

**From:** [Henry, Alicia \(Council\)](#) on behalf of [Mendelson, Phil \(COUNCIL\)](#)  
**To:** [Koster, Julia \(Council\)](#)  
**Subject:** FW: ANC 2E's Resolution Regarding DC's Comprehensive Plan  
**Date:** Wednesday, November 11, 2020 11:54:15 AM  
**Attachments:** [ANC 2E RESOLUTION- DC Comprehensive Plan DC COUNCIL.pdf](#)

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fyi

**Alicia Henry**

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**Sent:** Wednesday, November 11, 2020 2:31 AM  
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**Cc:** Bonds, Anita (Council) <[REDACTED]> Silverman, Elissa (Council)  
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Brian (Council) <[REDACTED]> Laskowski, Christopher "Chris" (Council)  
<[REDACTED]> Norflis, Terrance (Council) <[REDACTED]> Jackson,  
Tracey (Council) <[REDACTED]> Smith, Nyasha (Council) <[REDACTED]>  
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2E06) <[REDACTED]> Gibbons, Joe (SMD 2E02) <[REDACTED]> Kishan Putta  
<[REDACTED]> Putta, Kishan (SMD 2E01) <[REDACTED]> Palmer, Lisa (SMD  
2E05) <[REDACTED]> Matias Burdman <[REDACTED]> Richard Murphy  
<[REDACTED]> Murphy, Rick (SMD 2E03) <[REDACTED]>  
**Subject:** ANC 2E's Resolution Regarding DC's Comprehensive Plan

Dear Chairman Mendelson,

Please accept the attached resolution from Advisory Neighborhood Commission 2E regarding DC's Comprehensive Plan.

Please feel free to contact me for follow-up.

Kind regards,

**Peter Sacco**

Executive Director

Advisory Neighborhood Commission 2E

Government of the District of Columbia

Cell: (978) [REDACTED] | [REDACTED]

For the latest information on the District Government's response to COVID-19 (Coronavirus), please visit [coronavirus.dc.gov](https://coronavirus.dc.gov).





GOVERNMENT OF THE DISTRICT OF COLUMBIA

## **Advisory Neighborhood Commission 2E**

**Representing the communities of Burleith, Georgetown, and Hillandale**

3265 S Street, NW • Washington, DC 20007



November 11, 2020

Chairman Phil Mendelson  
Chair, Committee of the Whole  
Council of the District of Columbia  
1350 Pennsylvania Avenue NW, Suite 504  
Washington, DC 20004



### **RE: DC's Comprehensive Plan**

Dear Chairman Mendelson,

On November 2, 2020 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by five commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (5-0-0) with regard to the above-referenced matter:

On November 12th, 2020 and November 13th, 2020 the DC Council's Committee of the Whole will hold public hearings regarding DC Council Bill B23-0736 – the “Comprehensive Plan Amendment Act of 2020.” The public hearing on the draft plan amendments was scheduled to occur earlier in 2020, however the COVID-19 pandemic delayed the timeline of several public hearings, including for the draft Comprehensive Plan amendments.

On February 14th, 2020 ANC 2E submitted a letter to the DC Office of Planning (OP) regarding ANC 2E's comments on the draft Comprehensive Plan amendments. The comments to OP focused on the following areas: Prioritization; Balancing Affordability, Preservation, and Community Input; Future Planning Analysis Areas; Alternative Modes of Transportation; and Monitoring, Evaluating and Amending the Comprehensive Plan. Several key changes to the plan were recommended including the need for targeted strategic planning around revitalizing the Georgetown commercial area.

On June 17th, 2020 ANC 2E submitted a second letter on the draft Comprehensive Plan. The letter requested that the Mayor and/or the DC Council withdraw the draft Comprehensive Plan amendments for consideration until OP was able to analyze how the COVID-19 pandemic could impact the draft Comprehensive Plan's growth estimates for

#### **COMMISSIONERS:**

Kishan Putta, District 1	Joe Gibbons, District 2	Rick Murphy, District 3
Anna Landre, District 4	Lisa Palmer, District 5	Gwendolyn Lohse, District 6
Elizabeth Miller, District 7	Matias Burdman, District 8	

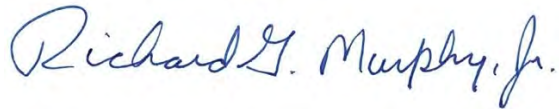
population, employment, and revenue. After such analysis, OP could resubmit an updated draft Comprehensive Plan to the DC Council.

ANC 2E continues to see a strong need to communicate its earlier 2020 concerns and recommendations regarding the draft Comprehensive Plan amendments.

ANC 2E designates both Chair Rick Murphy, who represents single member district 2E03, and Commissioner Gwendolyn Lohse, who represents single member district 2E06, to represent the ANC at the DC Council's November 2020 hearings on the Comprehensive Plan and to testify during the hearings.

Commissioners Rick Murphy ([REDACTED]) and Gwendolyn Lohse ([REDACTED]) are the Commission's representatives in this matter.

Respectfully submitted,

A handwritten signature in blue ink that reads "Richard G. Murphy, Jr." in a cursive script.

Rick Murphy  
Chair, ANC 2E

# **Attachment A**

**ANC 2E's February 2020 Resolution  
Regarding the Comprehensive Plan  
Amendments**



GOVERNMENT OF THE DISTRICT OF COLUMBIA

# Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

3265 S Street, NW • Washington, DC 20007



February 14, 2020

Mr. Andrew Trueblood  
Director  
Office of Planning  
1100 4th Street SW, Suite 650 East  
Washington, DC 20024



## RE: Proposed Changes to DC's Comprehensive Plan

Dear Director Trueblood,

On February 12, 2020 ANC 2E held its specially scheduled public meeting, which was properly noticed and attended by five commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (5-0-0) with regard to the above-referenced matter:

ANC 2E's detailed comments on the draft amended Comprehensive Plan (CP) are divided into five categories, following the flow of the CP:

1. *Introduction*
2. *Individual Elements*
3. *Area Element: Near Northwest*
4. *Implementation Element*
5. *Other: Language Choices*

To accompany our detailed comments, ANC 2E emphasizes to the Office of Planning (OP) the following themes in our comments and associated recommendations:

