



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 5B

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Good evening Mr. Chairman and members of the Zoning Commission.

My name is Shirley Rivens Smith; I am Commissioner for ANC 5B01 and Chair of ANC 5B.

I live at 2000 Upshur St., NE. My family has lived in our home for over 52 years. My Single Member District is made up of over 70% of retired residents that have lived in their homes over 50 or 60 years. We have no schools, two ten unit apartments, two business areas of six to eight businesses, the Hospital for Sick Children, four churches and two parks. ANC 5B includes Brookland, Michigan Park, North Michigan Park, Queens Chapel, and Woodridge.

After reading what Mrs Gates had stated in reference to the protection of existing neighborhood character and promotion of conforming, I thought it was important to describe my neighborhood.

COMMISSIONERS

5B01 Shirley Rivens Smith
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I realized that what is being proposed by the Office of Planning (OP) promotes the destabilization of existing neighborhoods; recommending a new maximum building footprint in lieu of lot occupancy; proposes matter of right construction on substandard lots; will remove required uniform side yards; eliminates light and air considerations; proposes rear yard accessory residential space; and, trades the customization of zones for the unique overlays that currently provide protections for established residential neighborhoods.

Last October ANC 5B submitted three resolutions:

1. Approved the DC Zoning Rewrite Process Amending the Inclusionary Zoning: Redefining Affordability in DC. Because we have a very significant population of residents which are seniors, families with children and individuals on fixed, limited and/or restricted income: and

2. Approved the DC Zoning Rewrite Process because of our seniors and others in the community. We requested the Office of Planning to visit our community for one, or more as needed, public community meetings to discuss the impacts of their draft regulations and their specific impacts to our neighborhood, so we can understand the full scope of the amendments to provide informed feedback to the Zoning Commission. We also requested the Zoning Commission to postpone any decision-making or rulemaking, and keep the record completely open regarding the Zoning Rewrite process in our resolution we asked for at least 180 days, I now believe it should stay open much longer; and

3. Approved *The DC Zoning Rewrite Process Amending The Board Of Zoning Adjustment Rules To Require A Special Exception For "Big-Box" Commercial Developments*. Because without a special exception requirement for big-box stores, these developments are considered "Matter-of-right" and thus DC residents and ANC's are not afforded any public review and approval.

I strongly oppose the adoption of the Office of Planning's proposed minimum and maximum parking requirement changes. At this time I recommend that further study need to be done.

After reviewing the recommendations and attempting to determine how they would be implemented in the various residential districts zone within 5B boundaries, we came to the conclusion that we did not have sufficient information to draw any conclusions. Since we are concerned that our residents may not understand the potential impacts, pro and con, we request that the Zoning Commission seeks additional detail from the Office of Planning on how each recommendation would be implemented in each residential district zone that meets the definition of low or moderate density. In addition, we request that the record remain open so that ANC 5B along with other ANC Commissions would have time to review and comment on any new material submitted by the Office of Planning.

We are requesting that The Office of Planning have a call out to each community like what was done in Georgetown. Where OP will conduct WORKSHOPS in all communities over a period of time.

Thank you for the opportunity to present my testimony this evening. This concludes my prepared remarks and I will be pleased to respond to any questions the Commission may wish to ask.