



ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
WAKEFIELD CHEVY CHASE FORT GAINES
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ANC 3E Testimony regarding case ZC 20-02

Good afternoon members of the Zoning Commission.

My name is Tom Quinn and I am an Advisory Neighborhood Commissioner representing single member district 3E04 which runs along the east side of Wisconsin Avenue from Tenleytown to Western Avenue.

I am here today to testify on behalf of ANC 3E regarding the proposed changes to Inclusionary Zoning – I have attached the resolution ANC 3E passed at its properly noticed public meeting on November 12th, 2020.

Beginning in 2015 the Office of Planning (OP) initiated a planning process to update the Comprehensive Plan (Comp Plan) which resulted in numerous proposed amendments to both the Comp Plan and the Future Land Use Map (FLUM) and at its third public meeting concerning the Comp Plan in February of 2020 ANC 3E passed a resolution supporting many of the proposed changes to the FLUM which if approved by the DC Council could result in greater densities on a number of properties along Wisconsin Avenue within ANC 3E's boundaries if they are redeveloped through a PUD, many of which would require map amendments.

It was not lost on this ANC that Mayor Bowser in May of 2019 came to a business in ANC 3E to issue an Order on Housing which set a District wide goal of 36,000 additional housing units, 12,000 of which are to be affordable, to be built by 2025. By making the announcement in Ward 3¹ Mayor Bowser was clearly signaling that her administration's expectation was that some of these new units would be constructed in Ward 3.

While ANC 3E has consistently asked developers that appear before the ANC that they provide more IZ units than required since the debut of the IZ requirement the 5 projects listed in my written testimony have been approved within the boundaries of ANC 3E with IZ units:

The Broadcast at 4620 Wisconsin Avenue NW
The Frequency at 4000 Brandywine Street NW

¹ <https://www.wusa9.com/article/news/local/dc/bowser-well-use-every-tool-to-prevent-housing-developers-being-scared-off/65-0f1d266c-6343-46f7-bf22-5c493787e585>

The Ladybird at 4330 48th Street NW
Tenley View Apartments at 4600 Wisconsin Avenue NW
Dancing Crab at 4611 41st Street NW

But despite ANC 3E's efforts to facilitate the construction of more IZ units within its boundaries of the housing units in Ward 3 as of 2018 only .4% of those units (222 total) are considered income restricted affordable housing² and as of 2018 only 53 IZ units had been delivered in all of Ward 3³.

According to the OP setdown report in ZC case 20-02:

As part of the Comprehensive Plan amendment process, OP has proposed revisions to the housing element that would encourage increased market-rate and affordable housing creation in "high cost" areas of the District where existing affordable housing is limited and where land prices make it very expensive to financially subsidize affordable housing. OP has also released a draft Future Land Use Map ("FLUM") that would change the intensity of land use designations in areas, such as around metro stations, along major corridors, and on large properties. Among the reasons for the proposed changes to the FLUM designations is to identify areas where affordable housing can be accommodated in areas that can support more density.

ANC 3E believes that any new housing built along the Wisconsin Avenue corridor will be in a high cost area and as such has in part supported OP's amendments to the FLUM because we believe the District and Ward 3 specifically would benefit from additional IZ units and we therefore support OP's application in case 20-02 to amend the IZ requirements to require a greater number of IZ units when PUD applications require map amendments.

Thank you for the opportunity to testify before you tonight.

² <https://public.tableau.com/profile/travis.pate#!/vizhome/DistrictofColumbiaIncome-RestrictedAffordableHousingbyANC/AffordableHousingANC>

³

<https://public.tableau.com/profile/dc.fiscal.policy.institute#!/vizhome/AffordableHousingPipeline/MapView>