- Appropriate Representation: For years to come, Ward 2 – which is a massive revenue generator for DC – will be impacted by this CP. Currently, Ward 2 lacks an elected Councilperson. Typically, ANC 2E would look to this individual to ensure Ward 2 opportunities, needs and considerations are aligned in the CP. The final draft CP will be discussed and agreed upon by 13 members of DC Council and the Mayor's office. Several of the "planning boundaries" used in the draft CP are located in Ward 2. Many neighborhoods in Ward 2 will be greatly impacted by the CP, yet there is no Councilperson representing Ward 2 at this time. The residents of every area of DC are

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Elizabeth Miller, District 7 Matias Burdman, District 8

specifically represented by an elected Councilperson, except Ward 2. The property, individual income, sales/use, and business income tax from Ward 2 contributes more than 30% of the non-Federal funding used to operate the entire city. Any CP that could impact Ward 2 should be carefully considered by someone with a deep knowledge of and specific interest in Ward 2. ANC 2E calls on the OP to encourage the Mayor and the Council to defer substantive action on the CP until the residents of Ward 2 are represented on the City Council. If the Mayor and OP are not willing to wait until Ward 2 is represented, ANC 2E recommends a process change. The Mayor should identify a person who will be devoted to summarizing - in writing - the comments submitted by entities and residents in Ward 2 as well as comments from other parts of the city could potentially impact Ward 2. This individual and their written summaries should be made available to ANCs and the Council members. The individual can be a seasoned employee from the OP, if appropriate.

- Prioritization: The CP is an ambitious plan for a growing city. That said, the most critical CP goals should be more clearly identified so they are not lost in the massive size of the document. ANC 2E recommends that the OP state which priorities are the top issues. We assume upcoming city budget discussions will be aligned with the CP's most critical goals.
- Balancing Affordability, Preservation and Community Input: One goal that is clearly set out in the CP is a substantial increase in the availability of affordable housing throughout the city. ANC 2E fully supports this goal. This said, various language choices in the CP could be interpreted to mean that the OP believes the only way to achieve the goal is to both compromise the stability of neighborhoods throughout the city and significantly reduce the role of community input. ANC 2E finds this troublesome. As noted in our comments, ANC 2E asks that the OP clarify its intentions for changing existing development/building/zoning processes, especially around reducing the requirement for community input.
- Georgetown and Future Planning Analysis Areas: Georgetown needs a thoughtful Small Area Plan. Georgetown is the oldest part of DC, it is nationally known, and it is an important gateway into our city. With regard to transportation options for Georgetown, the city has decided in the last few months that there will not be investment on K street at this time and the city is proposing to reduce bus lines into and out of Georgetown. These actions are being taken despite the fact Georgetown has never had a metro stop. Georgetown retail is struggling. Vacant commercial buildings are becoming a frequent and concerning sight, so much so that nearly 200 Georgetown residents, business owners and concerned property owners participated in a working group session originated in partnership with the ANC, the Citizens Association of Georgetown, Georgetown BID and Georgetown's Main Streets three months ago to discuss vacancy issues. Telecommunication companies are requesting multiple zoning adjustments, pitting federal and DC policies against each other while leaving local residents no clear path to defend their historic streetscapes. Our public

schools have overcrowding after fifth grade and projections show overcrowding will only increase in the coming years. Our infrastructure, like many of the older areas of DC, needs updating, including basic utilities that are needed to serve a growing population. The Generalized Policy Map (GPM) (<http://bit.ly/34T2eYl>) does not designate Georgetown as a Future Planning Analysis Area. Instead, part of Georgetown is designated as one of the few Regional Centers in DC; however, the intent of the definitional changes made to the Regional Centers is unclear. ANC 2E asks OP to work with our ANC to create a Small Area Plan for Georgetown and to make Georgetown part of the Future Planning Analysis efforts.

- Alternative Transportation: The modes of transportation in DC are quickly changing to meet new demand, reduce pollution, and improve traffic flow. ANC 2E supports the overall concepts in MoveDC and the concept of embracing non-auto options. ANC 2E also supports efforts to improve city infrastructure for bikes, multi-modal forms of transportation and pedestrians and Vision Zero. However, in just a few years over 10,000 alternative vehicles<sup>1</sup> have been authorized by DDOT to operate on city streets, and thousands more are expected. These numbers do not account for the increase in the home package delivery vehicles. How the city aims to integrate these new modes into DC neighborhoods is very unclear. Our neighborhood has repeatedly shared concerns and ideas about safety and enforcement issues, and yet we are not being heard or responded to by DDOT. The alternative transportation efforts appear to be operating without any accountability to the residents of Washington or the unique challenges (e.g. sidewalk widths, paving materials, etc.) they face. More in-depth planning is needed on how these alternative modes will integrate with and impact our city – and DDOT must develop a way to seek consideration and respond to regular input from ANCs on these evolving issues given safety and enforcement concerns.
- Monitoring, Evaluating and Amending the Comprehensive Plan: ANC 2E urges the OP to ensure it seeks robust input from the ANCs on status of CP implementation. Currently the OP currently is only required to “publicize” its progress reports.

# **1. Introduction** – Chapter 1

- In the introduction to the 2006 Comprehensive Plan the authors noted that D.C. Code §1-301.62(i)f (since recodified as §1-306-01(b)(6)) provides that the purposes of the Comprehensive Plan are to “assist in the conservation, stabilization and improvement of each neighborhood and community in the District” (emphasis supplied). Nevertheless, and without amending the introduction, in the amended statement of the Land Use Goals (§302.1), the existing goal of protecting the “. . . stability . . . of neighborhoods in all parts of the city” is replaced with a goal of protecting the “affordability and equity” of neighborhoods. ANC 2E agrees that enhancing the

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<sup>1</sup> Non-single owner vehicles such as Uber and Lyft people delivery cars, motorized scooters, dockless bikes, mopeds, temporary rental cars, etc.

affordability and equity of housing in neighborhoods in all parts of the city are critically important goals, but we view the suggestion that affordability and equity can only be achieved by sacrificing the stability of neighborhoods throughout the city both concerning and false.

