

**COUNCIL OF THE DISTRICT OF COLUMBIA  
COMMITTEE OF THE WHOLE  
COMMITTEE REPORT**

1350 Pennsylvania Avenue, NW, Washington, DC 20004

DRAFT

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**TO:** All Councilmembers

**FROM:** Chairman Phil Mendelson  
Committee of the Whole

**DATE:** October 20, 2020

**SUBJECT:** Report on Bill 23-784, “Closing of Public Streets and Alleys and Dedication of Land for Public and Alley Purposes Adjacent to Squares 3039, 3040, and 3043, S.O. 17-21093 and S.O. 17-21094 Act of 2020”

The Committee of the Whole, to which Bill 23-784, the “Closing of Public Streets and Alleys and Dedication of Land for Public and Alley Purposes Adjacent to Squares 3039, 3040, and 3043, S.O. 17-21093 and S.O. 17-21094 Act of 2020” was referred, reports favorably thereon with minor amendments, and recommends approval by the Council.

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**I. BACKGROUND AND NEED**

On June 12, 2020, Bill 23-784, the “Closing of Public Streets and Alleys and Dedication of Land for Public and Alley Purposes Adjacent to Squares 3039, 3040, and 3043, S.O. 17-21093 and S.O. 17-21094 Act of 2020” was introduced by Councilmember Brianne Nadeau. Bill 23-784 would authorize the closure of a portion Morton Street, N.W., adjacent to Squares 3039 and 3040, close a portion of a public alley in Square 3039, accept the dedication of two new streets (6<sup>th</sup> Street N.W. and Luray Place N.W.), extend Morton Street, N.W., and accept dedication of land in Square 3039 for public alley purposes in Ward 1. The closures and dedications will facilitate the redevelopment of the Park Morton property owned by the D.C. Housing Authority. The redevelopment will include 189 residential units, over half of which will be income-restricted housing for low-or-moderate income households.

### ***Legal Background***

The Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code § 9-201 *et seq.*) (“Act”) establishes procedures for closing streets and alleys, opening new streets and alleys, naming public spaces, and other procedures related to streets and alleys. The Act authorizes the Council to close all or part of a street or alley and establishes one standard for reviewing a street or alley closing application: whether the street or alley is determined by the Council to be needed for street or alley purposes. The Act also authorizes the Council to make approval of a street or alley closing contingent upon: (1) the dedication of land for street or alley purposes if the public interest would be served by such action; (2) the granting to the District of specific easements for public purposes; and (3) any other condition that the Council considers necessary.

Pursuant to the Act, street and alley closing and land dedication applications are submitted to the Surveyor of the District of Columbia who assigns a Surveyor’s Order (S.O.) number and collects applicable fees. The Surveyor requests comments from executive branch agencies and public utilities. A plat is prepared, and the application is forwarded through the Mayor’s Office of Policy and Legislative Affairs, which also solicits comments from executive branch agencies. When these reviews are completed, the application is transmitted to the Council in the form of a bill from the Mayor. Councilmembers may also initiate an alley or street closing by introducing a bill, as is the case with Bill 23-784. In such cases, the Act provides that the Council cannot consider such a bill until the required reviews have been completed. Regarding Bill 23-784, all of the reviews have been completed.

The Act establishes notice requirements for street and alley closing legislation. The Council is required to publish notice of a street or alley closing in the *District of Columbia Register*. Further, the applicant is required to give written notice to all property owners abutting a block or alley affected by the proposed street or alley closure. The applicant is also required to post signs at each end of a block or each entrance to an alley affected by the street or alley closing legislation. The applicant is required to give the Council certification of compliance with these requirements. Regarding Bill 23-784, these requirements have been met.

After the street or alley closing legislation becomes law and all conditions required by the Council and the Act have been satisfied, the Surveyor records a copy of the act and plat in the Office of the Surveyor. Thereafter, the street or alley is deemed closed and title to the land reverts or vests in fee simple to the abutting record owners, as shown on the plat. The land becomes subject to tax and zoning laws in the same manner as the abutting land. The right of the public to use the street or alley typically ceases, and any proprietary interest of the United States or the District of Columbia in the street or alley ceases. If a closing plat shows an easement or dedication of land for public purposes, the land encompassed by the easement or dedication becomes available for the specified public purposes.

### ***History of Park Morton and Redevelopment Plans***

After World War 2, city officials and urban planners became increasingly worried about the “blight” of areas like Southwest D.C. spreading to downtown as white residents left the District for the suburbs.<sup>1</sup> Additionally, the demand for affordable housing far outpaced what federal and local officials had built during and after the war.<sup>2</sup> It was in this context that the National Capital Housing Authority (now the D.C. Housing Authority) selected the 600 Block of Morton Street S.W. for the construction of the Park Morton Apartments in 1957.<sup>3</sup> Due to conflicts with the Zoning Code,<sup>4</sup> construction of the apartments did not start until 1960, when the Blake Construction Company was selected by the National Capital Housing Authority.<sup>5</sup> To set it apart from other public housing projects, the design of the site, headed by D.C.-based firm Keyes, Lethbridge, and Condon, featured 12 apartment buildings with garden-style, two-bedroom apartment units and balconies.<sup>6</sup>

By the mid-1980’s, much of the District’s public housing stock, including units at Park Morton, had fallen in disrepair due to mismanagement by the Housing Authority. In 1987, Mayor Barry’s Blue Ribbon Commission on Public Housing found that vacancy rates for Housing Authority properties were at 20%, and thousands of units were in dire need of repair and modernization.<sup>7</sup> In spite changes made after the release of the report, the Authority continued to have issues adequately renovating and maintaining properties.<sup>8</sup> When the Authority was put into receivership in 1995, some units at Park Morton were renovated,<sup>9</sup> but the amount of work necessary to rehabilitate thousands of units across their properties coupled with budgetary constraints meant many units that needed to be renovated were not.<sup>10</sup> The result was that many of the units in Park Morton continued to deteriorate, becoming overrun with rats, cockroaches, and subject to a myriad housing code violations.<sup>11</sup>

In 2006, D.C. Council identified the Park Morton community as a priority for redevelopment in with the passage of Resolution 16-528, the “Park Morton New Community Sense of the Council Emergency Resolution of 2006,” which requested the Mayor designate Park Morton as part of the New Communities Initiative. Throughout the next year, city officials worked with the community to develop a plan to revitalize the area. In early 2008, the Council approved

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<sup>1</sup> Asch, C. M., & Musgrove, G. D. (2017). *Chocolate City: A History of Race and Democracy in the Nation's Capital*. UNC Press Books, Chapter 11.

<sup>2</sup> *Ibid.*

<sup>3</sup> “D.C. Disputes Realty Men on Foggy Bottom Lull,” *The Evening Star*, June 11, 1957, pg. B-1.

<sup>4</sup> “Housing Unit Studies Morton Street Plan,” *The Evening Star*, July 11, 1958, pg. A-19.

<sup>5</sup> “Blake Bids Low on Park-Morton,” *The Washington Post*, April 7, 1960, pg. B1.

<sup>6</sup> The design firm won an award for architectural excellence from the Federal Public Housing Administration in 1964. See, Wolf Von Eckardt, “SW Project a Winner for Design Excellence,” *The Washington Post*, October 23, 1964, pg. B8.

<sup>7</sup> Final report on public housing in the District of Columbia, Mayor Barry’s Blue Ribbon Commission on Public Housing, 1987.

<sup>8</sup> Chris Spolar and Rick Atkinson, “Housing Complaints Pour In,” *The Washington Post*, March 27, 1989, pg. A1.

<sup>9</sup> Vernon Loeb, “D.C. Housing Reciever Sees Progress in Year in Office; 800 Units Renovated, Gilmore Says in Report,” *The Washington Post*, July 21, 1996, pg. B1.

<sup>10</sup> Cunningham, L. E. (1999). Washington, DC’s Successful Public Housing Receivership. *Journal of Affordable Housing & Community Development Law*, 74-91.

<sup>11</sup> Rion Scott, “Bugging Out,” *Washington City Paper*, November 2, 2001.

the Park Morton Redevelopment Initiative Plan. A key principle of the redevelopment plan is one-for-one replacement of existing publicly subsidized housing and the right of households living at Park Morton to return to the community.<sup>12</sup> The plan ultimately called for the development of 523 units, including on-site replacement of all Park Morton’s then occupied units, from 2008 through 2017.<sup>13</sup> By 2013, only the 27 off-site replacement units at The Avenue had been completed, however,<sup>14</sup> which the D.C. Housing Authority (DCHA) attributed to the difficulty of securing off-site parcels and inaction of the developer.<sup>15</sup> In an effort to move the project forward, DCHA parted ways with the original developer and selected Park View Community Partners, the current developer, to lead redevelopment of the site in 2014.

***Current Development Project***

Pursuant to Zoning Case Order No. 16-12, the applicant (Park View Community Partners and the D.C. Housing Authority) will redevelop several lots in Squares 3039, 3040 and 3043 as part of a planned unit development (PUD). This development will be facilitated by the closing of streets and alleys adjacent to squares 3039, 3040, and 3043. The development will be a mixed-use, mixed-income project consisting of 189 residential units, with 142 apartment units, six flats, and 41 townhomes. Fifty-seven of these units will be public housing replacement units that residents of Park Morton living on or after November 1, 2014 will have a priority right to return to once the project is complete. Over half of the residential units will be income-restricted housing for low-or moderate-income households, as shown in Table 1.

	<b>Number of Units</b>	<b>Control Period</b>
Market Rate Units	73-88	N/A
Public Housing Replacement Units	57	Life of Project
Affordable Housing	44-59	Life of project (up to 60% AMI); No less than 10 years (up to 120% AMI for homeownership)

The Committee received over two dozen e-mails and written comments in opposition to Bill 23-784, mostly from individuals associated with Empower DC and Standing Up for Racial Justice D.C. (SURJ-D.C.) who do not live at Park Moton. These comments most often expressed concern about the relocation of Park Morton residents, and the status of one-for-one replacement of Park Morton units. Each of these concerns are addressed below.

First, DCHA has engaged in substantial planning and engagement with Park Morton residents since 2018 to determine their relocation preferences. According to DCHA, 130 families were on-site as of June 2019, when the demolition disposition was approved. To facilitate relocation of these residents, DCHA has conducted resident surveys to determine housing preferences of residents, held community meetings, and hosted resident workshops on the relocation process. As of September 14, 2020, DCHA had completed nearly 93% of resident

<sup>12</sup> District of Columbia, New Communities Initiative, Park Morton Redevelopment Initiative Plan, pg. 5.

<sup>13</sup> *Id.*, pg. 30.

<sup>14</sup> Aaron Wiener, “Why Is Overhauling the Park Morton Public Housing Complex So Difficult,” Washington City Paper, April 30, 2014.

<sup>15</sup> *Ibid.*

surveys. Residents can choose a voucher, a transfer to another a public housing site, or to stay on-site. Of the residents surveyed, over 80% have opted for vouchers under the Housing Choice Voucher Program. Ten families have opted for public housing, and six families have opted to remain on-site.

Second, the Committee notes that moving forward Bill 23-784 will allow the District to come closer to the one-to-one replacement of units that are a core component of the New Communities Initiative. DCHA has already provided 27 replacement units via The Avenue, and this development will provide another 57 replacement units. DCHA had also planned on developing the Bruce Monroe site prior to this, but the development has been tied up in litigation since the Zoning Commission approved the PUD in 2017. The D.C. Court of Appeals recently vacated and remanded the Zoning Commission's order (No. 16-11), and the Zoning Commission has asked parties to submit briefs addressing issues in the courts decision. We do not know how long it will take to resolve those issues, and the conditions in many units at Park Morton are such that they may be affecting the health of residents. Therefore, the Committee believes that it is prudent to move Bill 23-784.

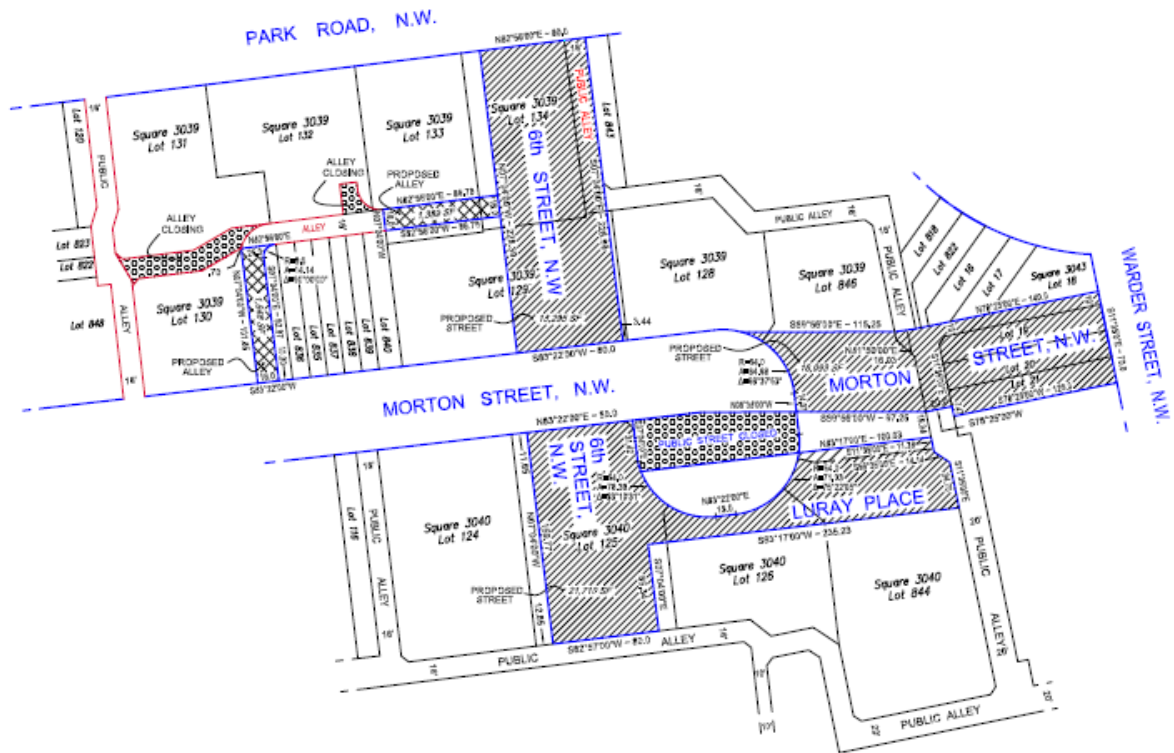
At the Committee's public hearing, the District Department of Transportation (DDOT) testified that they object to the proposed closure until the following the conditions are met:

- S.O. No. 17-21093 and 17-21094 must be closed together so that rights-of-way (ROW) are not closed without the corresponding dedication of new ROW to achieve the transportation network envisioned in the PUD.
- The applicant must compensate the District in the amount of \$2,427.20 for removal existing DDOT lighting in areas of the proposed closure; and
- The applicant must secure tree removal permits for the three street trees that would be affect by the closure prior to the removal of the trees.

As such, the bill includes language that makes the approval of the street and alley closings contingent upon the satisfaction of all of the conditions set forth in the official file for S.O. 17-21093 prior to the recordation of the closing plat by the Surveyor.

In addition to closing streets and alleys adjacent to squares 3039, 3040 and 3043, the bill designates new streets as 6<sup>th</sup> Street, N.W., Luray Place, N.W., and an extension of Morton Street N.W, as shown in the plat on the next page. The designation of these streets are contingent upon satisfying any conditions set forth in the office file for S.O. 17-21094.

