for 28 years, a community that set a standard for diversity several decades ago, I wholeheartedly support mixed income housing units, but not by requiring a bonus density in historic districts.

More density as an overriding criterion with little or no consideration of likely impacts will not lead to successful outcomes. Bonus densities in Historic Takoma, for example, would bring more traffic congestion, loss of walkability, loss of character, loss of authenticity, loss of identity, loss of open greenspace – the reverse of which people of all levels of income appreciate and deserve.

The loss of these characteristics can set a decline in motion. Whereas, the presence of these characteristics are what contribute to healthy communities.

We lose population to the suburbs, including to delightful historic communities in the suburbs that have these attractive characteristics – in spite of long commutes that some experience.

In Takoma, we do still have something of a mixed income population – without bonus densities.

Healthy communities are what we sorely need in this city for all levels of income. I urge you to rethink this proposal.

Faith Wheeler
202-882-7565

ZONING COMMISSION
District of Columbia

CASE NO. 04-33A

EXHIBIT NO. 79
ZONING COMMISSION
District of Columbia
CASE NO. 04-33A
EXHIBIT NO. 79