## **2. Individual Elements**

### LAND USE – Chapter 3

- In §304.2 (under LU-1.1 “Strengthening The Core”), the current Plan mandates that “growth must be accommodated in a way that protects the . . . historic texture” of areas in which growth is occurring. In the CP the word “protects” is replaced by “respects.” This substitution of “respects” for “protects” or “preserves” in reference to neighborhoods and neighborhood character recurs throughout the CP. ANC 2E is concerned that deleting the requirement that neighborhoods be protected, and replacing it with a mere suggestion that neighborhoods need only be honored, could lead to the loss of neighborhood stability, the protection of which was a principal goal of the 2006 Comprehensive Plan.
- ANC 2E notes the language changes in *Policy LU-2.4.5: Heights and Densities in Regional Centers*, §312.8, which would result in the active encouragement of increased heights and densities in the commercial corridor in Georgetown. ANC 2E believes the original language, which calls for maintenance of existing heights and densities should be retained, along with the requirement that new development “step down” to “adjacent residential areas.”
- Revised language in *Policy LU-3.2.3: Non-Profits, Private Schools, and Service Organizations*, §315.8, would permit expansion of institutional uses that adversely affect neighborhoods if “commensurate benefits” are provided. ANC 2E believes that he proposed changes to §315.8 should not be adopted unless a precise definition of “commensurate benefits” is included.

### TRANSPORTATION – Chapter 4

- ANC 2E notes that *Policy T-1.1.1: Transportation Impact Assessment*, found in §403.7 of the Transportation Element of the CP would delete the requirement that “full environmental impact statements” be prepared for major transportation projects. ANC 2E opposes this change.
- *Actions T-1.1.A: Transportation Measures of Effectiveness and Action T-1.1.B: Transportation Improvements* (§§403.13 and 403.14) speak to transportation measures of effectiveness and coordination. Currently, DDOT is only accountable for issuing measures, considering improvements and meeting with neighborhood jurisdictions. It is unclear if OP or DDOT view feedback from ANCs on non-auto

transportation as a key piece of feedback or if it will be accorded great weight. ANC 2E believes OP should make it clear what the CP requires of MoveDC or other similar programs (and the role of ANC's in this process) given that so much of the CP is dependent upon the successful roll-out of MoveDC.

- §407.15 (under “Multi-Modal Transportation Choices”) states that plans “for extending the DC Streetcar west to Georgetown are underway.” This is no longer true. ANC 2E recommends that the CP be amended to address the lack of convenient and efficient transit access to and from Georgetown.
- In sections 409 “T-2.3 Bicycle Access, Facilities, and Safety” and 410 “T-2.4 Pedestrian Access, Facilities and Safety,” ANC 2E recommends stronger language that calls for monitoring and enforcing the private vendor/providers dockless programs’ Agreements (B23-359 – The Electric Mobility Devices Amendment Act of 2019). Currently, DDOT does not effectively monitor or enforce the Dockless Bike and Scooter Share Terms and Conditions. The dockless programs need to be administered with the interests of all DC residents in mind, not only the interests of users of such means of transportation. Since the dockless vehicle program began, multiple neighbors in various Wards have observed that DDOT has not been effective in implementing awareness, education, safety and enforcement. Moreover, all available data on the program is extremely high-level, thus little analysis can be done by neighborhoods using DDOT-developed data. More data should be made available to ANC's and OP should revise §409.10 to specifically call out the need to address the safety, monitoring and enforcement of this alternative modes.
- ANC 2E believes §410.3 should be amended to include reference to the importance of improving accessibility of sidewalks and paths for disabled pedestrians.
- In section 411 “Roadway System and Auto Movement,” §411.1 notes that 22% of the District's intersections are signalized. The CP should include a goal providing signalization appropriate for blind residents at these intersections.
- ANC 2E believes that *Policy T-2.6.2 Transit Needs* (§412.3) should include “persons with disabilities” in the list of transit-dependent groups requiring assistance.
- In new *Policy T-5.1.4: Equitable Access*, ANC 2E believes it should be made clear that vehicle fleets will be required to be made accessible to people with disabilities.

## HOUSING – Chapter 5

- The CP is replete with references to the city's goal of promoting the development of affordable housing throughout all neighborhoods. Not surprisingly, the Housing Element contains many proposed amendments intended to support this goal. In particular, ANC 2E notes the proposed amendments to *Policy H-1.1.4: Mixed Use*



*Development* (§503.5) that would call for the promotion of “moderate to high density” mixed use development that includes affordable housing on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed use corridors and high capacity surface transit corridors. ANC 2E asks OP to clarify whether this policy is intended to apply to commercial corridors in the Old Georgetown historic district.

- New *Action H-1.1.D: Research New Ways to Expand Housing* (§503.10) suggests the Height Act of 1910 could be “updated” to promote housing production. ANC 2E would oppose changes to the Height Act of 1910 that could permit the construction of tall buildings in the Old Georgetown historic district.
- The requirement of a “State of DC Housing Report” included in the §503.10 (*Action H-1.1.B: Annual Housing Report and Monitoring Efforts*) should mandate the inclusion of data on housing accessibility for people with disabilities and proposals to increase the number of these units.
- ANC 2E notes that several residents, and other ANC’s, have observed that no hard data has been issued to define what OP means by “affordability,” and no data on whether “affordability” goals are being met. ANC 2E requests that OP provide such data so progress toward goals can be tracked.

## ECONOMIC DEVELOPMENT – Chapter 7

- The critical economic development issues facing the city are set out in §700.2 in the “Overview” section of the Economic Development Element. Inexplicably, the CP calls for deletion of the bullet point that sets a goal of “enhancing and revitalizing the city’s shopping districts.” The decline in the number of retail establishments along Georgetown’s commercial corridors is one of the critical issues faced by ANC 2E, and by ANCs in other areas of the city. ANC 2E asks that this bullet point be restored, and focus be placed on how existing shopping areas in the city can be promoted by the CP goals.
- ANC 2E believes that the Retail Agenda referred to in *Action ED – 2.2.A: Update Retail Action Agenda* (§708.12) should include, “developing incentives/plans for addressing retail vacancies.”
- Rising operating expenses in areas of rapidly rising rents are already having a severe impact on small and local businesses. Therefore, ANC 2E recommends that the second sentence of *Policy ED-3.2.6: Commercial Displacement* (§714.11) should be revised to read, “Develop and implement programs to offset...”