Figure 1. Street designations



### Conclusion

Given the facts, the Committee recommends Council approval of Bill 23-784.

### II. LEGISLATIVE CHRONOLOGY

- June 12, 2020 Bill 23-784, the “Closing of Public Streets and Alleys and Dedication of Land for Public and Alley Purposes Adjacent to Squares 3039, 3040, and 3043, S.O. 17-21093 and S.O. 17-21094 Act of 2020” is introduced by Councilmember Brianne Nadeau.
- June 16, 2020 Bill 23-784 is “read” at a legislative meeting; on this date the referral of the bill to the Committee of the Whole is official.
- June 19, 2020 Notice of Intent to Act on Bill 23-784 is published in the *District of Columbia Register*.
- July 24, 2020 Notice of a Public Hearing on Bill 23-784 is filed with D.C. Council’s Office of the Secretary.
- July 31, 2020 Notice of a Public Hearing on Bill 23-784 is published in the *District of Columbia Register*.

September 17, 2020 The Committee of the Whole holds a public hearing on Bill 23-784.

October 20, 2020 The Committee of the Whole marks-up Bill 23-784.

### **III. POSITION OF THE EXECUTIVE**

Joseph Snider, Deputy Surveyor of the D.C. Office of the Surveyor, testified at the Committee's public hearing on September 17, 2020. Mr. Snider noted the purpose of the bill is to allow for the New Communities project at Park Morton. He said that the most probable value for the closing of the public street and alleys in Square 3039 and 3040 as of January 1, 2020 is estimated at \$628,830 (6,1416 square feet multiplied by \$98.01). Mr. Snider noted that D.C. Water has an objection due to existing facilities in the alley to be closed, and are requesting a non-restrictive easement to access those facilities.

Anna Chamberlin, Associate Director of the Planning and Sustainability Division of DDOT, testified at the Committee's public hearing on September 17, 2020. Ms. Chamberlin noted that DDOT filed a report with the Surveyor's Office on March 16, 2018 objecting to the proposed closure until the following conditions are met:

- S.O. No. 17-21093 and 17-21094 must be closed together so that rights-of-way (ROW) are not closed without the corresponding dedication of new ROW to achieve the transportation network envisioned in the PUD.
- The applicant must compensate the District in the amount of \$2,427.20 for removal existing DDOT lighting in areas of the proposed closure; and
- The applicant must secure tree removal permits for the three street trees that would be affect by the closure prior to the removal of the trees.

According to Ms. Chamberlin's testimony, DDOT talked to the applicant on September 14, 2020, where the applicant indicated that they intend to meet all of these conditions.

### **IV. COMMENTS OF ADVISORY NEIGHBORHOOD COMMISSIONS**

At a regularly scheduled meeting on July 8, 2020, Advisory Neighborhood Commission 1A approved a resolution in support of the proposed street and alley closing for Squares 3039 and 3040 by a vote of 12-0-0. The resolution is attached.

### **V. NATIONAL CAPITAL PLANNING COMMISSION REVIEW**

By a delegated action of the Executive Director, dated September 28, 2017, the Executive Director of the National Capital Planning Commission found that the proposed street and alley closings in Squares 3039 and 3040 would not be inconsistent with the Federal Elements of the Comprehensive Plan for the National Capital and would not adversely affect any other federal interests. The letter is attached to this report.

## VI. SUMMARY OF TESTIMONY

The Committee of the Whole held a public hearing on several bills, including Bill 23-784, on Thursday, September 17, 2020. The testimony summarized below pertains to Bill 23-784. Copies of all written testimony are attached to this report.

***Daniel del Pielago, Organizing Director with Empower D.C.***, testified in opposition to Bill 23-784. Mr. Pielago noted that this project would not replace all units at Park Morton, and suggested that a better plan be developed for the benefit of Park Morton residents.

***Marc Friend, Public Witness***, testified in opposition to Bill 23-784. Mr. Friend suggested that the Committee not move forward on the bill until there is a better plan to keep residents in the neighborhood.

***Shonta High, President of the DCHA Park Morton Resident Council***, testified in opposition to Bill 23-784. Ms. High stated that closing the alley could disrupt the lives of Park Morton residents and neighbors. She also asked the city to implement the Park Morton Equity Plan in lieu of the New Communities Initiative plan.

***Kyrus Freeman, Holland & Knight LLP***, testified as counsel to the applicant in support of Bill 23-784.

***Rob Fossi, The Community Builders Inc.***, testified in support of the Bill 23-784. Mr. Fossi noted that, for Phase 1, they anticipate starting the 24-month construction period in late 2021, with a completion date in late 2023. Phase 2 would begin in late 2023 or early 2024, with a completion date of early 2026. He said that all affordable units will remain affordable for the life of the project.

***Joseph Snider, Deputy Surveyor of the District of Columbia***, testified on behalf of the Executive. His testimony is summarized in Section III.

***Anna Chamberlin, Associate Director of the Planning and Sustainability Division of DDOT***, testified on behalf of the Executive. Her testimony is summarized in Section III

The Committee received comments from 27 individuals in opposition to Bill 23-784. Those comments are a part of the hearing record.

## VII. IMPACT ON EXISTING LAW

Bill 23-784 has no impact on existing law. The Street and Alley Closing and Acquisition Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code § 9-201 *et seq.*) (“Act”) establishes procedures for closing streets and alleys, opening new streets and alleys, naming public spaces, and other procedures related to streets and alleys. Additionally, it authorizes the Council to close all or part of a street or alley. In approving Bill 23-784, the Committee finds that the requirements of the Act have been satisfied.



## VIII. FISCAL IMPACT

The attached fiscal impact statement from the District's Chief Financial Officer states that funds are sufficient in the FY 2021 through FY 2024 budget and financial plan to implement the bill. The D.C. Surveyor estimates that the most probable value of the land being added to the tax rolls is \$628,830, and the closing will facilitate a development project that will likely bring additional tax revenue to the District.

## IX. SECTION-BY-SECTION ANALYSIS

- Section 1 Short title.
- Section 2 (a) Orders the closing of a portion of the public street and alley system adjacent to Squares 3039 and 3040, as shown by the plat in S.O. 17-21093.
- (b) Accepts the dedication of streets and alleys adjacent to Squares 3039 and 3040, and designates the new streets as 6<sup>th</sup> Street N.W., Luray Place, N.W., and an extension of Morton Street, N.W.
- Section 3 (a) The approval of Council of the street and alley closures are contingent on satisfying all conditions in S.O. 17-21093 prior to recordation of a closing plat.
- (b) The approval of Council of dedications and designations are contingent on satisfying all conditions in S.O. 17-21094.
- Section 4 Fiscal impact statement.
- Section 5 Effective date.

## X. COMMITTEE ACTION

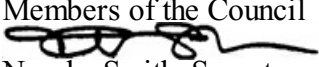
## **XI. ATTACHMENTS**

1. Bill 23-784 as introduced.
2. Written Testimony.
3. NCPC Comments.
4. Surveyor's Plat.
5. Fiscal Impact Statement for Bill 23-784.
6. Legal Sufficiency Determination for Bill 23-784.
7. Committee Print for Bill 23-784.

**COUNCIL OF THE DISTRICT OF COLUMBIA**  
**1350 Pennsylvania Avenue, N.W.**  
**Washington D.C. 20004**

Memorandum

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To : Members of the Council  
From :  Nyasha Smith, Secretary to the Council  
Date : Monday, June 15, 2020  
Subject : Referral of Proposed Legislation

Notice is given that the attached proposed legislation was introduced in the Office of the Secretary on Friday, June 12, 2020. Copies are available in Room 10, the Legislative Services Division.

TITLE: "Closing of Public Streets and Alleys and Dedication of Land for Public and Alley Purposes Adjacent to Squares 3039, 3040, and 3043, S.O. 17-21093 and S.O. 17-21094 Act of 2020", B23-0784

INTRODUCED BY: Councilmember Nadeau

The Chairman is referring this legislation to Committee of the Whole.

Attachment  
cc: General Counsel  
Budget Director  
Legislative Services

Brianne K. Nadeau

Councilmember Brianne Nadeau

A BILL

IN THE COUNCIL OF THE DISTRICT OF COLUMBIA

To order the closing of a portion of Morton Street, N.W., adjacent to Squares 3039 and 3040, and the portions of the public alley system adjacent to Square 3039 in Ward 1; and to accept the dedication and designation of 6th Street, N.W., Luray Place, N.W., and an extension of Morton Street, N.W., adjacent to Squares 3039, 3040, and 3043, for public street purposes, and to accept the dedication of land adjacent to Square 3039 for public alley purposes in Ward 1.

BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this act may be cited as the "Closing of Public Streets and Alleys and Dedication of Land for Public and Alley Purposes Adjacent to Squares 3039, 3040, and 3043, S.O. 17-21093 and S.O. 17-21094 Act of 2020".

Sec. 2. (a) Pursuant to section 404 of the District of Columbia Home Rule Act, approved December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-204.04), and consistent with the Street and Alley Closings and Acquisitions Procedures Act of 1982, effective March 10, 1983 (D.C. Law 4-201; D.C. Official Code § 9-201.01 *et seq.*) ("Act"), the Council finds that the portions of the public street and alley system adjacent to Squares 3039 and 3040, as shown by the hatch-marks on the Surveyor's plat filed under in S.O. 17-21093, are unnecessary for street and alley purposes and orders them closed, with title to the land to vest as shown on the Surveyor's plat.

32 (b) Pursuant to sections 302 and 401 of the Act (D.C. Official Code §§ 9-203.02 and 9-  
33 204.01) ("Act"), and notwithstanding the requirements set forth in sections 303, 304 and 402 of  
34 the Act (D.C. Official Code §§ 9-203.03, 9-203.04, and 9-204.02), the Council accepts the  
35 dedications of the streets and alleys adjacent to Squares 3039, 3040, and 3043, as shown by the  
36 hatch-marks on the Surveyor's plat in S.O. 17-21094, and designates the new streets as 6<sup>th</sup> Street,  
37 NW, Luray Place, NW, and an extension of exiting Morton Street, NW, respectively, as shown on  
38 the Surveyor's plats filed under S.O. 17-21094.

39 Sec. 3. (a) The approval by the Council of the closings in section 2(a) are contingent upon  
40 the satisfaction of all the conditions set forth in the official file for S.O. 17-21093 prior to the  
41 recordation of the closing plat by the Surveyor. (b) The approval of the dedications and  
42 designations in section 2(b) are contingent upon the satisfaction of all the conditions set forth in  
43 the official file for S.O. 17-21094 prior to the recordation of the dedications plat by the Surveyor.

44 Sec. 4. Transmittal.

45 The Council shall transmit a copy of this act, upon its effective date, to the Office of the  
46 Surveyor and the Office of the Recorder of Deeds.

47 Sec. 5. Fiscal impact statement.

48 The Council adopts the fiscal impact statement in the committee report as the fiscal impact  
49 statement required by section 4a of the General Legislative Procedures Act of 1975, approved  
50 October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

51 Sec. 6. Effective Date.

52 This act shall take effect following approval by the Mayor (or in the event of veto by the  
53 Mayor, action by the Council to override the veto), a 30-day period of congressional review as  
54 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December 24,

55 1973 (87 Stat. 813, D.C. Official Code §1-206.02(c)(1)), and publication in the District of  
56 Columbia Register.

facilitate a private development. The purpose of Bill 23-580 is to facilitate a private development by closing a portion of a public alley in Square 2892, bounded by Lamon St., Georgia Ave., Kenyon St., and Sherman Ave. N.W. in Ward 1. The purpose of Bill 23-656 is to close a portion of a public alley in Square 740, bounded by K St., S.E., First St., S.E., L St., S.E., and New Jersey Ave. S.E. in Ward 6. This will facilitate a private development. The purpose of Bill 23-784 is to close a portion of Morton St., N.W., adjacent to Squares 3039 and 3040, close a portion of a public alley adjacent to Square 3039, to accept the dedication and designation of 6<sup>th</sup> St. N.W., Luray Place, N.W., and extension of Morton St., N.W., adjacent to Squares 3039, 3040, and 3043 for public street purposes, and to accept the dedication of land adjacent to Square 3039 for public alley purposes. This bill relates to the New Communities project at Park Morton in Ward 1.

Those who wish to testify are asked to email the Committee of the Whole at [cow@dccouncil.us](mailto:cow@dccouncil.us), or to call Blaine Stum, Legislative Policy Advisor, at (202) 724-8092, and to provide your name, address, telephone number, organizational affiliation, and title (if any) by the close of business Tuesday, September 15, 2020. Witnesses who anticipate needing spoken language interpretation, or require sign language interpretation, are requested to inform the Committee office of the need as soon as possible but no later than five business days before the proceeding. We will make every effort to fulfill timely requests, although alternatives maybe offered. Requests received in less than five business days may not be fulfilled.

Persons wishing to testify are encouraged, but not required, to submit 15 copies of written testimony. If submitted by the close of business on September 15, 2020 the testimony will be distributed to Councilmembers before the hearing. Witnesses should limit their testimony to four minutes; less time will be allowed if there are a large number of witnesses. The hearing will be limited to three hours. Copies of the legislation can be obtained through the Legislative Services Division of the Secretary of the Council's office or on <http://lims.dccouncil.us>. Hearing materials, including a draft witness list, can be accessed at <http://www.chairmanmendelson.com/circulation>, 24 hours in advance of the hearing.

If you are unable to testify at the hearing, written statements are encouraged and will be made a part of the official record. Written statements should be submitted to the Committee of the Whole, Council of the District of Columbia, Suite 410 of the John A. Wilson Building, 1350 Pennsylvania Avenue, N.W., Washington, D.C. 20004. The record will close at 5:00 p.m. on October 1, 2020.

Good morning council members,

My name is Daniel del Pielago and I'm an organizer with Empower DC, we've been supporting the residents at Park Morton around the so-called redevelopment of their property. I say so-called because this New Communities Initiative redevelopment plan is one that from the onset does not benefit the residents of Park Morton. From what we are able to glean from the details DMPED has provided to us, we see that only 57 public housing replacement units are planned for Park Morton, currently 174 total units exist. A simple math analysis lets us know that there will not be enough units for 1 for 1 replacement of public housing, which is a tenet of the New Communities Initiative. Additionally, while the build first site at Bruce Monroe is still held up with legal issues, residents cannot not even expect to be relocated in their neighborhood or Ward. This plan as we understand it, actually displaces residents and creates a loss of much needed public housing.

A resident I spoke with this week who was concerned about retaliation if she testified today let me know the following. "I have no idea when I will come back or if I will come back, we are all being moved with no idea what will happen." "I will be moving soon and now because I'm a voucher holder I'm concerned about having to pay utilities at my new place which will add an extra expense for me." "I feel like our community is being destroyed." This underscores the need to work on a better plan that residents are a part of, trust in and have actionable rights around.

The New Communities Initiative is a failed program which has not delivered on its goals. Therefore, moving forward with the markup and vote of B23-784 only serves to move this failed plan forward that does not benefit residents. A better plan is needed, which the Park Morton resident council and residents need to agree on before any further harm is caused. Council should also note that the Bruce Monroe LDA extension expires in December and will be coming in front of you again soon. Please take into consideration that through your oversight, you can play a critical part in ensuring that this redevelopment and the New Communities Initiative in general need to be improved as at the end of the day it is only resulting in the displacement of long-time, black residents of the District.

