

March 14, 2016

To: Zoning Commissioners

Fr: Alan Gambrell, ANC1C-05



Re: Case 15-09 – Support for Rezoning Lanier Heights to R-4

This statement is in support for Case 15-09: rezoning of Lanier Heights rowhouses to R-4.

I have served as ANC1C-05 Commissioner since January 2015 but also bring my perspective as a 31-year resident of DC, 14 in Lanier Heights. It is from this vantage point that I have come to appreciate the characteristics of our neighborhood and how residents have readily adapted to change and growth.

Lanier Heights Fulfills Most Comprehensive Plan Policies Identified by OP

Lanier Heights has (or is fulfilling) the vast majority of the 19 comprehensive plan policies identified by the Office of Planning (OP) in its March 11, 2016 15-09 report. On that basis, OP's statement that the "proposed rezoning would not be inconsistent with many of the written Plan policies" is a dramatic understatement (p. 8). To the contrary, R-4 will help Lanier Heights fulfill additional provisions in the Comprehensive Plan.

The goals and policies of the Comprehensive Plan are not abstractions in Lanier Heights. Lanier Heights has dramatically increased its housing stock. Lanier Heights has achieved a healthy mix of apartment buildings and single-family residences. New businesses and jobs have been created. More change is underway in the form of new apartment buildings and condos under development.

See: Comprehensive Plan, Chapter 2:217.3, 217.1, 217.6, 217.7, 218.3
Comprehensive Plan, Land Use Elements: 307.2, 307.3
Housing Elements 502.2, 503.1, 504.4, 504.5

R-4 Will Help Us Meet Other CP Goals (Preserve Neighborhood, Family Housing, Quality of Life)

What Lanier Heights cannot do, however, is meet other Comprehensive Plan provisions that call for balancing the need for an increased housing supply with preservation of the character of rowhouse blocks, that call for maintenance of the quality of life in our neighborhoods, and that call for support for family housing. Lanier Heights needs R-4 to help our area address those goals.

See: Comprehensive Plan, Chapter 2: 218.1
Land Use Element: Policy LU-2.1.3, Action LU-2.1.A, Action LU-2.1.C
Mid-City Element: 2000.9, 2007.2(d), Policy MC-1.1.1, Policy MC-1.1.5, Action MC-1.1.A
Housing Element: 505.2, 504.4, 504.5, Policy H-1.3.1

R-4 Respects Everybody's Property Rights

Lanier Heights is at a tipping point. Continuation of zoning under R-5-B will leave our rowhouse neighborhoods vulnerable to more and more homes being chopped up into small half-million dollar units that are not suitable for families. Overbuilding will also dramatically harm our quality of life in the form of more congestion, more noise, more traffic, and more garbage.

I urge you to vote for R-4 rezoning of Lanier Heights. R-4 rezoning considers the property rights of all homeowners. R-4 places reasonable limits on rowhouse conversions, which recognize that all homeowners deserve protection of their property rights.