## PARKS, RECREATION and OPEN SPACE – Chapter 8

- Chapter 8 of the CP is critical to residents young and old. DPR is going through significant transformation and now manages over 700 parks. DPR lacks an electronic maintenance tracking tool for its parks. Without such a tool, users, including ANC's, cannot work with DPR to track the status of basic maintenance/safety requests, as well as beautification opportunities. Although new language under old §808.4 "DC Speaks Out on Parks" notes that deferred DPR maintenance is an issue and §810.16 (*Action PROS-2.2.B: Maintenance Standards*) notes the need for a maintenance standard for sustainability, Chapter 800 should also include a goal for DPR to electronically track and report on maintenance needs so that accountability on deferred maintenance is possible. To address the long-standing issue of deferred DPR maintenance, ANC 2E asks that a goal be set for DPR to implement a maintenance tracking technology that is visible to interested parties, such as Friends Groups and ANC's who are investing time, money and energy into our parks. The timeframe for this should be short-term so that budgeting will not be a barrier to successful execution.
- §812.4 ("Rock Creek Park") speaks to the value of Rock Creek. Reinvestment is needed in key parks along Rock Creek, especially those (like Rose Park in Georgetown) that help connect different neighborhoods by providing foot traffic and potential bike paths. Reinvestment should address the ongoing need for safe walkways, level paved areas, and beautification efforts that take into account need for family friendly safety initiatives. ANC 2E is not persuaded that given all the other priorities within the CP that existing city assets such Rock Creek will receive needed reinvestment. How will the CP prioritize reinvestment?
- ANC 2E urges OP to amend the second bullet in §800.5 ("Overview") to include a requirement that parks and recreational fields will not be changed without robust community outreach and input.
- In §8.7 ("PROS-4.1 Maximizing Access Through Partnership"), ANC 2E believes §8.17 should be revised to state that public private partnerships can be a positive way to help our parks function, provided that such partnerships do not impede equitable access to the public resource.

## URBAN DESIGN – Chapter 9

- ANC 2E is disturbed by the fact that, taken as a whole, the proposed amendments to the Urban Design Element would (1) reduce the level of design oversight from the Commission of Fine Arts, and other federal agencies, (2) advocate for a virtual evisceration of the Height Act of 1910, (3) restrict the ability of ANC's to participate in design and zoning matters, (4) weaken and generalize historic preservation concepts wherever possible, (5) weaken zoning map classifications and overlays to promote growth regardless of proximity to commercial uses; and (6) encourage penthouses and roof decks. ANC 2E views these changes as disturbing and

recommends that such changes not be implemented without robust community and ANC input.

## HISTORIC PRESERVATION – Chapter 10

- In the Historic Preservation Element (Chapter 10), the CP deletes the Plan’s statement that historic preservation is “an important local government responsibility” and suggests that historic preservation is merely “a valuable planning tool.” ANC 2E believes that the history of Washington is at the very core of the city’s appeal. While we must guard against overemphasis on preservation, ANC 2E believes the CP’s suggestion that historic preservation is not an important local government responsibility is simply wrong.
- Changes proposed for §1000.12 (“Overview”), which lays out the basic assumptions on which preservation policies are premised are alarming to ANC 2E. In one bullet, language that stated that the “basic assumption” of the plan is that the “protection” of historic properties is essential to public welfare is deleted. In another bullet, new language is inserted that says, “[p]reservation standards should be reasonable, and flexible enough in their application to accommodate different circumstances and community needs.” ANC 2E is concerned that, taken together, these changes in language appear to be designed to weaken existing protections for historic properties.
- In §1003 (“HP-1.4 Evaluating Historical Significance”), the revised language no longer calls for protection of all properties that meet the basic test of significance. Instead, those properties would be “...considered for protection...according to preservation planning priorities.” ANC 2E is concerned that this is but one of many examples in the CP of planning mandates being changed to create opportunities for the Office of Planning to exercise discretion to the detriment of historic preservation goals.
- ANC 2E believes that one of the goals of the Historic Preservation Element should be increasing efforts to make historic properties accessible for all members of the community, including people with disabilities. Finding accessible solutions to design elements should be a principal goal of this Element.

## COMMUNITY SERVICES AND FACILITIES – Chapter 11

- This chapter of the CP should include a goal of reducing the number of Long-Term Care Facilities in the District and replacing them with more robust Community Based Services for people with disabilities and the elderly.
- ANC 2E is concerned that taken as a whole the Community Service and Facilities Element fails to address many issues important to residents with disabilities.

- In *Policy CSF-1.1.6 Barrier-Free Design*, ANC 2E believe that planning to “consider Universal Design Solution when opportunities present themselves and as funding allows” is setting the bar extremely low for inclusion and respect of residents with disabilities. ANC 2E asks OP to revisit this issue and to require Universal Design Solution.

## EDUCATIONAL FACILITIES – Chapter 12

- The CP appears to mention overcrowding as a minor issue, yet this issue is frequently brought up at ANC 2E public meetings and other local events. Current efforts to combat overcrowding will be exacerbated given that the CP calls for the building of an additional 35,000 housing units. ANC 2E asks OP to confirm in the CP that the housing, educational plans and parks and recreation plans are well aligned with regard to population growth.