Daniel del Pielago

202-731-8634



Submitted To:  
District of Columbia City Council  
Legislation B23-784 Public Hearing Closure of Alleys  
Thursday, September 17, 2020

Testimony of:  
Shonta' High, President, The Council @ Park Morton

Hello. I'm Shonta' High, the President of the Council @ Park Morton. I'd like to take just a moment of silence for all of the Black & Hispanic Lives that have been lost in all of the senseless acts of hate & racism. \*Pause\* Amen & Thank you.

I'm testifying to the opposition of Legislation B23-784, the Closure of the Alleys. There are many reasons as to why this should not happen starting with the disruption of how I & many other residents can enter & exit from where we park on the DCHA private permitted parking spaces. I'll begin by speaking of where we exit the alley next to the 610 Park Rd. building to make a left onto Park Rd. to go to the gas station, the bank, the post office, or the many other multiple establishments we all frequent on Georgia Avenue.

Closing this alley would not only disrupt the lives of Park Morton residents, but that of our neighbors in the townhomes adjacent to us whose driveways are in the rear of their homes. If they haven't been properly notified of this, they should have a say as to this alley being closed, especially the neighbor whose house is directly next to the alley located at 600 Park Rd. NW. There are very few ways to enter & exit as it is.

Please do not disrupt our lives abruptly with these changes. We have a number of remaining Park Morton residents that want to speak out on this issue, however, they are afraid of retaliation from DCHA as they've seen it happen to me directly. The few residents that have stepped up to give their testimonies have asked Empower DC to submit their testimonies on their behalf anonymously as they are still fearful of retaliation, but have gained some courage to come forward to speak out.

The City should not insist on this action to move forward with a failed plan that needless to say, with the many efforts of myself & my team, we've brought forth attention to the malfeasance of the disastrous New Communities Initiatives (NCI) redevelopment plan. There is no other safe passage for entry onto Morton St. so that there is access to other alleys that aforementioned residents, such as myself, may be able to go about in our daily lives, if this were a better NCI plan as the problematic element at the opening of Morton St congests the street with traffic leaving us with no other recourse but to use the alleys to get home safely.

I strongly advise against it as this is not a solid plan, there is no guarantee for residents to return, there aren't enough units being built as promised, residents are being displaced, & there are no real guarantees for homeownership opportunities for present or future residents.

This is the time for the city to renounce the New Communities Initiatives (NCI) redevelopment plan to fully move to adopt & implement the Park Morton Equity Plan (PMEP) in its entirety with all agreeable adjustments &/or decisions being made by the Council @ Park Morton, our residents, our team, & our affiliates. We would like for the Redevelopment Team, DMPED, & DCHA to have a good faith meeting with the Council @ Park Morton & our team for further discussion on truly strategically implementing the Park Morton Equity Plan (PMEP) with all resolutions, terms, &/or agreements being placed in written legal & binding document(s). Thank You.

Ms. Shonta' High  
President  
The Council @ Park Morton  
615 Morton St. NW #11  
Washington, DC 20010-2557  
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**Testimony William H Jordan on B23-0784 - Closing of Public Streets and Alleys and Dedication of Land for Public and Alley Purposes**

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Chairman Mendelson and Members,

I urge the Council **NOT** to move this Bill forward **UNTIL** the agencies responsible for the Park Morton NCI development, DMPED and DCHA, enter into and complete **good faith negotiations** with the Council At Park Morton to implement the **Park Morton Equity Plan** as a part of the Park Morton NCI project.

The current pie-in-the-sky Park Morton NCI development plans, which have always placed the rights and interests of Park Morton residents at risk are clearly no longer viable. The plan which is precipitating this ally closing will only produce 57 of the required NCI 147 replacement units, encourages DCHA to continue to displace resident families, over 70 to date, without Build-First and produce no new units available until 2023. Overall current Park Morton NCI plans sport a funding gap of over \$90M. And worst the development team will return to this Council in the next month or so asking for another extension to the Bruce Monroe LDA which expires this December.

Unfortunately, the purpose for moving B23-784 at this time is not to close an alley, but to close the door to Park Morton resident's pursuit of EQUITY via the Park Morton Equity Plan.

Again, I urge the Council not to move forward with this bill, the Bruce Monroe LDA extension until DMPED and DCHA, enter into and complete good faith negotiations with the Council At Park Morton to implement the Park Morton Equity Plan.

Below lists some of the expenditures between DMPED, DCHA and the Development Team related to Park Morton NCI, NCI in general and Public Housing over the last several years totaling about \$36M. **Not a single new unit for Park Morton residents/NCI** has resulted from this spending. As well, I've included communications from myself to this Council in 2016 warning of the risks to Park Morton residents from this failed NCI Plan.

<b>Contract #</b>	<b>Vendor Name</b>	<b>PO #</b>	<b>Payment Date</b>	<b>Payment Amount</b>
B Monroe/Park Morton	PARK VIEW COMMUNITY PARTNERS	PO561980	5/15/2017	\$741,438.19
B Monroe/Park Morton	PARK VIEW COMMUNITY PARTNERS	PO561980	9/19/2017	\$74,950.55
B Monroe/Park	PARK VIEW COMMUNITY	PO561980	10/24/2017	\$137,059.93

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Morton	PARTNERS			
B Monroe/Park Morton	PARK VIEW COMMUNITY PARTNERS	PO582596	5/10/2018	\$464,784.05
B Monroe/Park Morton	PARK VIEW COMMUNITY PARTNERS	PO582596	9/10/2018	\$533,094.55
B Monroe/Park Morton	PARK VIEW COMMUNITY PARTNERS	PO582596	1/17/2019	\$368,631.89
B Monroe/Park Morton	PARK VIEW COMMUNITY PARTNERS	PO582596	5/2/2019	\$97,747.03
B Monroe/Park Morton	PARK VIEW COMMUNITY PARTNERS	PO582596	12/23/2019	\$61,424.12
B Monroe/Park Morton	PARK VIEW COMMUNITY PARTNERS	PO582596	6/12/2020	\$107,047.82
GS-018-43280	THE COMMUNITY BUILDERS INC	PO584039	8/9/2018	\$93,750.00
GS-018-43280	THE COMMUNITY BUILDERS INC	PO584039	9/13/2018	\$31,250.00
GS018-43280	THE COMMUNITY BUILDERS INC	PO598043	2/14/2019	\$31,250.00
GS018-43280	THE COMMUNITY BUILDERS INC	PO598043	7/1/2019	\$31,250.00
GS018-43280	THE COMMUNITY BUILDERS INC	PO598043	9/19/2019	\$31,250.00
GS018-43280	THE COMMUNITY BUILDERS INC	PO598043	10/2/2019	\$31,250.00
GS-020-43280	THE COMMUNITY BUILDERS INC	PO617992	1/14/2020	\$18,750.00
GS-020-43280	THE COMMUNITY BUILDERS INC	PO617992	4/2/2020	\$18,750.00
GS-020-43280	THE COMMUNITY BUILDERS INC	PO617992	7/16/2020	\$18,750.00
C16208-V2	BRICK & STORY LLC	PO625811	8/31/2020	\$24,381.80
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO557232	6/1/2017	\$53,450.22
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO557232	6/8/2017	\$41,369.65
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO557232	7/17/2017	\$38,975.47
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO557232	9/29/2017	\$71,066.23
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO557232	10/23/2017	\$71,243.00
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO557232	10/23/2017	\$14,854.50
DCEB-2016-C-0002	CASE WESTERN RESERVE	PO557232	10/23/2017	\$58,758.18

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	UNIV.			
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO576335	6/22/2018	\$6,803.87
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO576335	10/19/2018	\$34,904.74
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO576335	10/30/2018	\$20,429.68
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO576335	11/15/2018	\$76,313.88
DCEB-2016-C-0002 (OPT YR 1)	CASE WESTERN RESERVE UNIV.	PO579466	4/3/2018	\$20,490.07
DCEB-2016-C-0002 (OPT YR 1)	CASE WESTERN RESERVE UNIV.	PO579466	6/26/2018	\$37,080.53
DCEB-2016-C-0002 (OPT YR 1)	CASE WESTERN RESERVE UNIV.	PO579466	8/31/2018	\$42,566.42
DCEB-2016-C-0002 (OPT YR 1)	CASE WESTERN RESERVE UNIV.	PO579466	10/9/2018	\$40,196.93
DCEB-2016-C-0002 (OPT YR 1)	CASE WESTERN RESERVE UNIV.	PO579466	10/9/2018	\$37,327.23
DCEB-2016-C-0002 (OPT YR 1)	CASE WESTERN RESERVE UNIV.	PO579466	10/10/2018	\$37,391.35
DCEB-2016-C-0002 (OPT YR 1)	CASE WESTERN RESERVE UNIV.	PO579466	10/15/2018	\$38,798.61
DCEB-2016-C-0002 (OPT YR 1)	CASE WESTERN RESERVE UNIV.	PO579466	10/19/2018	\$53,625.83
DCEB-2016-C-0002 (OPT YR 1)	CASE WESTERN RESERVE UNIV.	PO579466	10/22/2018	\$42,523.03
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO585563	9/28/2018	\$37,651.77
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO585563	10/12/2018	\$10,278.47
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO597391	2/15/2019	\$28,173.04
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO597391	3/12/2019	\$26,102.41
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO597391	6/7/2019	\$3,168.79
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO597391	8/19/2019	\$3,826.58
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO597391	10/7/2019	\$3,884.59
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO597391	10/7/2019	\$2,832.99
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO597391	10/7/2019	\$5,928.65

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DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO597391	11/8/2019	\$4,091.11
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO597391	11/8/2019	\$44,313.27
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO597391	11/27/2019	\$23,188.80
DCEB-2016-C-0002-Opt 2	CASE WESTERN RESERVE UNIV.	PO599521	7/2/2019	\$52,220.00
DCEB-2016-C-0002-Opt 2	CASE WESTERN RESERVE UNIV.	PO599521	8/19/2019	\$81,165.12
DCEB-2016-C-0002-Opt 2	CASE WESTERN RESERVE UNIV.	PO599521	9/16/2019	\$44,660.00
DCEB-2016-C-0002-Opt 2	CASE WESTERN RESERVE UNIV.	PO599521	9/20/2019	\$50,540.00
DCEB-2016-C-0002-Opt 2	CASE WESTERN RESERVE UNIV.	PO599521	11/8/2019	\$35,626.04
DCEB-2016-C-0002-Opt 2	CASE WESTERN RESERVE UNIV.	PO599521	11/8/2019	\$36,352.65
DCEB-2016-C-0002-Opt 2	CASE WESTERN RESERVE UNIV.	PO599521	12/13/2019	\$49,351.23
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO617572	2/14/2020	\$34,346.16
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO617572	2/19/2020	\$42,741.40
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO617572	4/3/2020	\$31,070.87
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO617572	4/3/2020	\$19,113.52
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO620958	5/13/2020	\$54,301.59
DCEB-2016-C-0002	CASE WESTERN RESERVE UNIV.	PO620958	5/22/2020	\$70,461.53
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO555973	12/15/2016	\$1,544,655.00
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO555973	8/7/2017	\$2,139,703.00
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO555973	4/28/2020	\$1,700,204.19
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO555973	6/11/2020	\$505,432.93
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO562740	7/31/2017	\$288,981.00
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO562740	8/10/2017	\$196,019.00
DMPED DCHA	DC HOUSING AUTHORITY	PO578277	3/29/2018	\$2,579,495.00

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MOU				
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO583850	6/11/2018	\$21,644.86
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO583850	6/18/2018	\$1,383,209.29
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO583850	6/18/2018	\$1,783,346.40
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO583850	6/19/2018	\$179,813.09
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO583850	6/28/2018	\$172,439.49
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO583850	7/19/2018	\$105,517.99
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO583850	9/28/2018	\$450,186.83
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO583850	10/16/2018	\$31,305.15
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO583850	11/21/2018	\$581,780.54
DMPED DCHA MOU-8-18	DC HOUSING AUTHORITY	PO587497	9/17/2018	\$500,000.00
DMPED DCHA MOU-8-18	DC HOUSING AUTHORITY	PO587497	12/13/2018	\$325,000.00
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO587663	8/30/2018	\$2,637,448.00
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO587663	8/27/2020	\$537,766.01
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO588971	10/31/2019	\$3,210,251.32
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO588971	11/12/2019	\$19,455.87
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO588971	2/12/2020	\$1,233,385.22
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO588971	2/12/2020	\$1,410,621.99
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO588971	3/31/2020	\$373,256.48
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO588971	4/22/2020	\$355,685.15
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO588971	7/14/2020	\$533,863.39
DMPED DCHA MOU	DC HOUSING AUTHORITY	PO589495	9/27/2018	\$5,261,614.00
DCHA MOU	DC HOUSING AUTHORITY	PO604635	6/27/2019	\$1,477,224.78
GS016-43278	HOUSING IN TRANSITION,	PO537508	12/23/2016	\$98,184.51

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	INC.			
GS017-43278	HOUSING IN TRANSITION, INC.	PO556990	2/10/2017	\$52,483.19
GS017-43278	HOUSING IN TRANSITION, INC.	PO556990	4/25/2017	\$65,129.42
GS017-43278	HOUSING IN TRANSITION, INC.	PO556990	7/27/2017	\$82,192.88
GS017-43278	HOUSING IN TRANSITION, INC.	PO556990	10/26/2017	\$100,194.04
GS-017-43279	HOUSING IN TRANSITION, INC.	PO557638	2/7/2017	\$117,503.20
GS-017-43279	HOUSING IN TRANSITION, INC.	PO557638	4/27/2017	\$136,809.47
GS-017-43279	HOUSING IN TRANSITION, INC.	PO557638	7/27/2017	\$134,879.25
GS-017-43279	HOUSING IN TRANSITION, INC.	PO557638	11/30/2017	\$150,699.21
GS-017-43278 and 79	HOUSING IN TRANSITION, INC.	PO569865	10/24/2017	\$19,998.00
GS-017-43278	HOUSING IN TRANSITION, INC.	PO576065	1/2/2018	\$60,000.00
GS-017-43278	HOUSING IN TRANSITION, INC.	PO576065	4/30/2018	\$102,500.00
GS-017-43278	HOUSING IN TRANSITION, INC.	PO576065	5/24/2018	\$81,250.00
GS-017-43278	HOUSING IN TRANSITION, INC.	PO576065	8/24/2018	\$81,250.00
GS-017-43279	HOUSING IN TRANSITION, INC.	PO576067	1/2/2018	\$100,000.00
GS-017-43279	HOUSING IN TRANSITION, INC.	PO576067	3/27/2018	\$182,500.00
GS-017-43279	HOUSING IN TRANSITION, INC.	PO576067	5/24/2018	\$141,250.00
GS-017-43279	HOUSING IN TRANSITION, INC.	PO576067	8/24/2018	\$141,250.00
GS017-43276	HOUSING IN TRANSITION, INC.	PO597586	1/14/2019	\$81,250.00
GS017-43276	HOUSING IN TRANSITION, INC.	PO597586	3/7/2019	\$81,250.00
GS017-43276	HOUSING IN TRANSITION, INC.	PO597586	5/14/2019	\$81,250.00
GS017-43276	HOUSING IN TRANSITION, INC.	PO597586	8/30/2019	\$81,250.00
GS017-43279	HOUSING IN TRANSITION, INC.	PO597601	2/14/2019	\$141,250.00



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GS017-43279	HOUSING IN TRANSITION, INC.	PO597601	3/7/2019	\$141,250.00
GS017-43279	HOUSING IN TRANSITION, INC.	PO597601	5/14/2019	\$141,250.00
GS017-43279	HOUSING IN TRANSITION, INC.	PO597601	9/16/2019	\$141,250.00
GS-020-43279	HOUSING IN TRANSITION, INC.	PO618099	1/21/2020	\$141,250.00
GS-020-43279	HOUSING IN TRANSITION, INC.	PO618099	3/13/2020	\$141,250.00
GS-020-43279	HOUSING IN TRANSITION, INC.	PO618099	6/23/2020	\$141,250.00
GS-020-43279	HOUSING IN TRANSITION, INC.	PO618099	8/14/2020	\$141,250.00
GS-020-43278	HOUSING IN TRANSITION, INC.	PO618100	2/10/2020	\$85,000.00
GS-020-43278	HOUSING IN TRANSITION, INC.	PO618100	3/13/2020	\$85,000.00
GS-020-43278	HOUSING IN TRANSITION, INC.	PO618100	5/15/2020	\$85,000.00
GS-020-43278	HOUSING IN TRANSITION, INC.	PO618100	8/14/2020	\$85,000.00
				<b>\$36,840,320.94</b>

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-----Original Message-----

From: whj@melanet.com

Sent: Monday, November 21, 2016 12:52pm

To: "<columbia\_heights@yahoogroups.com>" <columbia\_heights@yahoogroups.com>, southcolumbiaheights@yahoogroups.com

Cc: "Mendelson, Phil (COUNCIL)" <pmendelson@dccouncil.us>, "Bonds, Anita (Council)" <abonds@dccouncil.us>, "esilverman@dccouncil.us" <esilverman@dccouncil.us>

Subject: Park Morton/Bruce Monroe Development - Part I

In the coming weeks our community(s) will face several hearings related to the Park Morton [New Communities Initiative](#) (NCI). The end result will tell us a lot about who we are as a community(s) and what type of community(s) we want to become. The project is being lead by the [Office of the Deputy Mayor of Planning](#)

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[and Economic Development's](#) (DMPED) and [District of Columbia Housing Authority](#) (DCHA). The development team [ParkView Community Partners LLC](#) will lead the development effort.

