

ANC1C Testimony in Support of ZC 14-11 – January 15, 2015 Meeting – Alan Gambrell

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I am Alan Gambrell, a 30-year DC resident and a brand new ANC commissioner from Adams Morgan.

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I am here with two messages:

- The first is to share our community's solid endorsement of the Office of Planning's R-4 recommendations.
- The second is to tell you how we got there, how we took our concerns over neighborhood over-development and educated ourselves and showed up tonight.


As for my first message:

- Last year was one long debate over rezoning Lanier Heights in Adams Morgan.
- That all came together over the past 3 months.
- First was a November ANC community discussion with overwhelming consensus to pursue a change in our zoning from R-5-B to R4. At that meeting, however, many community members did not know the details in the proposed R-4 changes.
- However, all the ANC members did. And so they took two subsequent votes:
- One in December was a unanimous endorsement to pursue R-4 status.
- And another, just last week, one of my first votes as a new ANC commissioner, was another unanimous vote to support Office of Planning R-4 recommendations.

Resolved that ANC1C supports the Office of Planning's proposals and recommendations concerning the R-4 zone as set forth in Zoning Commission Case No. 14-11.

As for my second, and closing, message, I want to share with you how our community arrived at this consensus over the need for change and the need for these new R-4 recommendations.

It is a story that is happening all over this city, places like Buchanan Street, Euclid Street, Lanier Place, and my own block of Argonne Place.


ZONING COMMISSION
District of Columbia
CASE NO. 14-11
EXHIBIT NO. 139
1

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We are not against change. But we are against having our property rights taken away, which we are seeing happen as we witness overdevelopment that is:

- Wearing away of history and architecture.
- Adding entire new floors that compromise the structural integrity of our common walls.
- Build-outs that take away light and air, owned by whatever pops-up first—it's a battle on my block of Argonne where 4 pop-ups in a row are racing to rob each other of what we should all share.
- A quadrupling of the noise next door as single family homes become 4 unit condos against 100 year old walls that place no sound abatement rules on this new space.
- Exponential growth in the number of garbage cans crammed into our tiny back alleys, with no apparent plan as to where to put them—new banquet halls for rats.
- And, again on my block, a neighbor who has lived there since 1959 can no longer take it. He has just sold to developers and is fleeing the city.

We have taken these concerns, our fears, and entered the world of zoning regulations and web pages and rulings that seems full of un-certainties, seemingly open to ever-changing interpretation by over-worked and sometimes unresponsive zoning staff, a world of loopholes and pitfalls.

It's in that context that we see new clarity in the Office of Planning's R-4 recommendations. Zoning Commissioners:

- ANC1C supports these changes.
- Row house property owners all over the city are crying out for help.
- Vote yes on the Office of Planning's R-4 changes.



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

www.anc1c.org

Representing Adams Morgan

Commissioners:

January 9, 2015

Vacant (1C01)

Hector Huevo (1C02)

Ted Guthrie (1C03)

Gabriela Mossi (1C04)

Alan Gambrell (1C05)

Billy Simpson (1C06)

Wilson Reynolds (1C07)

JonMarc Buffa (1C08)

Mr. Anthony Hood, Chairperson
Zoning Commission
441 4th Street NW, Suite 200-S
Washington, DC 20001

Re: ZC Case No. 14-11

Dear Mr. Hood,

At a duly-noticed public meeting held on January 7, 2015, with a quorum of 6 of 7 Commissioners present, Advisory Neighborhood Commission 1C passed the resolution below by a vote of 6-0

Sincerely,

Billy Simpson
Chair, Advisory Neighborhood Commission 1C

Resolution

Resolved that ANC1C supports the Office of Planning's proposals and recommendations concerning the R-4 zone as set forth in Zoning Commission Case No. 14-11