## ARTS AND CULTURE – Chapter 14

- This chapter places no importance on enhancing/improving the culinary arts in DC. Culinary arts can help transform areas of the city, produce revenue, and provide professional training to residents who might otherwise not receive such opportunities. Moreover, the culinary arts place importance on sustainability, climate change, food waste and equality. ANC 2E asks that culinary arts be included in Chapter 14.
- Although ANC 2E agrees with the emphasis on providing theatre for those who live east of the Anacostia river, it should be noted that no major stand-alone theatre exists west of Rock Creek, which also houses a large portion of DC’s population. At a minimum, OP should aim to encourage children’s theatre in all part of the city given the city’s educational goals.
- ANC 2E asks why “Creating a civic culture that attracts the creative class.” was deleted from §1400.2 (“Overview”)? Is this no longer a goal of DC? DC is a very expensive city in which to live. Some incentive for the creative class to base themselves here will help the city meet the CP goals. Having a creative class in all parts of the city means viewing the creative class as a population that requires infrastructure support, including creative housing options. The deleted language should be reinstated.
- ANC 2E ask why the theme in §1404.3(under AC-1.2 “Art and Culture in Every Community) – the successful and recent creation of Art Districts in DC – is not being encouraged by the CP in new areas of DC? Beyond the deletions in §1404.3, §1404.6 deletes “and encourage the development of additional arts districts throughout the city”. ANC 2E believes Art Districts – big and small – are critical to a first-class city. The deleted language should be reinstated.

- New section 1405 (AC-2 “Making Culture More Visible”) highlights that DPW trucks display art work created by local artists. ANC 2E encourages OP to expand this program to other vehicles, thus encouraging our local talent by showing them they are valued by our city.
- ANC 2E does not understand why the language in §1408.2 promoting support for creative professionals was deleted. Georgetown, for example, would benefit from this type of work force focus. ANC 2E encourages the OP to consider places in DC where the creative work force can be encouraged to grow and thrive.
- Section 1411.2 regarding the importance of arts education is also proposed for deletion. ANC 2E does not understand why such a deletion would be made. The deleted language should be reinstated.

### 3. **Area Element Near Northwest** - Chapter 21

- §2107 addressed Planning and Development Priorities for Near Northwest, but this section has been completely stricken. Many items in this section are still relevant, e.g. in 2107.2 “... zoning changes need to be consistently applied ...” OP should re-review this provisions to ensure all relevant parts are not stricken.
- §2108.6 of the CP includes Georgetown in its discussion of areas with an excessive concentration of liquor licenses. This is outdated. ANC 2E ask OP to delete this reference to Georgetown. Unlike in the past, Georgetown is now combating commercial vacancies, and the number of restaurants in our community has declined since the 2006 Plan was written, so this language is no longer appropriate to Georgetown.
- §§2108.15, 2108.18 and 2114.4 (NEW) speak to transit and refer to Georgetown or a street in Georgetown. Yet, none of these sections offer real specifics or state that there will be a robust planning process. Georgetown needs transportation – it is one of the city’s major connecting areas, yet the city has not done a thorough analysis in many years of Georgetown’s transportation options. Moreover, DDOT has not responded to local input on the implementation of alternative modes of transportation. ANC 2E requests that the CP place a priority on transportation options for Georgetown. Any transit on K street should be pedestrian friendly and encourage foot traffic to other areas of Georgetown. The current plan for K street is outdated. Moreover, further consideration should be given to the feasibility of a metro stop in Georgetown. Finally, DDOT should seek local feedback on the implementation of alternative modes of transport. ANC 2E asks that the CP state the need for pedestrian-friendly transportation to and from Georgetown and state that the creation of transportation plan for Georgetown should be an immediate goal.

- §2108.16 calls for a market studies in two areas of Near Northwest. Georgetown also needs a market study. ANC 2E requests that such a study be prepared.
- Section 2114 speaks only to Lower Georgetown. ANC 2E asks the OP why not all of Georgetown was considered for planning purposes? Georgetown as a whole has a range of issues that it needs to address. Goals must be set and met for an integrated future Georgetown (note the above request for a Small Area Plan for Georgetown)

#### 4. Implementation – Chapter 25

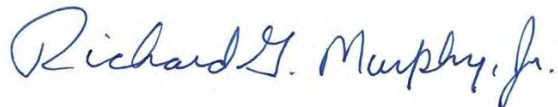
- ANC 2E recommends that section 2500 be revised. Currently, the OP has established that it will be primarily accountable for reporting status of the CP by issuing status reports via various electronic communication tools such as social media. ANC 2E asks that the OP place greater emphasis on the OP proactively seeking, addressing and incorporating feedback from local bodies, especially the ANCs. Specifically, §2512 should be amended to require that the OP seek formal input from the ANCs. The CP will only be successful if the CP is well executed. The local communities will be on the front line of execution. We ask this addition would also apply to related plans such as MoveDC.

#### 5. Other: Language Choices

- The CP tells us that, “[A]pproximately 94,400 District residents – or 13 percent of the total population – live with a physical or mental disability.” Despite this fact, much of the CP uses language to describe people with disabilities that is outdated and offensive. Similarly, its use of the word “accessible” is repeatedly unclear in meaning, especially as to whether it means disability access or something else. ANC 2E believes that this language should be revisited and changed accordingly.

Commissioner Rick Murphy ( [REDACTED] ) is the Commission’s representative in this matter.

Respectfully submitted,



Rick Murphy  
Chair, ANC 2E

# **Attachment B**

**ANC 2E's June 2020 Resolution  
Regarding the Comprehensive Plan  
Amendments**



GOVERNMENT OF THE DISTRICT OF COLUMBIA

## Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

3265 S Street, NW • Washington, DC 20007



June 17, 2020

Mayor Muriel Bowser  
Mayor  
Government of the District of Columbia  
1350 Pennsylvania Avenue  
Washington, DC 20004



Chairman Phil Mendelson  
Chairman  
Council of the District of Columbia  
1350 Pennsylvania Avenue NW, Suite 504  
Washington, DC 20004



### **RE: Returning the Proposed Comprehensive Plan Amendments to the Office of Planning for Reconsideration in Light of the Anticipated Impact of the COVID-19 Emergency**

Dear Mayor Bowser and Chairman Mendelson,

On June 1, 2020 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by seven commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (7-0-0) with regard to the above-referenced matter:

Amendments to the District of Columbia's Comprehensive Plan (the "Amendments") have been proposed by the Office of Planning and are currently pending before the Council of the District of Columbia. If adopted, the Amendments (many, if not most, of which are based on the assumption that the District will experience "a greater pace of growth" in coming years) would make dramatic changes to our city's Comprehensive Plan. Ironically, the Office of Planning submitted the Amendments to the DC Council on April 23rd, 2020, a day on which the District reported 167 new coronavirus (COVID-19) cases and 14 COVID-19 related deaths. At this point, it is impossible to predict the impact the pandemic will have on our city's population growth, employment, and revenue, but ANC 2E believes it is virtually self-evident that the growth assumptions on which the Amendments are based can no longer provide a reasonable basis for responsible urban planning.