There will be controversy over the lost of the Bruce Monroe Park, building heights and the development process. I urge everyone to take the time to look at this project and drill past the surface controversies and get a full understanding of this deeply flawed project, its overall context and its potential consequences. The project is deeply flawed, because it is structured to continue development policies designed to use government subsidies to particularly relegate **Ward 1 African American families into a permanent Second Class status** which is a betrayal of years of development planning in the Ward. Secondly, the use of government power, resources and the procurement/development process to misinform and bully residents.

African American Families can be thought of as a barometer for quality and equitable development in the Ward for all of us. Given the historic social and economic dynamics of our country if African American Families are prospering we all are. If our government and it's policies remained consistent to commitments made 10 to 15 years ago, our government would pursue development approaches which fully include African American Families as contributors and beneficiaries in the Wards future. Instead current Park Morton/Bruce Monroe project structures along with a few other projects in the Ward to do the opposite.

One policy that much change if African American Families are to be fully included is an increase in the number three (3) bedroom housing units produced in the Ward. The city is proposing to build 273 residential units at Bruce Bruce Monroe only 9 will be 3 bedroom less than 4%. 4% is not inclusive. In fact it structurally discriminates against families. Something we should not support, must and should be corrected. The number needs to be closer to 35% 3 bedroom units. When this is point is raised, DMPED and the development team claims they cannot increase the number of 3 bedroom units. At the last public meeting the project manager from DMPED claimed, that 3 bedroom units could not be structured, bla, bla, bla, to fit into the larger apartment building planned for the Bruce Monroe site under New Communities. This of course is non-truthful and par for this development team. In fact, two day's earlier at another New Communities site a [150 unit building](#), was announced that would include 3 and 4 bedroom unit apartments 21% of the total. Clearly, the project manager's statement was meant to mislead.

The number of 3 bedroom units is just one factor to consider. Again, we can't talk seriously about building a new community which envisions only 4% of units truly suitable for families, African American families in particular. I would suggest any one who cares about this issue to contact DMPED and the development team to have them explain, why is 4% the best the city and developer can do with free land from the city and \$37M in subsidy. Why family needs don't matter in Ward 1.

DMPED Director New Communities  
Rodgers,Angie (EOM)" <angie.rodgers@dc.gov>,

Development Team Local Partner  
[buwa@dantespartners.com](mailto:buwa@dantespartners.com) (Buwa Binitie)

In Part 2, we'll deal with another key factor, the need to generate business employment opportunities. What kind to new community project spends \$95M and only generates 8 permanent jobs. Housing and no jobs is

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Second Class and clearly is no path to the middle class. Why is this development team moving contrary to the Mayor's policies?

William

The attached chart highlights our government's deliberate and systematic failure to include families in particular African American Families as full participants in the development of Ward 1. The chart includes a snapshot of estimated unit production for past, current and future development projects supported by significant DC Government subsidies. Of approximately 2378 units produced with \$140M in subsidies only about 37 three bedroom units will be produced about 1.5%. Of the 37 only about 5 currently exist and 1 of those 5 would be considered affordable. If we peel back the sources and stated purposes of a significant portion of the subsidies deployed it was to ensure the full inclusion of families and particular African American Families. This is something maybe Deputy Mayor "Kenner,Brian (EOM)" <brian.kenner@dc.gov>, can explain. Why funds design to fully include African American Families is being used to build a housing infrastructure that tends to exclude this group? Maybe Trump's Secretary of HUD can explain it.

Good morning, I am Rob Fossi of The Community Builders, Inc (“TCB”) one of the foremost urban, non-profit community developers in the nation with a nearly 60-year track record. I am joined today by our development partner, Dantes Partners, and its principal, Buwa Binitie. I am testifying on behalf of our partnership but both Buwa and I are available to answer any questions.

We welcome the opportunity to be with you today to discuss the alley closing and street dedication for the phased on-site redevelopment of the Park Morton site. Much has transpired in the half-dozen years since our team was selected for the privilege of working with residents, stakeholders, and an array of additional partners to redevelop Park Morton.

This legislation will enable us to move forward with the phased redevelopment of the on-site Park Morton plan that will deliver 189 homes, 57 of which are replacement units for Park Morton residents. The first on-site phase will deliver much needed 43 replacement homes for Park Morton residents, 45 additional affordable homes and 60 market rate homes for DC residents. Contingent to relocation efforts and vacancies on site, we anticipate starting the 24-month construction period in that phase in late 2021 and completing in later 2023.

The second on-site phase will deliver 14 replacement homes for Park Morton residents and 27 market and affordable homeownership opportunities. Also contingent to relocation efforts and vacancies, we anticipate starting the 24-month construction period in that phase in late 2023 / early 2024 and completing in in early 2026. All affordable units, including the Park Morton replacement units, will remain affordable for the life of the project and will be built in a fully integrated manner that does not differentiate by resident income (no distinction in lay-out, materials, amenities, etc.) and is grounded in the belief that we are all equal. This legislation will allow us to make incremental progress towards a vision and a mission that is larger than a single project or a single building.

Integral to the housing redevelopment is appropriately updated infrastructure that will better connect the Park Morton site with the surrounding neighborhood. Existing streets and alleys, as approved in the PUD, will be redesigned and rebuilt during the construction period. Upon construction completion of each phase the new streets and alleys built as part of that phase will be dedicated to the District.

The plan includes an extended east-west Morton Street that will connect the site with Warder Street, a new north-south street, that will be named 6<sup>th</sup> Street, and a new east-west street south of the new pocket park to be developed as part of this plan, that will be named Luray Place.

Thus far, we have advanced the Schematic Design and initiated the Design Development plans of the Phase 1 on-site Park Morton plan that includes a 142-unit multifamily building along with six (6) THs and flats. Alongside our public and private partners, we are resolute in our commitment to make Park Morton's redevelopment a success story. We cherish the support and partnership of the District that stands especially tall, amidst failed federal policies, to deliver on its promise of quality homes for all people.

Testimony of Sarah Jane Shoenfeld, Principal, Prologue DC

District of Columbia Committee of the Whole  
B23-0580 – Closing of a Public Alley in Square 2892, S.O. 19-47478, Act of 2019  
Thursday, September 17, 2020

Dear Councilmembers :

I am writing to urge you not to close the alley adjacent to 600 Park Road NW, connecting Park Road to the interior of the Park Morton public housing development, at this time. The alley closure will facilitate commencement of what has already proven to be a **failed redevelopment plan that must be revisited with urgency**, before Park Morton’s remaining residents are displaced for a construction project that will not even begin to provide replacement housing until 2023, and is not slated to be completed before 2026, twelve years after The Community Builders and Dante Partners were contracted to begin redevelopment.

Since the project was initially launched in 2007, when another developer was initially hired to manage it, Park Morton tenants have fought to ensure that these central promises of the city’s New Communities Initiative (NCI) be met: 1) that all residents be given the opportunity to return to the redeveloped site, and, 2) that residents are not displaced during the process of redevelopment, which typically takes many years. **Yet after more than 12 years since the project was launched, there is no guarantee that the either the remaining tenants, or the many who have left over the past decade due to the declining condition of the buildings and continued threat of eviction, will ever be able to return.**

Although one-for-one replacement of public housing units is a central tenet of NCI, **only 57 units are planned to replace the 174 units that comprise Park Morton.** This will not provide close to enough housing for the approximately 79 residents who remain on the site today, much less all of the tenants who have left since 2014 with the promise that they’d be able to return. (The city used its 2014 termination of a contract with Landex—the developer that tenants worked with for seven years to come up with a plan that would have provided more replacement housing—to sever its obligation to re-house tenants who moved out before 2014.) Regardless of how many tenants lived at Park Morton or remain on site today, **the city has promised to “preserve affordability by rebuilding the same number of public housing units we started with.”**<sup>1</sup> Notably, even were the city to meet this basic requirement of NCI, it would not come close to meeting the actual need for public housing. The waiting list for public housing in D.C. grew from 5,000 in 1961, when Park Morton first opened, to more than 70,000 in 2013. NCI promises merely to provide the same, minimal amount of public housing that was never enough in the first place, in an economic climate that has made living in DC almost impossible for people of limited means.

Despite the italicized quote above from the city’s own one-pager on Park Morton, it seems that the Council and the development team for Park Morton believe that the promise of new, “affordable” housing serves to meet the obligation of providing tenants with replacement housing. Yet affordability standards are based on Median Family Income (MFI), which is currently \$126,000 for a family of four.<sup>2</sup> **Park Morton’s “affordable” units will be made accessible to people earning 60% of MFI, more than \$75,000 a year. However median income in the District for Black households, which comprise all of**

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<sup>1</sup> <https://dcnewcommunities.org/wp-content/uploads/2015/10/NCI-Park-Morton-One-Pager.pdf>

<sup>2</sup> <https://dhcd.dc.gov/publication/2020-inclusionary-zoning-maximum-income-rent-and-purchase-price-schedule>

**Park Morton’s residents, is just over \$45,000 a year.**<sup>3</sup> A much larger supply of new, “market rate” luxury housing in the neighborhood, to which this project will add, contributes to making the entire area more expensive and less accessible to Black residents overall.

In addition to breaking the minimal promise that 174 new public housing units would be built, the Council has excused its obligation to house residents during construction, citing litigation brought by nearby homeowners against building replacement housing at nearby Bruce Monroe Park. **The resident-led Park Morton Equity Plan, ignored by city officials and the development team, would provide replacement units in two existing Park View developments, Arcade Sunshine—where there are approximately 150 inclusionary zoning units that the owner is willing to rent to Park Morton residents—and The Wren, where DMPED was a development partner and there are 130 “affordable” units. The Equity Plan has recommended that 30 of these be made available to Park Morton residents. The plan also addresses NCI’s failed promise to provide public housing residents with job training and employment opportunities by positioning the Whole Foods attached to The Wren as an employment partner.**

The Equity Plan’s additional proposal to divide a planned 143-unit building on the current Park Morton site into two smaller buildings, in the interest of completing the smaller building sooner and making it available for tenants to move in, has also been dismissed by the Council and the developers. Instead, **tenants will have to wait until 2023, at the earliest, for any new housing to come online, and until 2026 for most of it—a full 12 years after the current development team was hired in 2014.** Meanwhile, despite the fact that they pay 30% of their income in rent, and extra for replacing outdated appliances in disrepair, Park Morton residents are living in deplorably-maintained buildings filled with pests and mold. **There is no excuse for making tenants wait this long for stable housing that does not threaten their health and safety.**

During the Council’s September 17 hearing on the alley closure that will facilitate starting construction at Park Morton, Chairman Mendelson expressed little regard for the situation tenants face. He asked why it matters whether residents are rehoused on the same site, as they have long been promised, or why vouchers won’t suffice as a substitute for housing. (He also seemed to forget that replacement housing was promised for all 174 units and to *all* the tenants who have lived at Park View since 2014, not just the 79 or so who live there now.) Is he not aware of how difficult it is for people with vouchers to find housing, especially anywhere west of the Anacostia River? Or how vulnerable they are to eviction as soon as their voucher expires, which could happen long before they are able to move back? If the DC Council honestly cares about maintaining racial and economic integration in Park View—another tenet of the Park Morton redevelopment project—then it needs to listen to the tenants and address their needs.

Below I have attached the testimony I gave in a public hearing on the Racial Equity Achieves Results Act, in April 2019. I am adding it here because I think that the treatment of Park Morton tenants throughout this redevelopment process belies the Council’s and the Mayor’s goals for achieving racial equity in D.C. Why ask the public to engage in these hearings if the city remains intent on displacing Black residents?

Thank you for taking the time to consider this testimony.

Sincerely,

Sarah Shoenfeld

Ward 4 resident and co-director, [Mapping Segregation in Washington DC](#)

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<sup>3</sup> <https://www.dcfpi.org/all/black-workers-matter>



Committee on Government Operations Public Hearing  
April 23, 2019, Wilson Building, Room 120, 10 am  
**B23-38 - Racial Equity Achieves Results Amendment Act of 2019**

Testimony from Sarah Jane Shoenfeld, Prologue DC, LLC/Mapping Segregation in Washington DC

Thank you, Councilmembers, for your attention today. My name is Sarah Shoenfeld, and I am a historian of race and housing in the District. I'm also a longtime resident of Ward 4 and a graduate of Wilson High School. I have spent the last several years documenting the myriad ways in which policymakers have intentionally and systematically segregated, destabilized, or displaced African Americans from our city for more than a century.

The DC Courts upheld the use of racially restrictive deed covenants, which barred the conveyance of property to Black people, for decades. By so doing, the city's political establishment—primarily people engaged in real estate and development—helped embed race into the value of property. This paved the way for using eminent domain to force Black landowners from their homes for the development of whites-only neighborhoods, parks and schools as well as government buildings and public housing; and for the construction or expansion of roads to shuttle white commuters in and out of the city.

Covenants, exclusionary zoning, and the legal right to racially discriminate all combined to bar Black access to DC's real estate market for so long that by the time fair housing laws were passed in the 1960s, most Black families had never had the opportunity to accumulate the wealth required to buy property. This city's leadership has never taken any steps toward restoring the property or associated wealth due to its Black residents.

These policies, which served to concentrate both white wealth and public investment west of Rock Creek Park—an area that remains economically exclusive to this day—also led to decades of disinvestment in areas where Black people lived, especially if they were not homeowners. In recent decades, we have seen enormous investment in the redevelopment of neighborhoods east of Rock Creek Park, but not in the people who already lived in these neighborhoods. In fact, publicly-financed real estate policies promoting gentrification have relied on the displacement of Black residents. In other words, it's not that DC's economic renaissance has failed to trickle down as supposedly planned, or has inadvertently left lower-income people behind, but in fact, it has been dependent upon their removal. Acknowledging that this new urban renewal has been achieved at the expense of Black Washingtonians—as evidenced by the rapid decline in their population and the rise in segregation, poverty, homelessness, health disparities, and racially-targeted policing—is essential to any conversation about racial equity.

Thank you.



Good Morning DC Council,

As a DC Tax Paying resident and resident on Morton st. I believe that the closing of the alley on Park rd will be distributive to drivers and to the people who live at Park Morton. Over the last several years people have been loitering and having illegal block parties on Morton St making it difficult for people who live in the neighborhood as well as feel unsafe to drive or walk through. Uber/Lyft drivers do not feel comfortable driving through because these loiterers look inside their car's making the drivers feel uncomfortable. Which hinders a service that people rely on in the neighborhood. Most of the time when trying to drive through Morton St the street and alleys would be illegally blocked off by their cars. The addition of the alley closure will create more traffic overflow to the alley between Morton and Lamont St. This alley is used by residents and businesses to pass through to get to Georgia Ave to park. It is already difficult to even get to the alley between Morton and Lamont street due to the "slow streets" limitations. I believe that closing off another alley will create more congestion and stress to an ongoing issue with the lack of streets available for use. Especially for the residents who still live in the Park Morton apartments, adding the construction creating more disruption and gives off a perception that the elected officials do not care for their constituents and want to accomplish their goal of the removal and displacement of residents.

Thank you

A concerned resident

Greetings Councilmembers,

My name is Candice Smith and I am a resident at Park Morton. I have school aged children and it is difficult for me to attend a live hearing so I am submitting my written testimony for you to read. I am concerned that it is too early to be doing all this type of work on our property. There are still many residents here on the property who use these alleys to get to work, to the metro and to stores. Closing them and changing around the streets will impact our normal, day to day routine.

As a resident, I don't know what's really happening with the redevelopment, I don't know if I'll be able to come back or when I'll come back. Why would they begin to close down alleys and streets when we have no idea what to expect for the future. This whole process is very confusing for me and I don't think the alleys should be closed when so many things have already gone wrong with this redevelopment.

Candice Smith

202-905-4583

Dear Blaine Stum,

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020. My name is Marc Friend and I am a homeowner in Ward 6 and a member of SURJ-DC. I want the Committee to hold off on B23-784 because it is the first step to a redevelopment of Park Morton that is not supported by public housing residents and people like me who care about my public housing neighbors. Why would we begin this work when there are such serious objections to the entire redevelopment plan? These redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, and fail to redevelop on site, or replace units at one-for-one.

I want DC to be affordable for a variety of people; I value our safety net, including public housing; no one should be displaced in a pandemic. We must ensure the residents of Park Morton can remain in their neighborhood.

Thank you for your time and consideration.

Sincerely,

Marc

Dear Blaine Stum,

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

My name is Mia Monkovic. I am a member of Showing up for Racial Justice DC and Empower DC living in Ward 1. I'm writing to you because I care deeply about the preservation of public housing. I think people of all economic and social backgrounds should be able to live in this city, and I believe strongly that those who have lived here for decades should not be forced out of their homes. It follows that I do not think Park Morton residents should be displaced without a fair development plan that ensures their return.

I want the Committee to hold off on B23-784 because it is the first step to a redevelopment that is not supported by public housing residents and people like me who care about my public housing neighbors. Why would we begin this work when there are such serious objections to the entire redevelopment plan?

These redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, and fail to redevelop on site, or replace units at one-for-one. Very recently, we watched this same process unfold at Barry Farm, where the historical complex was demolished, even after its initial redevelopment plan was rejected in court. Now Barry Farm will be redeveloped with far fewer affordable units than it once had. This is a mistake we cannot repeat again. We need to ensure that redevelopment plans are equitable, that all residents are guaranteed the right to return, and that the plan takes into consider the residents' demands.

I want DC to be affordable for people of all backgrounds. That means we must preserve and maintain our existing public housing stock, and end the forced displacement of public housing residents through redevelopment. We know that there is an extreme shortage of truly affordable housing in the District. Where are displaced residents expected to go? During the COVID-19 pandemic, how can you justify displacing them?

Thank you,  
Mia Monkovic  
Ward 1

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

My name is Alejandra Jolodosky and I'm a DC taxpayer, homeowner, resident, and member of SURJ-DC and Empower DC living in Ward 3.

I want the Committee to hold off on B23-784 because it is the first step to a redevelopment that is not supported by public housing residents and people like me who care about my public housing neighbors. Why would we begin this work when there are such serious objections to the entire redevelopment plan?

These redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, and fail to redevelop on site, or replace units at one-for-one.

We can do better than this.

I want DC to be affordable for a variety of people; I value our safety net, including public housing; no one should be displaced in a pandemic...

Thank you.

Good morning,

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

I am a DC taxpayer and resident of ward 5, a public school teacher in Ward 7, and a member of the Adas Israel congregation in Ward 3. I have a strong interest in equity and social justice within this city both inside and beyond my neighborhood.

I want the Committee to hold off on B23-784 because it is the first step to a redevelopment that is not supported by public housing residents and people like me who care about my public housing neighbors. Why would we begin this work when there are such serious objections to the entire redevelopment plan? Why not wait until those objections have been fully considered and alternatives explored? This is the classic outline of gentrification and the reason this city is becoming less 'chocolate' and more 'vanilla'.

These redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, and fail to redevelop on site, or replace units at one-for-one. I believe we can do better than this.

I want DC to be affordable for a variety of people; I value our safety net, including public housing. Most importantly, no one should be displaced in a pandemic.

I hope you will take this into consideration as you move forward in this meeting.

Sincerely,

Renana Fox

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***(She/her/hers)***  
***Masters of the Arts in Educational Theatre, All Grades (NYU '19)***  
***RYT-200 Hour Yoga Instructor***

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

My name is Laura Landaw, I am a graduate student at GW, a part of SURJ DC, and a resident of Washington, DC. I live in Ward 6.

I want the Committee to hold off on B23-784 because it is the first step to a redevelopment that is not supported by public housing residents and people like me who care about my public housing neighbors. Why would we begin this work when there are such serious objections to the entire redevelopment plan?

These redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, and fail to redevelop on site, or replace units at one-for-one.

We can and must do better than this.

No one should be displaced period, let alone while we are in a pandemic. Housing is a basic essential need that should be affordable for all in DC.

Thank you for listening.

Laura Landaw

Hello,

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

I am a DC resident and taxpayer, and I want the Committee to hold off on B23-784 because it is the first step to a redevelopment that is not supported by public housing residents and people like me who care about my public housing neighbors. Why would we begin this work when there are such serious objections to the entire redevelopment plan? These redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, fail to redevelop on-site, and fail to replace units at one-for-one.

We can and must do better than this. A city that cannot even guarantee basic human rights such as shelter to its most vulnerable residents has failed in its duties, and this is especially clear right now, as we continue to endure a global pandemic and record numbers of unemployment. Protecting and expanding public housing must be a priority for the DC Council now and in the future, and this must start with listening to public housing residents and heeding their concerns about the proposed redevelopment.

Thank you,

Gabrielle Weiss  
Petworth, DC 20011



Dear DC Council,

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

As a Ward 1 resident and member of Empower DC I am asking the Committee of the Whole to hold off on B23-784 because it is the first step to a redevelopment plan that is not supported by public housing residents and neighbors like myself who care about my public housing neighbors. I am asking that the Committee hold off on beginning this work when there are such serious objections by Park Morton residents to the entire redevelopment plan. The plan for Park Morton follows the same obvious anti-housing justice, anti-public housing resident plan that so many redevelopments in DC keep following: force people out of their homes, demolish public housing complexes, fail to redevelop on site, and fail to replace units at one-for-one.

Park Morton residents have made it clear that this redevelopment plan would displace their families during a global pandemic and destroy the decades of community ties and relationships they have built together. Park Morton residents have laid out a clear vision for what they do want in the Park Morton Equity Plan and are demanding a guaranteed, written, and actionable right to return. They are also asking that there be no forced displacement of Park Morton residents in the midst of a global pandemic and that DCHA continue maintenance and repairs for all residents who need it. The DC Council needs to listen to the people who will be most deeply and directly impacted by this redevelopment plan.

I want DC to be a city that is affordable and livable for long term residents, particularly low-income, long-term, Black DC residents who are being pushed out of DC in greater and greater numbers every year. We cannot be a city that purports to care about racial justice or the well-being of Black residents of DC while simultaneously destroying public housing and displacing dozens and dozens of families in the midst of a pandemic. Please listen to what our neighbors are telling us they need and do not move forward on B23-784.

Thank you,

Erin Riordan

Ward 1 Resident, Showing Up for Racial Justice DC & Empower DC

Hello,

**I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.**

My name is Tyler and I'm a Ward 4 resident, DC taxpayer, home-renter, and active member of Showing Up for Racial Justice (SURJ) in DC. I want the Committee of the Whole to **delay action on B23-784.**

B23-784 is the first step to a redevelopment that is **not supported** by public housing residents and people like me who care about my public housing neighbors. Why would we begin this work when there are such serious objections to the entire redevelopment plan?

What concerns me more is that these redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, fail to redevelop on site, and fail to replace units at one-for-one.

We can do better than this. When I worked at a large non-profit social services provider in DC, which included housing operations, I saw just how impossible it *might* seem to house "solve the problem of homelessness." But I'm certain the solution starts by **voting down redevelopment measures that are not approved by the community being "redeveloped."**

In this case, I'm thinking in particular about the residents at the Park Morton, a former model of public housing that B23-785 endangers making extinct.

Thank you and I look forward to your support in this matter.

**Tyler Martin Benjamin**

Pronouns: *he/him/his* ([What are those?](#))

Mr. Stum,

As a concerned DC resident, I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

I want the Committee to hold off on a specific piece of legislation, B23-784, because it is the first step to a redevelopment that is not supported by public housing residents and people like me who care about my public housing neighbors. Why would we begin this work when there are such serious objections to the entire redevelopment plan?

These redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, and fail to redevelop on site, or replace units at one-for-one. And this time, they are poised to do it during a viral pandemic. **We can do better than this.**

I want DC to be affordable for a variety of people; I value our safety net, including public housing; no one should be displaced in a pandemic.

Thank you, and best,

Dean Jackson

Please accept the following comments as testimony to be entered into the public record for the upcoming Committee of the Whole Meeting to be held on 9/17/20 at 10:00.

I am a DC homeowner and taxpayer, as well as a member of SURJ-DC and Empower DC, and an advocate for public housing as an essential part of our community. Over the past few years, I have come to know so many of my neighbors in public housing, and I care deeply about their well-being and their homes. It is from this sense of caring and solidarity that I urge you to reject B23-724, Closing of Public Streets and Alleys and Dedication of Land for Public and Alley Purposes Adjacent to Squares 3039, 3040, and 3043, S.O. 17-21093 and S.O. 17-21094 Act of 2020)

I confess that I was really surprised by this bill. I have interacted regularly with many of the members of the Council about public housing for over three years now, and I know many of you, including CM Nadeau, who has introduced this bill, to be supporters of public housing and public housing residents.

I think all of us also know the track record of DMPED/NCI on public housing redevelopment. They put together some kind of plan, demolish a community, displace the residents, say that they will redevelop, say that there will be 1 for 1 replacement (including maintaining the same number of each size of unit), and say that there will be a right to return. **And yet, in their entire history they have never successfully redeveloped a property in full and moved the residents back in!** They may have put together some units here and there, but this is not what they have promised, and it is not what is needed. I leave it to you to decide if they are incompetent or corrupt or some combination of the two, but public housing residents, and all of us who want a diverse city where everyone has a place, are the ones who lose.

Therefore, I don't want to see us do the same thing and expect different results. I think of the folks from Barry Farm who fought for "build first" only to be moved off the land and out of their homes with no acceptable plan for redevelopment and return. They are scattered, and surely some will die before there is any kind of new community for them to move to. Why would we do the same thing to the residents of Park Morton?

No more displacement and demolition should occur in the absence of clear plans that residents have helped to create for their return to their redeveloped communities. So let's not close the streets and alleys to make demolition possible.

Thank you,

Margaret Dwyer

Ward 3

Hello,

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

I am a DC resident, and I would like the Committee to hold off on B23-784. B23-784 is the first step to a redevelopment that is not supported by public housing residents and people like me who care about my public housing neighbors. I have serious concerns that this will be another redevelopment that forces people out of their homes and demolishes public housing. I want DC to be affordable for everyone, and no one should be displaced during a pandemic. Given the objections to the entire redevelopment plan, it does not make sense to begin this work as currently planned. Please do not close off alleys and streets in Park Morton to start this redevelopment until the redevelopment can benefit all residents, and hold off on B23-784.

Thank you!

Best,  
Diana Schoder

Good afternoon,

My name is Vick Baker (they/them), and I'm a current resident in Park View. I'm contacting the Committee of the Whole to submit written testimony regarding B23-0784.

As a Park View neighbor, I am against the passing of this legislation and the closing of these streets and alleys. To my understanding, the alley and street closings and changing of traffic patterns are in preparation for the "redevelopment" of Park Morton, which is a failed plan that is only resulting in the displacement of Ward 1 residents. The "redevelopment" plan will only build 57 units of replacement public housing, which is not nearly enough for all residents to return. Many have already been displaced...almost all of them displaced to other parts of DC outside of Ward 1, which has broken up the multi-generational community that once lived in Park Morton. I have numerous other concerns about this project. There is no build first site, which has led to the displacement I already spoke about. There is no guaranteed, actionable right to return, so many of those displaced will be unable to return. The plan NEEDS to address this and not only give residents the right to return but must facilitate that process to ensure they can easily return.

Overall, residents have not been involved in a meaningful way throughout this entire process. This is THEIR home. This is THEIR community. They should be leading this project instead of being displaced and removed from their community and friends.

I sincerely hope the Council recognizes this plan for what it is - another failed "redevelopment" plan that only displaces more Black and brown DC natives for the benefit of those in power - and does not move forward with this gentrification.

Sincerely,  
Vick Baker (they/them)

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

I'm a member of SURJ-DC, and a strong supporter of Empower DC.

I strongly encourage the Committee to pause on considering B23-784, and to be led by the priorities and needs of public housing residents. What is making this redevelopment so urgent when the city has had no problem ignoring and neglecting Park Morton (and all of our public housing) for decades?

The redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, and fail to redevelop on site or replace units at one-for-one. Why haven't we learned anything from this pattern yet? Or is that outcome exactly what you hope will happen?? We can do better than this.

I'm especially angry about the likelihood that this project will kick people out of their homes during a pandemic. I hope you share my concerns about that.

Please prioritize the needs and desires of the residents of Park Morton -- and all public housing.

Thank you,  
Mikayla  
Ward 1

Dear Mx. Stum,

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

I am a DC resident in Ward 1 and a 3rd year Medical Student at Georgetown University. I have seen first hand how important housing and community are to the health outcomes of DC residents.

I want the Committee to hold off on B23-784 because it is the first step to a redevelopment that is not supported by public housing residents and people like me who care about my public housing neighbors. Why would we begin this work when there are such serious objections to the entire redevelopment plan?

These redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, and fail to redevelop on site or replace units at one-for-one.

We can do better than this.

I want DC to be affordable for a variety of people and no one should be displaced during a pandemic. As an aspiring physician, I realize that our community health is influenced by the way we support our most marginalized neighbors. Taking away their homes during a pandemic and forcing them into unstable housing conditions will not only hurt public housing residents but DC as a whole community. Our health and safety are tied together.