Given the dramatic change in circumstances, ANC 2E urges Mayor Bowser to withdraw the Amendments from consideration by the DC Council. Failing that, ANC 2E urges the DC Council to return the Amendments to the Office of Planning for comprehensive reconsideration once it is possible to reasonably analyze and predict the impact the COVID-19 pandemic will have on the future of our city.

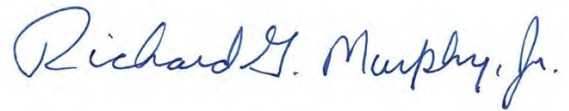
#### COMMISSIONERS:

Kishan Putta, District 1	Joe Gibbons, District 2	Rick Murphy, District 3
Anna Landre, District 4	Lisa Palmer, District 5	Gwendolyn Lohse, District 6
Elizabeth Miller, District 7	Matias Burdman, District 8	



Commissioner Rick Murphy ([REDACTED]) is the Commission's representative in this matter.

Respectfully submitted,

A handwritten signature in blue ink that reads "Richard G. Murphy, Jr." The signature is written in a cursive style with a large initial 'R' and a clear 'Jr.' at the end.

Rick Murphy  
Chair, ANC 2E



## **Government of the District of Columbia Advisory Neighborhood Commission 4B**

### **RESOLUTION #4B-20-0104**

#### **Providing Feedback on Proposed Changes to the Comprehensive Plan Adopted January 27, 2020**

Advisory Neighborhood Commission 4B (ANC 4B or Commission) takes note of the following:

- The Comprehensive Plan is a 20-year framework and guiding document for the future planning and development of Washington, DC. As noted by the District's Office of Planning, "the [Comprehensive Plan] establishes a vision and broad goals to help inform decision-making and provide context for residents, officials, and stakeholders and can help guide and inform more fine-grained planning efforts." District Office of Planning, "[The Comprehensive Plan: A Brief Overview](#)" (updated Dec. 17, 2019).
- The Comprehensive Plan includes several Elements, including Area Elements that relate to specific geographic areas of the city (such as Rock Creek East, which includes several policy focus areas within the Commission's geographic boundaries); Context Elements that provide introductory, overarching principles; and Citywide Elements (such as housing, transportation, historic preservation, and educational facilities, among others). *See id.*
- The Comprehensive Plan was written in 2006 and amended in 2011. The District's Office of Planning began an effort to amend the Plan a second time in 2016, with the DC Council approving the Framework Element in October 2019. The Office of Planning launched public review of the remainder of the Comprehensive Plan on October 15, 2019, and will accept feedback from Advisory Neighborhood Commissioners until February 14, 2020.

Following substantial community engagement, Advisory Neighborhood Commission 4B provides the following feedback on the Office of Planning's proposed amendments to the Comprehensive Plan, focused specifically on Elements related to areas within or adjacent to the Commission's geographic boundaries and subject matter Elements of particular relevance to the Commission's work, including (1) the Rock Creek East Area Element; (2) the Housing Element; (3) the Transportation Element; (4) the Historic Preservation

Element; (5) the Educational Facilities Element; and (6) the Future Land Use Map.

1. The **Rock Creek East Area Element** provides a general overview of the area (including information regarding the area's history, land use, demographics, housing characteristics, income and employment, and growth projections); general policies and actions to guide growth and neighborhood conservation decisions; and five policy focus areas within or adjacent to Advisory Neighborhood Commission 4B (Takoma Central District; Upper Georgia Avenue; Kennedy Street, NW; Riggs Road and South Dakota Avenue; and the Former Walter Reed Army Medical Center Site). The Commission provides the following feedback on the Rock Creek East Area Element:

- **Include Affordable Housing, Including Deeply Affordable Housing, as a Neighborhood Priority:** The Commission believes that housing is a human right and that inclusive and diverse neighborhoods benefit all District residents. As such, affordable housing (including and with an emphasis on deeply affordable housing) should be included as a major planning objective and neighborhood priority, and revisions to the Comprehensive Plan should reflect this priority. *See, e.g., 2200.2* (listing conservation of neighborhood traits as major planning objective); *2200.9* (emphasizing residential character and conservation of neighborhoods).
- **Include Data on Affordable Housing Within the Area:** The Commission appreciates the inclusion of data regarding demographics, housing characteristics, and income and employment of residents within the Rock Creek East Area, but also believes data on dedicated affordable housing (including public housing), as well as rent controlled apartments, and a detailed analysis of median income within the Area as related to dedicated affordable housing would better allow the city to track the percentage of affordable housing as related to market rate housing within the Area, as well as inform the city's processes to ensure sufficient housing at all necessary affordability levels. *See, e.g., 2204.2* (providing details on home ownership and rental rates); *2205.2* (providing details on median household income).
- **Define Affordable Housing to Include Deeply Affordable Housing:** The Commission appreciates additional proposed language regarding affordable housing within the Rock Creek East Area Element and other portions of the Comprehensive Plan but believes that a phrase that can apply to housing serving households earning less than 30 percent of the Median Family Income all the way to households earning less than 80 percent of the Median Family Income is amorphous and fails to provide clear policy and decision-making guidance, and may result in the under-production and under-preservation of deeply affordable

housing. A specific definition of affordable housing is required and should include deeply affordable housing for households earning less than 30 percent of the Median Family Income. *See, e.g.*, 2208.4, Policy RCE-1.1.3: Directing Growth; 2211.8, Policy RCE-2.1.3: Takoma Central District Housing Strategy; Policy RCE: Upper Georgia Avenue Development; 2214.5, Policy RCE-2.4.2: Housing along Kennedy Street.