Thank you for your time and for taking my comments into consideration.

All the best,  
Tyler McGehee  
MD Candidate, Class of 2022  
Georgetown University School of Medicine



I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020. My name is Samantha Karon, and I'm a resident of Ward 1 in DC. I organize with Showing Up for Racial Justice (SURJ) DC, and I learned about the plans to redevelop Park Morton through Empower DC. I am surprised and saddened that plans to redevelop Park Morton have made it this far *without* reasonable or just recourse for the residents who will be displaced. It is cruel to evict someone from public housing without providing for their rights as tenants, citizens, and just treating them like fellow community members. I really hate the plan to redevelop Park Morton as it stands, and I urge you not to move forward with this plan. If we have to displace people from our social service system in order to build new units for people who can afford to live elsewhere, we are failing to be good to each other.

Thank you for your consideration,  
Samantha Karon  
Ward 1

Dear Mr. Stum,

My name is Kyle Whitaker, and I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

I'm a resident of Ward 3, a DC taxpayer, a member of SURJ-DC, and a neighbor concerned with the welfare of his fellow DC residents. I'm writing because I want the Committee to hold off on B23-784. It is the first step to a redevelopment that is not supported by public housing residents and people like me who care about my public housing neighbors. Why would we begin this work when there are such serious objections to the entire redevelopment plan?

These redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, and fail to redevelop on site, or replace units at one-for-one. In the past three years that I've lived in this city, I've seen how this works, and it's horrifying--and it doesn't align with the values that our government claims to hold.

**We can do better than this.**

As someone who already finds it challenging to live in DC due to housing prices and increasing rent, I want DC to be affordable for **all** people. Public housing is a valuable safety net--**no one** should be displaced from their homes due to development, **especially** during a pandemic.

Thank you for your time and consideration of these comments. Please do the right thing and hold off on B23-784.

Sincerely,

Kyle Whitaker

DC Resident, Ward 3

Hello. I am writing so my comments can be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

I am a SURJ member, working with Empower DC, trying to get housing justice primarily for public housing residents. I live in Ward 3.

I understand that the mayor wants to increase the tax base in DC and to build more units that include higher priced condos. More income for the city is good. But why do those with the least always have to pay the price? To displace long term residents in public housing who depend on communities that support them during a pandemic is beyond the pale. Councilperson Nadeau is usually very supportive of public housing. I don't understand the rush right now when people's lives are already upended from COVID-19.

Redevelopment projects of public housing properties in DC have promised the same thing: We will move you out temporarily, build beautiful units for you to return to, and your lives will be much better. And how is that going? People are moved from their homes, away from friends and community but no new homes are built for their return. If DC does eventually go through with Park Morton redevelopment, will this be the time when all those promises are kept?

Of course, meanwhile, due to the city's neglect, people still living in public housing slated for redevelopment, live with pests, mold, leaks, and appliances that don't work. When nothing is done to improve those units, the city points out that no one should live under those circumstances and buildings must be demolished. Why is this acceptable?

What does the big painted "Black Lives Matter" on the street really mean to DC's government? We can do better for our long term citizens who need help now more than ever.

Thank you,

Ethan Pirk

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784, Closing of Public Streets and Alleys and Dedication of Land for Public and Alley Purposes Adjacent to Squares 3039, 3040, and 3043, S.O. 17-21093 and S.O. 17-21094 Act of 2020, to be held on September 17, 2020.

I am a DC resident living in Ward 3 and a member of Showing Up for Racial Justice (SURJ-DC). I am writing because I would like to urge the committee to reject B23-784. This legislation would set in motion plans for redevelopment at Park Morton. I am concerned that the redevelopment plan there is not supported by public housing residents. As a resident of DC, I want to make sure that we preserve a place in this city for long-time residents, and we need to keep DC affordable for everyone. Equitable housing policy should be a priority in our city. I want to add my voice to those of the Park Morton residents who oppose this redevelopment plan that B23-784 would start. The residents do not have clarity on their right to return after redevelopment, and the redevelopment plan does not provide for an equal number of units as exist on the property now. Further plans need to be made before redevelopment begins, and the Park Morton residents need to be put first.

This NCI/DCHA redevelopment plan as it stands does not put residents first. Park Morton residents need a redevelopment plan that benefits them and supports their community. The council should not move forward with B23-784.

Sincerely,

Shea Kinser

To be written into the public record for the hearing of the Committee of the Whole on B23-784 on September 17th.

I am a taxpayer in Washington DC, a resident and homeowner in Ward 6. I want the Committee to stop B23-784 because it is a redevelopment initiative that is not supported by those currently living in the public housing it affects: Park Morton. It also fails to offer adequate housing for those it would displace. Why demolish public housing when you could redevelop onsite? Why displace people during a pandemic who are already financially struggling? This is grossly immoral and I wish to echo the sentiments of the residents who currently live there: that this is unacceptable. The Committee needs to trash this plan and write a new one that would ensure the safety of Park Morton residents.

I trust the committee will find a better solution,  
Emily

Hello Mr Stum,

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

I am a DC homeowner in ward 5, also a member of SURJ-DC, Empower DC.

I urge the Committee to hold off on B23-784 because it is the first step to a redevelopment that is not supported by public housing residents and people like me who care about my neighbors living in public housing. Why would we begin this work when there are such serious objections to the entire redevelopment plan?

These proposed redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, and fail to redevelop on site, or replace units at one-for-one.

We can do better than this. We must do better than this.

It is bad policy in the best of times to displace people for the purpose of profit. During a pandemic, it would be unconscionable. I want DC to be affordable for a variety of people. I value our safety net, including public housing.

Thank you.  
Jamie Buss  
Ward 5

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020. I am a loooooong time resident of DC, a home owner, a tax payer, a small business owner (struggling to stay alive right now), a supporter of SURJ-DC,, living in Ward 1.

I want the Committee to hold off on B23-784 because it is the first step to a redevelopment that is not supported by public housing residents and people like me who care about my public housing neighbors. Why would we begin this work when there are such serious objections to the entire redevelopment plan?

These redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, and fail to redevelop on site, or replace units at one-for-one.

We can do better than this.

I want DC to be affordable for a variety of people; I value our safety net, including public housing. Seeing the impact of the pandemic on the lives of so many “innocent” people – people who have done nothing wrong other than having jobs that have disappeared – has brought home to me how thin our existing safety net is. Affordable housing must continue to be part of our net.

Thank you for paying attention to my concerns – I speak for so many people standing behind me, who do not have the luxury of speaking out for themselves. Wendy Melechen

I am writing this to be submitted as part of the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, with regard to the Park Morton redevelopment in Ward 1.

I am a DC resident in Ward 3, and I am writing this message because I want the Committee to hold off on B23-784. It is a redevelopment which is not supported by its residents and I am standing in solidarity with the residents by voicing my opposition to B23-784.

Park Morton currently comprises more than 170 public housing units, and yet the project promises to include only 57 total public housing units in the redevelopment. Further, residents were promised a build first site by the city, but those plans continue to be long delayed due to litigation. Thus, Park Morton residents are presently being pushed out of their homes and out of their neighborhood so that the development of the site can move forward. The residents do not have a written agreement giving them the right to return and therefore do not know if they will ever be able to return to their homes.

These redevelopments in the district continue to follow a pattern: force people out of their homes, demolish the housing, and fail to redevelop public housing on site with one-for-one replacement.

I want DC to be affordable for all kinds of people, not simply the affluent few. Public housing is one of our most important resources for creating an equitable city. I therefore ask the Committee to hold off on B23-784 until a one-for-one on-site replacement with a build first site and guaranteed right of return can be provided for the residents of Park Morton.

Best wishes,

Austin Powell  
Ward 3 Resident



Hi Committee and Councilmembers,

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

I am a DC resident and supporter of Empower DC, living in Ward 1. I want the Committee to hold off on B23-784 because it is the first step to a redevelopment that is not supported by public housing residents and people like me who care about my public housing neighbors. Why would we begin this work when there are such serious objections to the entire redevelopment plan?

These redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, and fail to redevelop on site, or replace units at one-for-one. The Park Morton redevelopment plan does not create one for one replacement of the public housing that currently exist (there are only 57 public housing units are planned for). A build first site as promised by the New Communities Initiative will not be delivered, this will result in the displacement of Park Morton residents outside of their neighborhood and Ward. This "redevelopment" will also result in a loss of public housing units that our city sorely needs.

We can do better than this.

I want DC to be affordable for a variety of people; I value our safety net, including public housing; no one should be displaced in a pandemic. As a resident of Ward 1, I value the history and diversity of our neighborhood. Chairman Mendelson and the rest of the council should not mark-up and bring to a vote the alley closure legislation B23-0784 until there is a New Communities Initiative development plan the Park Morton resident council and residents agree to.

Thanks for your time,

Jillian D.

To whom it may concern,

I am submitting these comments to be entered into the public record for the hearing of the Committee of the Whole on B23-784 to be held on September 17, 2020.

I am a DC taxpayer, resident; a member of Sunrise DC living in Ward 1.

These redevelopments keep following the same pattern: force people out of their homes, demolish public housing complexes, and fail to redevelop on site, or replace units at one-for-one.

We can do better than this.

I want DC to be affordable for a variety of people; I value our safety net, including public housing; no one should be displaced in a pandemic.

Sincerely,

Paige Kelly

## Written Testimony against B23-0784

My name is Marianne Josem and I live in Ward 1. I am a trauma therapist and a former housing organizer/macro social worker. In the 1970s, I worked for Friendship House in near SE - then the largest settlement house in DC. My focus was on organizing to stem the tide of gentrification (then called real estate speculation and displacement) so that solutions could be found to keep long-term low and moderate-income residents in the community. I have also completed a program in collective trauma and with a group of colleagues, been studying the collective trauma of gentrification.

I am writing today to ask that you not mark up nor bring to a vote the alley closure legislation B23-0784 until the New Communities Initiative development plan that the Park Morton resident council and residents agreed to is honored.

I am very concerned as there is a history in our city of promises to low and moderate-income people that are not kept. The Park Morton Redevelopment plan does not create one-for-one replacement of the public housing that currently exists. Why are only 57 public housing units planned when originally there was to be space for the residents of all the 174 units?

I've reviewed the Park Morton Equity Plan and it is a thoughtful, impressive, comprehensive proposal that could have been a model for what is possible in our city in terms of socially sustainable neighborhoods ...putting DC on the map. I don't understand why this proposal hasn't received more support even if some changes might be needed as negotiations between parties is always part of the process.

Because the build first site planned for on the Bruce Monroe park site as promised by the New Communities Initiative will not be delivered, there will be displacement, hardship and trauma for the Park Morton residents who will have to move outside of their neighborhood and Ward. Residents will lose their social networks and felt-sense of belonging - so needed for people to have these fundamentals to thrive. Additionally, we will be losing much needed public housing units which the city desperately needs. These are our most vulnerable citizens and the behavior of the govt and private sector seems quite callous given that the Park Morton Equity Plan recommended many options for residents to move to temporary housing in the community. And even more so during a deadly pandemic.

There seems to be too many issues unresolved for this project to move forward specifically with the negative impact on the residents. I ask that this B23-0784 be shelved at this time. Let's make sure this is a successful project and a win-win for everyone involved. Thank you.

Marianne Josem LICSW  
2032 Belmont Rd.,NW  
Washington, DC

TESTIMONY TO:  
Committee of the Whole  
Council of the District of Columbia  
Public Hearing on the Closure of Alleys (Legislation B23-784)  
September 17, 2020

SUBMITTED BY:  
Cynthia Folcarelli, DC Resident

COPIES TO:  
DC Council Chairperson Philip Mendelson  
DC Councilmember Brianne K. Nadeau (Ward 1)  
DC Councilmember Mary Cheh (Ward 3)  
DC Councilmembers Anita Bonds, David Grosso, Elissa Silverman, and Robert C. White, Jr.  
(At Large)

Dear Committee of the Whole:

As a DC voter and taxpayer, **I urge you NOT to mark-up and bring to a vote the alley closure legislation B23-784 until there is a New Communities Initiative development plan agreed to by the Park Morton resident council and residents.**

It is inappropriate for this project to move forward when there are so many issues with it that adversely affect its residents and DC's Public Housing system as a whole. To begin with, a build-first site as promised by the New Communities Initiative will not be delivered, which will result in the displacement of Park Morton residents outside of their neighborhood and Ward. In addition, this "redevelopment" will result in a loss of public housing units that our city sorely needs: the Park Morton redevelopment plan does not create one-for-one replacement of the public housing that currently exists, as only 57 public housing units are planned for.

Further, I have been shocked to learn of the millions of dollars DC has already poured into this project with no discernible benefit to the Park Morton residents, the DC Public Housing system, or the DC taxpayer. The purpose of government measures to enable private development (including by providing public funding) is to ensure that development projects benefit the community. When projects fail to meet that goal – as the Park Morton project clearly has – such projects amount to nothing more than a transfer of property and resources from already-strapped public services to private corporations, and an involuntary transfer of funds from taxpayers such as myself to developers and contractors.

Until these problems are solved, moving this failed project forward would amount to city planning malpractice. Please do not mark up or vote on legislation B23-784.

Sincerely,  
Cynthia Folcarelli

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
*Department of Consumer and Regulatory Affairs*



**Public Hearing**

**B23-784, “Closing of Public Streets and Alleys and Dedication of Land for  
Public Streets and Alley Purposes Adjacent to Squares 3039, 3040 and 3043,  
S.O. 17-21093 and S.O. 17-21094 Act of 2020”**

**Testimony By**

**Joseph Snider**

**Deputy Surveyor of the District of Columbia**

**Department of Consumer and Regulatory Affairs**

**Before the**

**Committee of the Whole**

**Chairman Phil Mendelson**

**Council of the District of Columbia**

**September 17, 2020**

**10:00 am**

**Virtual Hearing**

Good Morning, Chairman Mendelson, members and staff of the Committee of the Whole. I am Joseph Snider, Deputy Surveyor of the District of Columbia, at the Department of Consumer and Regulatory Affairs (DCRA). I appear before you today to provide background information on B23-784, “Closing of Public Streets and Alleys and Dedication of Land for Public Streets and Alley Purposes adjacent to Squares 3039, 3040 and 3042, Act of 2020”. This bill would order the closing of a portion of Morton Street, N.W., adjacent to Squares 3039 and 3040; close a portion of a public alley in Square 3039; accept the dedication of two new streets (6th Street N.W. and Luray Place N.W); extend Morton Street, N.W., adjacent to Squares 3039, 3040 and 3043; and to accept the dedication of land in Square 3039 for public alley purposes in Ward 1. The bill was introduced by Councilmember Nadeau.

The purpose of this bill is to allow for the New Communities project at Park Morton. The portions of the alley system to be closed were created by two plats. The first was a plat for the closing of Morton Street and Public Alleys in Squares 3039, 3040, and 3043 and the dedication of land for Morton Street and public alleys in the same Square. It was recorded in Subdivision Book 129, Page 36 on July 23, 1959 (Map 8331). The second was a plat of subdivision recorded in Subdivision Book 129, Page 127 on August 28, 1959 (Map 8350).

The portion of Morton Street, N.W., to be closed was created by the same plat for the closing of Morton Street and Public Alleys in Squares 3039, 3040, and 3043 and the dedication of land for Morton Street and Public Alleys in the same Squares. It was recorded in Subdivision Book 129, Page 36 on July 23, 1959 (Map 8331). Title to the portion of the alleys and street to be closed could not be determined to be held by the District or the United States. The probable estimated value as of January 1, 2020, which represents tax year 2021, for the public street and alleys closed in Square 3039 and 3040 is \$628,830.00 (6,416 S.F. X 98.01 estimated square foot). This estimate was determined as follows:

- The public alleys closed in Square 3039 is \$189,550.00 (1,934 SF). 1,573 S.F. X 98.01 estimated square foot (\$154,170), plus 361 S.F. X 98.01 estimated square foot (\$35,380.00). The estimates are rounded and based on lots 130 to 132 in the same square.
- The public street closed in Square 3040 is \$439,280.00 (4,482 S.F. X 98.01 estimated square foot). The estimate is rounded and based on lot 125 in square 3040 and lot 846 of Square 3039.

The applicants for these closings and dedication are Park View Community Partners, the District of Columbia Housing Authority, and the District of Columbia, who are represented by Holland & Knight. The Office of the Surveyor notified the relevant Executive Branch agencies on September 5, 2017. The

Department of Transportation (DDOT) responded within a letter dated March 16, 2018, objecting to the closings and dedication until DDOT was compensated \$2,427.20 for the removal of existing street lighting. They also required that tree removal permits be obtained for three trees prior to the closing of the Morton Street section. The remaining Executive Branch agencies have no objections. D.C. Water responded within a letter dated September 8, 2017 objecting to the closings and dedication. They objected because they operate and maintain the following facilities on Morton Street two 8-inch water mains, one 15-inch combined sewer, and one 12-inch combined sewer. D.C. Water did provide a proposed easement agreement to lift their objection at the time of their response. The Surveyor's Office has not received the executed easement or a letter lifting their objection.

The other utility companies were notified of these applications on September 5, 2017. In a letter dated July 20, 2020, Verizon lifted their objection to the closings and dedication. In a letter dated August 19, 2020, Pepco had no objection to the closings or dedication. In a letter dated April 10, 2019, Washington Gas objected to the closings and dedication due to the fact that they have active natural gas facilities within the limits of the proposed street closure.

Pursuant to D.C. Official Code §9-202.02(3), the Surveyor's Office notified the National Capital Planning Commission (NCPC) of these applications on



September 5, 2017. In a letter dated October 11, 2017, NCPC found that the proposed closures of street and alleys in Squares 3039, 3040 and 3043, located at 617 Morton Street, N.W., and the proposed dedication of land for the opening of new streets and alleys in Squares 3039, 3040 and 3043, located at 617 Morton Street, N.W., would not be inconsistent with the Comprehensive Plan for the National Capital nor would it adversely affect any other identified federal interest. Pursuant to D.C. Official Code §9-202.02(5) Advisory Neighborhood Commission (ANC) 1A was notified of these applications on September 5, 2017. In a letter dated July 8, 2020, ANC 1A supported the closings and dedication. Pursuant to D.C. Official Code §9-202-02(6), the abutting property owners were notified of the closings and dedication. Any comments received regarding this application will be forwarded when received.

This concludes my testimony. I appreciate the opportunity to appear before you today and welcome any questions you may have regarding this matter. Thank you.

**GOVERNMENT OF THE DISTRICT OF COLUMBIA**  
*District Department of Transportation*



Public Hearing on  
B23-522, Closing a portion of Chesapeake Street, S.W., Magazine Road, S.W., and  
Keel Avenue, S.W... Act of 2019

B23-562, Closing of Columbian Quarter Alley in Square 5860 Act of 2019

B23-580, Closing of a Public Alley in Square 2892, S.O. 19-47478, Act of 2019

B23-656, Closing of a Public Alley in Square 740, S.O. 18-41567, Act of 2020

B23-784, Closing of Public Streets and Alleys and Dedication of Land for Public  
and Alley Purposes Adjacent to Squares 3039, 3040, and 3043, S.O. 17-21093 and  
S.O. 17-21094 Act of 2020

Testimony of  
Anna Chamberlin

Associate Director, Planning & Sustainability Division  
District Department of Transportation

Before the  
Committee of the Whole

Council of the District of Columbia

Thursday, September 17, 2020  
10:00 a.m.

John A. Wilson Building  
1350 Pennsylvania Avenue, NW  
Washington, D.C. 20004



Good morning Chairman Mendelson, members of the Council, staff, and District residents. My name is Anna Chamberlin, and I am the Associate Director of the Planning and Sustainability Division at the District Department of Transportation, commonly referred to as DDOT. I am here today to present testimony on behalf of Mayor Muriel Bowser and DDOT Director Jeff Marootian regarding six bills, which are Bill 23-522, the “Closing a portion of Chesapeake Street, S.W., Magazine Road, S.W., and Keel Avenue, S.W... Act of 2019,” Bill 23-562, the “Closing of Columbian Quarter Alley in Square 5860 Act of 2019,” Bill 23-580, the “Closing of a Public Alley in Square 2892, S.O. 19-47478, Act of 2019,” Bill 23-656, the “Closing of a Public Alley in Square 740, S.O. 18-41567, Act of 2020,” and Bill 23-784, the “Closing of Public Streets and Alleys and Dedication of Land for Public and Alley Purposes Adjacent to Squares 3039, 3040, and 3043, S.O. 17-21093 and S.O. 17-21094 Act of 2020.”

The stated purpose of Bill 23-552 is to close a portion of Chesapeake Street, S.W., Magazine Road, S.W., and Keel Avenue, S.W., and transfer jurisdiction to the Department of the Navy. DDOT filed a report with the Office of the Surveyor on September 22, 2015, related to S.O. No. 14-21786. DDOT’s report noted that there are no DDOT assets identified in the areas proposed to be closed, and that the closures are not projected to negatively impact the transportation network, traffic circulation, planned DDOT improvements, or public space. DDOT has no objections to the proposed closures in this bill.

The stated purpose of Bill 23-580 is to close a portion of the public alley system in Square 2892, bounded by Lamont Street N.W., Georgia Avenue N.W., Kenyon Street N.W., and Sherman Avenue N.W. DDOT filed a report with the Office of the Surveyor on August 13, 2019, related to S.O. No. 47478. DDOT's report noted that there are no DDOT assets identified in the areas proposed to be closed, and that the closures are not projected to negatively impact the transportation network, traffic circulation, planned DDOT improvements, or public space. DDOT has no objections to the proposed closures in this bill.

The stated purpose of Bill 23-784 is to close a portion of Morton Street, N.W., and the portions of the public alley system adjacent to Square 3039 in Ward 1. It accepts the dedication and designation of 6th Street, N.W., Luray Place, N.W., and an extension of Morton Street, N.W., for public street purposes, and accepts the dedication of land adjacent to Square 3039 for public alley purposes in Ward 1. DDOT filed a report with the Office of the Surveyor on March 16, 2018, related to S.O. No. 17-21093 and 17-21094. DDOT's report noted that the agency objects to the proposed closure until the following conditions are met:

- S.O. No. 17-21093 and 17-21094 must be approved together such that the rights-of-way (ROW) are not closed without the corresponding dedication of new ROW in order to achieve the revised transportation network envisioned in the Planned Unit Development (PUD) proposal associated with these closures;

- The Applicant must compensate the District in the amount of \$2,427.20 for the removal of existing DDOT lighting in the areas proposed for closure;
- The Applicant must secure tree removal permits for three street trees that would be affected by the closure of the Morton Street segment, prior to removal of the trees.

It is DDOT's understanding that by its incorporation into this bill, Council intends to fulfill the first condition (coordination of the closures with the appropriate land dedication). On September 14, 2020, the Applicant's legal counsel confirmed that the Applicant will meet this condition, along with the conditions related to compensation for the removal of street lighting and securing the necessary tree removal permits. DDOT notes that Section 3 of Bill 23-784 stipulates that the Council's approval of the closures and land dedications are contingent upon the satisfaction of all conditions set forth in the official files for S.O. No. 17-21093 and 17-21094 prior to the recordation of plats by the Surveyor. DDOT also notes that through an administrative oversight, conditions related to the Applicant's building of public space improvements, and DDOT acceptance of the improvements, do not appear in the list of conditions on the final page of DDOT's 2018 report to the Surveyor. It is DDOT's understanding that, since those conditions appear earlier in the report, they were intended to and should be incorporated into the set of conditions specified under Section 3 of this bill. The

Applicant's legal counsel confirmed on September 14, 2020, that the Applicant will meet DDOT's conditions related to the construction and acceptance of public space improvements.

The stated purpose of Bill 23-656 is to close a portion of the public alley system in Square 740, bounded by K Street, S.E., First Street, S.E., L Street, S.E., and New Jersey Avenue, S.E., in Ward 6. DDOT filed a report with the Office of the Surveyor on February 14, 2020, related to S.O. No. 18-41567. DDOT's report noted that the agency objected to the proposed closure until several conditions are met. These conditions include compensation for the removal of DDOT lighting in the area to be closed, meeting with DDOT's arborist to determine whether a special tree permit is needed for any impacted trees, and conditions associated with the non-restrictive easement that would establish a replacement alley network. On April 1, 2020, DDOT filed a supplemental report indicating our understanding that the Applicant has agreed to all of the conditions. DDOT can confirm that the Applicant has provided payment for removal of the street lighting, and has obtained the necessary special tree permit. DDOT is still awaiting full documentation of the necessary non-restrictive easement. DDOT notes that Section 3 of Bill 23-656 stipulates that the Council's approval of the closure is contingent upon the recordation of a covenant establishing new portions of the alley system by easement, and upon the satisfaction of all conditions set forth in the official file for S.O. No. 18-41567.

The stated purpose of Bill 23-562 is to close a 15-foot wide public alley in Square 5860 abutting lots 1020, 1025 through 1031, 1037, and P231/8, along with Square 5600 lot 800 in Ward 8. DDOT filed a report with the Office of the Surveyor on September 3, 2020, related to S.O. No. 16-27269. DDOT's report noted that the agency objected to the proposed closure until the following conditions are met:

- DDOT can support the locations of the 45-foot and 20-foot easement areas shown in Figure 1 of our report to the Surveyor, dated September 3, 2020, so long as the official alley closure plat is updated with the following changes:
  - Change 'public access easement' terminology to 'non-restrictive easement' throughout the plat; and
  - Label the easternmost 20-foot easement area using text, similar to the 45-foot easement area.
- The Applicant records non-restrictive easements for the two (2) north-south private alleys proposed to replace the existing 'L' shaped public alley right-of-way to be closed.

DDOT seeks confirmation that the Applicant will fulfill all of these conditions. DDOT also notes that, as introduced, Bill 23-562 lacks a section making Council's approval of the closure contingent on any specific conditions, including conditions set forth in the official file with the Office of the Surveyor.

DDOT recommends that the bill include such conditions, consistent with the formulation of Bills 23-656 and 23-784.

This concludes my testimony. Thank you for allowing me the opportunity to testify before you today. I am available to answer any questions that you may have.





## Delegated Action of the Executive Director

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**PROJECT**

**Closing of Public Streets and Alleys in Squares 3039, 3040 and 3043 - S.O. 17-21093**

617 Morton Street, NW  
Washington, DC

**SUBMITTED BY**

District of Columbia Department of Consumer and Regulatory Affairs,  
Office of the Surveyor

**NCPC FILE NUMBER**

7912

**NCPC MAP FILE NUMBER**

24.40(44.40)44123

**ACTION TAKEN**

Approval of comments to the Council of the District of Columbia

**REVIEW AUTHORITY**

Approval of Comments to the Council of District of Columbia on Street and Alley Closings  
DC Code § 9-202.02

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The District of Columbia Department of Consumer and Regulatory Affairs, Office of the Surveyor, has requested comments on the closing of existing street and alley segments in Squares 3039, 3040, and 3043 in Northwest Washington, DC. The squares are bounded by Park Road to the north, Warder Street to the east, Morton and Lamont Streets to the south, and Georgia Avenue to the west.

The applicant is a private developer and owner of Lots 124-126 and 844 in Square 3040, Lots 128-134 and 846 in Square 3039, and Lots 18-20 in Square 3043 (collectively, the “subject property”). The closure of streets and alleys is necessary to improve the grid system within, and surrounding, the subject property. It will not interfere with access to or from any other properties in Squares 3039, 3040, or 3043.

The applicant proposes to develop a new mixed-income residential community that will have approximately 189 new residential units comprised of a mid-rise apartment building, stacked flats, and townhomes. A total of 57 units will be public housing replacement units, 44 units will be workforce affordable units reserved for households earning up to 60 percent of the average median income, and 88 units will be market rate units.

There are no federal properties near Squares 3039, 3040, and 3043 that would be affected by the closing of the streets and alleys. The proposed closures would not be inconsistent with the federal interests identified within the *Comprehensive Plan for the National Capital*. This application was also reviewed in conjunction with the request for street and alley dedications found in NCPC File Number 7911. The planned unit development associated with the project was previously reviewed by delegated action (ZC 16-12), and was found to have no federal impacts.

The Coordinating Committee forwarded the proposed street and alley closing to the Commission with the statement that the project has been coordinated with all participating agencies. The

participating agencies were NCPC; the District Department of Transportation; District of Columbia Office of Planning; the District Office of Energy and the Environment; the District of Columbia State Historic Preservation Office; the General Services Administration; the National Park Service; and the Washington Metropolitan Area Transit Authority.

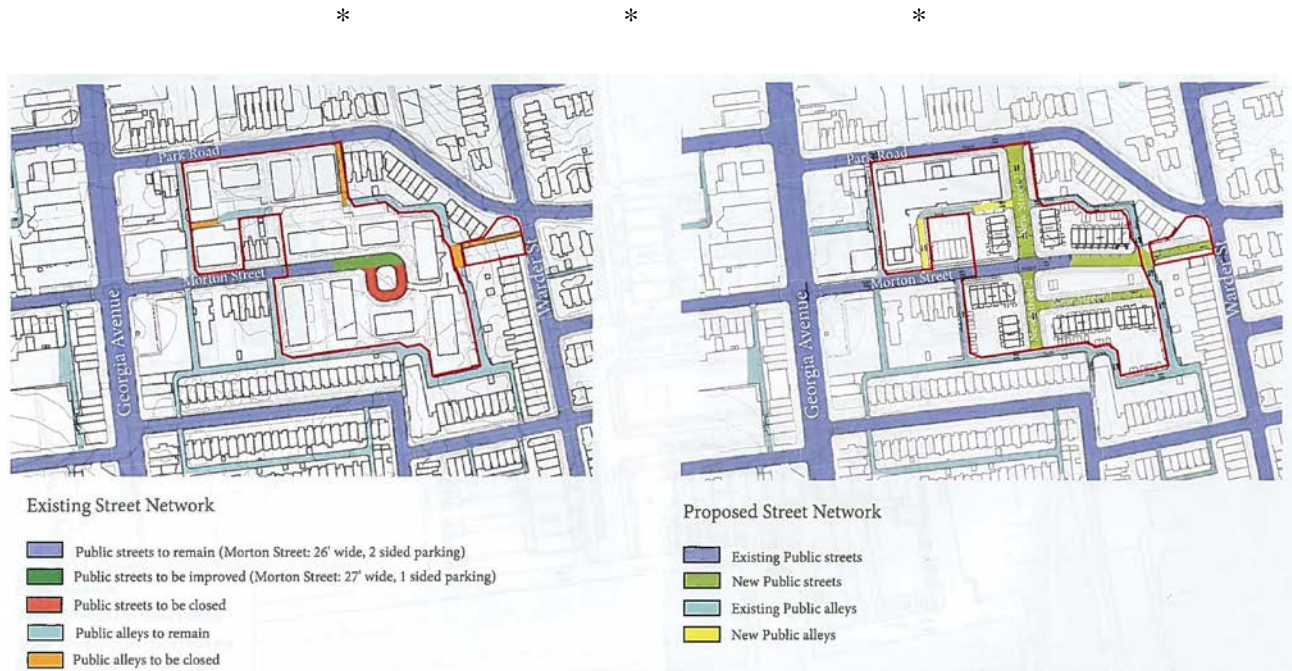


Figure 1: Street Diagram with Existing and Proposed Street and Alley Network

\* \* \*

Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and DC Code § 9-202.02, I find that the proposed closure of streets and alleys in Squares 3039, 3040, and 3043, located at 617 Morton Street, NW in Washington, DC, would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests.