- **Define New Housing to Include a Preference for a Mix of Housing Types:** The Commission appreciates additional references to housing for a range of ages, household sizes, and mix of incomes, *see, e.g.*, 2208.4, Policy RCE-1.1.3: Directing Growth; 2208.6, Policy RE-1.1.5: Housing Renovation; 2208.7, Policy RE-1.1.6: Development of New Housing, and believes that references to “new housing” and “new housing opportunities” should also mention expressly a preference for a mix of types of housing by age, size, and income. *See, e.g.*, 2200.7; 2208.2, Policy RE-1.1.1: Strengthening Lower Density Neighborhoods; 2208.3, Policy RCE-1.1.2: Design Compatibility; 2213.9, Policy RCE-2.3.3: Walter Reed Development.
- **Include Universal Language that Housing Remain Affordable:** The Commission appreciates proposed language that “housing remain[] affordable for current and future residents with a range of ages and household sizes” and believes this is a universal principle that should not just apply as related to housing renovation. 2208.6, Policy RCE-1.1.5: Housing Renovation.
- **Maximize Affordability on District-Owned Land:** The Commission believes the District should take every action possible to maintain ownership of and maximize affordable housing, including deeply affordable housing, on District-owned or other publicly-owned land. *See, e.g.*, 2208.7, Policy RCE-1.1.6: Development of New Housing (encouraging mixed-income housing on District-owned land); 2211.7, Policy RCE-2.1.2: Strategic Public and Private Investment in Takoma (discussing development of key public properties); Housing Element, 500.2 (noting requirement that District-owned land sold for housing include 20–30 percent affordable units); ANC 4B Resolution #4B-19-1004, [“Calling on DC Housing Authority to Preserve Public Housing and Protect Public Housing Residents”](#) (Oct. 28, 2019); ANC 4B Resolution #4B-19-0506, [“Supporting Funding for Urgent Public Housing Repairs and Calling for Commitment to Maintain Public Housing Stock”](#) (May 20, 2019).
- **Recognize Cross-Jurisdictional Coordination on Retail & Traffic Strategies:** The Commission recognizes the importance of cross-jurisdictional coordination with Takoma Park, Maryland within the Takoma Central District and encourages cross-jurisdictional review

and consideration of the Takoma Central District’s retail strategy and transportation strategy, including with regard to traffic management, transit, parking, pedestrian safety, and wayfinding. *See, e.g.*, 2208.8, Policy RCE-1.1.7: Cross Jurisdictional Coordination; 2211.9, Policy RCE-2.1.4: Takoma Central District Retail Strategy; 2211.10, Policy RCE-2.1.5: Takoma Central District Transportation Strategy; 2211.11, Action RCE-2.1.A: Traffic Congestion and Parking; 2211.12, Action RCE-2.1.B: Pedestrian Safety and Connections.

- **Recognize the Value of Long-Time Non-Profit Organizations & Service Providers:** While many Comprehensive Plan provisions recognize the value of a diverse and thriving small business community, *see, e.g.*, Policy RCE: Vibrant Local Shopping Streets; 2209.6, Policy RCE-1.2.6: Small and Local Businesses; Action RCE: Retail Strategies for Upper Georgia Avenue, the Commission believes the Plan should also recognize the value of long-time non-profit organizations and service providers. These service providers struggle with the same or similar pressures as other local institutions and small businesses. The Comprehensive Plan should recognize the value of these institutions, express a desire to preserve them, and encourage the exploration of ways to keep them in our communities.
- **Recognize Need to Improve Traffic Flow at Chillum Place & Kansas Avenue:** The Commission believes the “Chillum Place/Kansas Avenue intersection” should be added to the list of priority locations for improved traffic flow and safety under 2208.17, Action RCE-1.1.D: Improving Traffic Flow. The establishment and continued growth of five different public charter schools in this corridor (see the Commission’s recommendations for the Education Facilities Element below), combined with growing commuter traffic, has contributed to significant infrastructure and safety challenges.
- **Focus on Reducing Railroad Barriers:** The Commission requests the addition of a new policy item under 2208, RCE-1.1 Guiding Growth and Neighborhood Conservation, that specifically recognizes the challenges presented by the presence of the CSX/Metrorail corridor and plans to enhance or upgrade railroad overpasses and underpasses throughout Rock Creek East. This corridor divides significant portions of the Lamond-Riggs, Manor Park, and Takoma neighborhoods. More work needs to be done to improve the visual aesthetics of these areas, ensure the continuity of our neighborhoods, and enhance the comfort and safety of pedestrians and bicyclists.
- **Improve Planning for Areas Designated for Production, Distribution, & Repair (PDR):** The Commission appreciates prioritizing the provision of buffering for Rock Creek East’s industrial zones, included under 2208.9, Policy RCE-1.1.8: Industrial Zone

Buffering. The Commission also notes that the Economic Development element of the Comprehensive Plan continues to include preservation of PDR areas as a stated goal (See 711.2 and 711.5, Policy ED-2.5.1: Retain and Transform Areas for Production, Distribution and Repair). While the creation and preservation of quality PDR jobs is laudable, market pressures are pushing many of these areas to gradually transition to non-PDR uses (and this tension is further illustrated by new text proposed under 1203.7, Policy EDU-1.1.4: Administrative and Maintenance Facilities, which acknowledges that population growth is pushing some educational facilities to move into PDR areas and the conflicts that can ensue). By focusing only on preserving PDR-zoned areas, the District is effectively choosing not to provide adequate long-term strategic planning or vision for the future of this portion of our community – which within ANC 4B is located along some portions of the CSX/Metrorail corridor. Along Chillum Place in the Lamond neighborhood, for example, this is resulting in the creation of a patchwork where some properties are being utilized for public charter schools, others are inquiring about variances to allow residential development, and demand for new commercial/industrial space appears tepid – and the new uses then find themselves awkwardly interspersed between remaining PDR businesses like auto repair shops and trucking companies. The lack of a coherent strategy is further exemplified by Future Land Use Map Amendment #1359, which appears to be a one-off use change (requested by a prominent DC developer) for an area that is currently PDR-zoned to a future use that allows mixed medium-density residential and low-density commercial. ANC 4B strongly requests the Office of Planning include a new policy item under 2208 that provides a thoughtful and realistic vision for the future of our PDR-zoned areas.