// Original Signed //

September 28, 2017

Marcel Acosta  
Executive Director

[Date]





## Delegated Action of the Executive Director

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**PROJECT**

**Dedication of Land for the Opening of New Streets and Alleys in Squares 3039, 3040, and 3043 - S.O. 17-21094**

617 Morton Street, NW  
Washington, DC

**SUBMITTED BY**

District of Columbia Department of Consumer and Regulatory Affairs,  
Office of the Surveyor

**NCPC FILE NUMBER**

7913

**NCPC MAP FILE NUMBER**

24.40(44.40)44123

**ACTION TAKEN**

Approval of comments to the Council of the District of Columbia

**REVIEW AUTHORITY**

Approval of Comments to the Council of District of Columbia on Street and Alley Closings  
DC Code § 9-203.03

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The District of Columbia Department of Consumer and Regulatory Affairs, Office of the Surveyor, has requested comments on the dedication of land for the opening of new streets and alleys in Squares 3039, 3040, and 3043 in Northwest DC. The squares are bounded by Park Road to the north, Warder Street to the east, Morton and Lamont Streets to the south, and Georgia Avenue to the west.

The applicant is a private developer and owner of Lots 124-126 and 844 in Square 3040, Lots 128-134 and 846 in Square 3039, and Lots 18-20 in Square 3043 (collectively, the “subject property”). The dedication of land for the opening of new streets and alleys is necessary to improve the street and alley grid system within and surrounding the subject property. The construction of the new streets and alleys will not disrupt the existing public street or alley system, and will not interfere with access to or from any other properties in Squares 3039, 3040, or 3043.

The applicant proposes to develop a new mixed-income residential community that will have approximately 189 new residential units comprised of a mid-rise apartment, stacked flats, and townhomes. A total of 57 units will be public housing replacement units, 44 units will be workforce affordable units reserved for households earning up to 60 percent of the average median income, and 88 units will be market rate units.

There are no federal properties near Squares 3039, 3040, or 3043, which will be affected by the opening of the streets and alleys. The proposed opening of streets and alleys would not be inconsistent with the federal interests identified within the *Comprehensive Plan for the National Capital*. This application was also reviewed in conjunction with the request for street and alley closures found in NCPC File Number 7912. The planned unit development associated with the project was previously reviewed by delegated action (ZC 16-12), and was found to have no federal impacts.

The Coordinating Committee forwarded the proposed street and alley closing to the Commission with the statement that the project has been coordinated with all participating agencies. The participating agencies were NCPC; the District Department of Transportation; District of Columbia Office of Planning; the District Office of Energy and the Environment; the District of Columbia State Historic Preservation Office; the General Services Administration; the National Park Service; and the Washington Metropolitan Area Transit Authority.

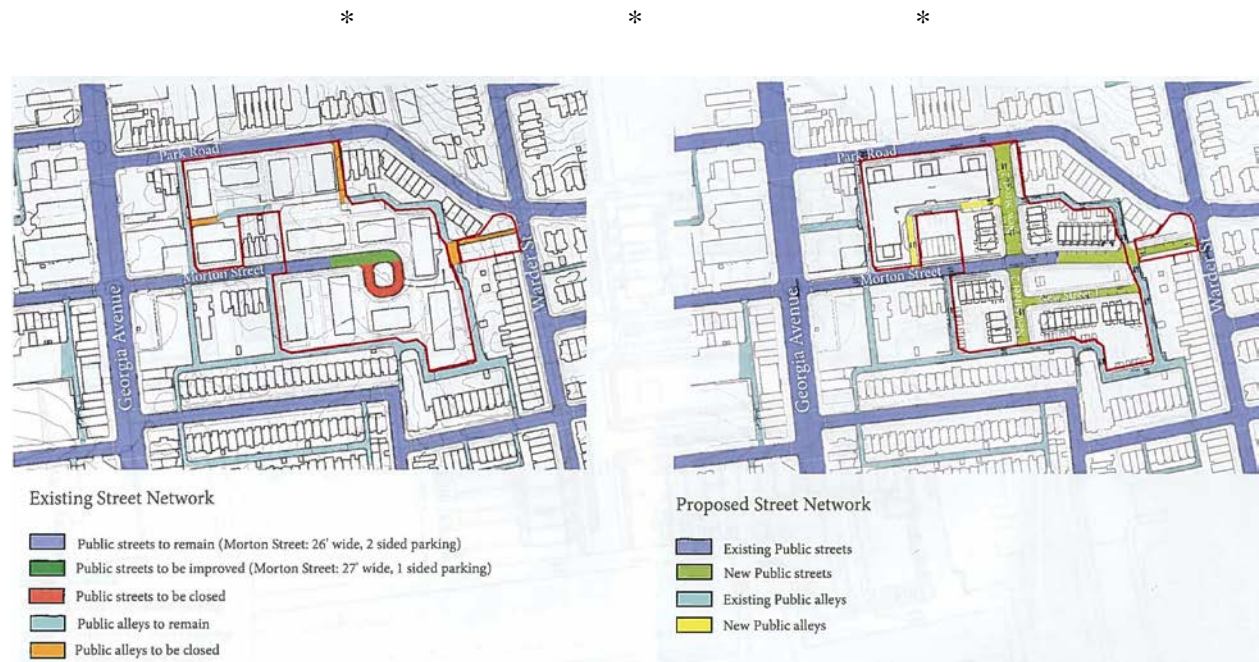


Figure 1: Street Diagram with Existing and Proposed Street and Alley Network.

\* \* \*

Pursuant to delegations of authority adopted by the Commission on October 3, 1996 and DC Code § 9-202.02, I find that the proposed dedication of land for the opening of new streets and alleys in Squares 3039, 3040, or 3043, located at 617 Morton Street, NW in Washington, DC would not be inconsistent with the Comprehensive Plan for the National Capital, nor would it adversely affect any other identified federal interests..

// Original Signed //

September 28, 2017

\_\_\_\_\_  
Marcel Acosta  
Executive Director

\_\_\_\_\_  
[Date]

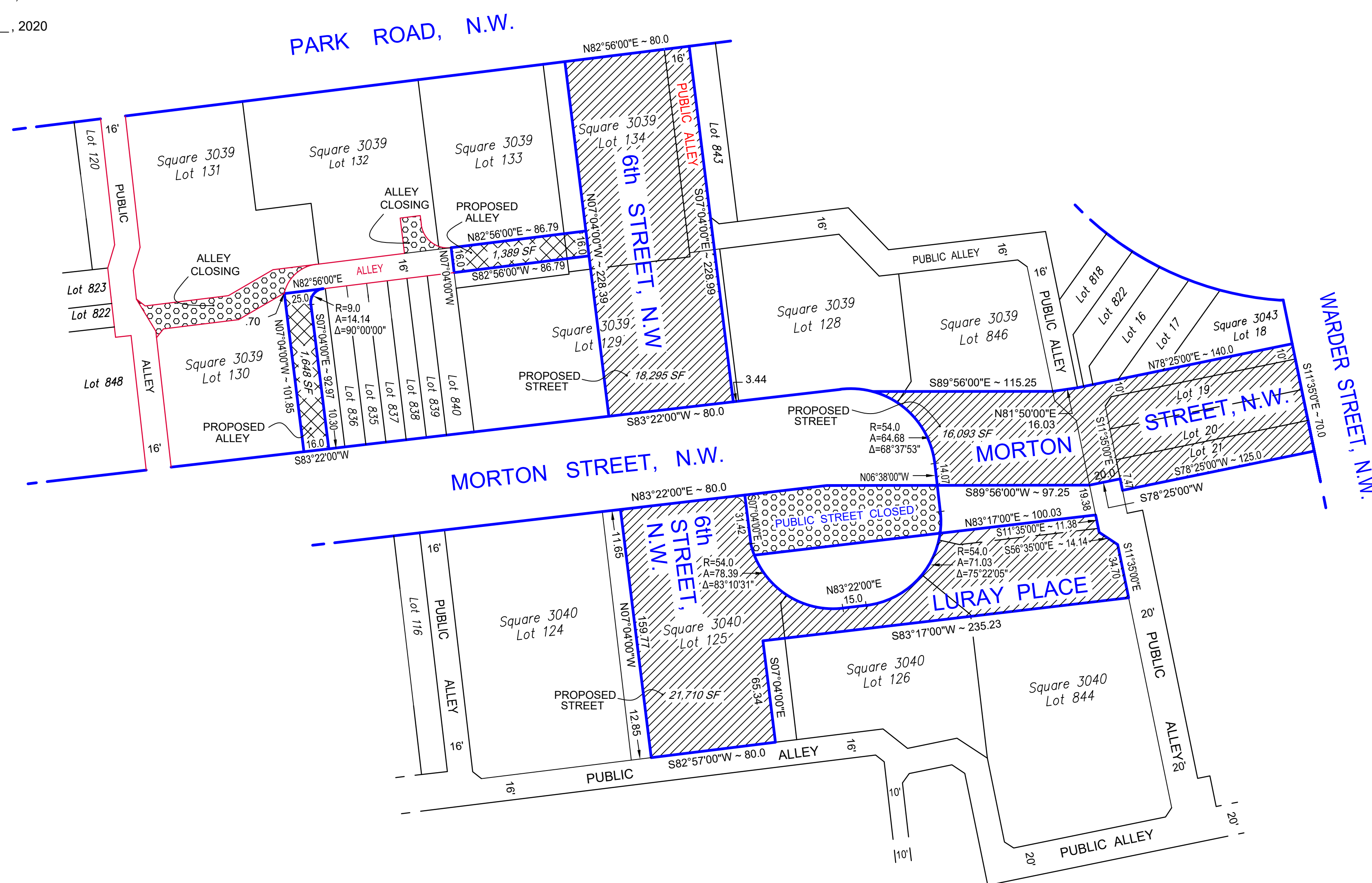
# DEDICATION OF LAND FOR PUBLIC STREETS AND PUBLIC ALLEYS & CLOSING OF PUBLIC STREET AND ALLEYS SQUARES 3039, 3040 AND 3043

PURSUANT TO D.C. LAW \_\_\_\_\_ EFFECTIVE \_\_\_\_\_, 20\_\_\_\_  
 THE LAND SHOWN THUS: IS DEDICATED IN FEE SIMPLE FOR STREET PURPOSES.  
 THE LAND SHOWN THUS: IS DEDICATED IN FEE SIMPLE FOR ALLEY PURPOSES.  
 THE DEDICATION OF THE STREETS WILL OCCUR UPON OFFICIAL CERTIFICATION OF ACCEPTANCE BY DDOT.  
 THE LAND CLOSED THUS: IS BEING CLOSED BY THE SAME LAW AND DEPICTED IN DETAIL ON CLOSING PLAT. THE DEPICTED LAND WILL REVERT TO PRIVATE OWNERSHIP.

OFFICE OF THE SURVEYOR, D.C.  
 \_\_\_\_\_, 2020

I CERTIFY THAT THIS PLAT IS CORRECT AND IS RECORDED.

\_\_\_\_\_  
 SURVEYOR, D.C.



SURVEYOR'S OFFICE, D.C.	
Made for:	HOLLAND & KNIGHT / F. HOBAR
Drawn by:	L.E.S.      Checked by: _____
Record and computations by:	B. MYERS
Recorded at:	_____
Recorded in Book _____	Page _____ SR-17-01961
Scale: 1 inch = 50 feet	File No. 17-21093
Scale: 1 inch = 50 feet	& 17-21094

9 A BILL

10 23-784  
11  
12  
13

14 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA  
15  
16  
17

18 To order the closing of a portion of Morton Street, N.W., adjacent to Squares 3039 and 3040, and  
19 the portions of the public alley system adjacent to Square 3039 in Ward 1; and to accept  
20 the dedication and designation of 6th Street, N.W., Luray Place, N.W., and an extension  
21 of Morton Street, N.W., adjacent to Squares 3039, 3040, and 3043, for public street  
22 purposes, and to accept the dedication of land adjacent to Square 3039 for public alley  
23 purposes in Ward 1.

24 BE IT ENACTED BY THE COUNCIL OF THE DISTRICT OF COLUMBIA, That this  
25 act may be cited as the “Closing of Public Streets and Alleys and Dedication of Land for Public  
26 and Alley Purposes Adjacent to Squares 3039, 3040, and 3043, S.O. 17-21093 and S.O. 17-  
27 21094 Act of 2020.”

28 Sec. 2. (a) Pursuant to section 404 of the District of Columbia Home Rule Act, approved  
29 December 24, 1973 (87 Stat. 813; D.C. Official Code § 1-204.04), and consistent with the Street  
30 and Alley Closings and Acquisitions Procedures Act of 1982, effective March 10, 1983 (D.C.  
31 Law 4-201; D.C. Official Code § 9-201.01 *et seq.*), the Council finds that the portions of the  
32 public street and alley system adjacent to Squares 3039 and 3040, as shown by the hatch-marks  
33 on the Surveyor’s plat filed under in S.O. 17-21093, are unnecessary for street and alley purposes  
34 and orders them closed, with title to the land to vest as shown on the Surveyor's plat.

35 (b) Pursuant to sections 302 and 401 of the Act (D.C. Official Code §§ 9-203.02 and 9-  
36 204.01), and notwithstanding the requirements set forth in sections 303, 304 and 402 of the Act  
37 (D.C. Official Code §§ 9-203.03, 9-203.04, and 9-204.02), the Council accepts the dedications of  
38 the streets and alleys adjacent to Squares 3039, 3040, and 3043, as shown by the hatch-marks on  
39 the Surveyor's plat in S.O. 17-21094, and designates the new streets as 6<sup>th</sup> Street, NW, Luray  
40 Place, NW, and an extension of exiting Morton Street, NW, respectively, as shown on the  
41 Surveyor's plats filed under S.O. 17-21094.

42 Sec. 3. (a) The approval of the Council of the street and alley closures are contingent  
43 upon satisfying all the conditions set forth in the official file for S.O. 17-21093 prior to the  
44 recordation of the closing plat by the Surveyor.

45 (b) The approval of the Council of the dedications and designations are contingent upon  
46 satisfying all the conditions set forth in the official file for S.O. 17-21094.

47 Sec. 4. Fiscal impact statement.

48 The Council adopts the fiscal impact statement in the committee report as the fiscal  
49 impact statement required by section 4a of the General Legislative Procedures Act of 1975,  
50 approved October 16, 2006 (120 Stat. 2038; D.C. Official Code § 1-301.47a).

51 Sec. 5. Effective date.

52 This act shall take effect following approval by the Mayor (or in the event of veto by the  
53 Mayor, action by the Council to override the veto), a 30-day period of congressional review as  
54 provided in section 602(c)(1) of the District of Columbia Home Rule Act, approved December  
55 24, 1973 (87 Stat. 813, D.C. Official Code §1-206.02(c)(1)), and publication in the District of  
56 Columbia Register.