- **Provide High-Quality Transit to Our Neighborhoods:** The Commission believes that there is no substitute for high-quality transit service that provides safe, reliable, frequent, affordable, accessible, and efficient connections to jobs, schools, services, and recreation throughout the region. This should include an emphasis on government-provided service and not treat ride-hail services as an acceptable substitute for true public transit. See 2208.12, Policy RCE-1.1.11: Transit Improvements. The Upper Georgia Avenue policy focus area should emphasize that street's importance as a high-quality transit corridor and the need for continued enhancement for transit service to ensure that the traffic effects of planned-for development at both the (proposed) Northern Gateway and Walter Reed sites are mitigated. See 2213.3; 2213.8, Policy RCE-2.3.2: Pedestrian and Transit Improvements to Upper Georgia Avenue; ANC 4B Resolution #4B-19-0504, "[Supporting Implementation of Bus Only Lanes Along Georgia Avenue Northwest](#)" (May 20, 2019); ANC 4B Resolution #4B-



19-0304 “[Supporting Increased Metrorail Service to Takoma and Fort Totten Station](#)” (Mar. 25, 2019).

- **Plan for Completion of Metropolitan Branch Trail:** The Metropolitan Branch Trail is a long-planned and long-overdue essential transportation link that will serve the length of the Commission. The language in the Plan should explicitly plan for completion of the Trail and integrate it into planning for the broader neighborhood, including planning for ways the Trail can be an asset for the community beyond transportation (*e.g.*, placemaking and economic growth).
  - **Clearly Define Goals for Gateway Elements:** The Commission believes that language related to gateway areas, particularly around Georgia and Eastern Avenue, NW, is vague and ill-defined. Planning for those areas should have clearly defined goals that reflect our priorities – including the production of affordable housing, including deeply affordable housing. See 2213.3; 2208.8, Policy RCE-1.1.7: Cross Jurisdictional Coordination.
  - **Support Positive Vision for Walter Reed Redevelopment:** The Commission supports the new policy focus area on the former Walter Reed Army Medical Center Site, which reflects a decade of progress to redevelop and reintegrate the site into the District. However, the proposed text under new item RCE-2.8, Former Walter Reed Army Medical Center Site, omits any mention of new housing and particularly the ability to provide and integrate new affordable housing, including deeply affordable housing, on the site. The Commission suggests the addition of a new bullet entitled “Policy RCE-2.8.7: Supporting the District’s Affordable Housing Goals,” with accompanying text that captures the importance of this site continuing to serve the District’s affordable housing goals.
    - **Support Safer, More Accessible Aspen Street:** The Commission continues to strongly support the reconstruction of Aspen Street at the southern boundary of the campus and appreciates the inclusion of Action RCE-2.8.C: Aspen Street. See also ANC 4B Resolution #4B-19-0406, “[Supporting Razing of Buildings 31 & 84 at the Parks at Walter Reed and Widening of Aspen Street, NW](#)” (Apr. 22, 2019).
2. The **Housing Element** describes the importance of housing to neighborhood quality and the importance of providing housing opportunities for all segments of the population throughout the city. The Commission generally supports proposed revisions to expand the supply of housing, particularly in areas with access to public transportation, but believes stronger language is required to ensure affordability and prevent

displacement. The Commission provides the following feedback on the Housing Element:

- **Define Affordable Housing to Include Deeply Affordable Housing:** The Commission appreciates additional proposed language regarding affordable housing within the Housing Element but believes that a clear definition of affordable housing is required and should include deeply affordable housing for low-income households earning less than 30 percent of the Median Family Income. *See, e.g.,* Callout Box: What is the Difference Between Housing Affordability and Affordable Housing? As it stands, references to “affordable housing” could mean little, if any, efforts to house extremely low- and very low-income households. The Commission also believes the District’s production targets for affordable housing should be tied to affordable housing needs and forecasts of needs, with a goal of eliminating households extremely burdened or burdened by housing costs. *See* Callout Box: What is the Difference Between Housing Affordability and Affordable Housing? (defining housing affordability); 504.7, Policy H-1.2.2: Production Targets (noting goal of production of approximately 29,000 units affordable based on breakdown in Figure 5.3, resulting in 11,600 units affordable to extremely low-income households); 516.4 (noting “[r]ising housing costs will continue to place more families at risk of homelessness”).
- **Provide Data Regarding Net Gain/Loss of Affordable Housing:** The Commission believes data regarding the net gain/loss of affordable housing is essential. Currently, one provision discusses the “approximately 1,700 affordable units delivered per year since 2016,” 500.15, while a separate provision notes that “expiring subsidies will place approximately 13,700 [affordable] units at risk,” 509.2.
- **Emphasize Using Every Tool Available to Ensure Affordable Housing:** The Commission believes that the Comprehensive Plan should emphasize that the affordable housing crisis requires the District to use every tool available to ensure affordable housing, with a goal of eliminating households extremely burdened or burdened by housing costs. In this regard, the Commission believes the Comprehensive Plan should recognize that the increased supply of housing – while important – will not alone solve the affordable housing crisis, particularly as related to extremely-low and very low-income households, and must be accompanied by active and robust City goals and policies to ensure affordability, including affordability for extremely low- and very low-income households, in relation to increased supply. *See, e.g.,* Callout Box: What is the Difference Between Housing Affordability and Affordable Housing? (emphasizing affordability as tied to supply); 500.7 (stating there is evidence that new production has slowed rising cost of renting or owning multi-



family units without citing or discussing evidence); 503.1 (recognizing expanded supply will not fulfill “all of Washington, DC’s housing needs at lower income levels”).

- **Better Define and Explain Inclusionary Zoning:** The Commission appreciates the value of inclusionary zoning, as well as Mayor Bowser and the Office of Planning’s proposal for Expanded Inclusionary Zoning, see Office of the Mayor, [“As Part of the #36000by2025 Goal, Mayor Bowser Announces Zoning Proposal to Create More Affordable Housing,”](#) as one of several tools to address affordable housing needs, particularly as related to economic integration. The Commission notes, however, that inclusionary zoning has historically resulted in a very modest number of affordable units that are affordable primarily at 80 percent Median Family Income, with only a small percentage of units at 60 percent Median Family Income. See Dep’t of Housing & Community Development, [FY2018 Inclusionary Zoning Annual Report](#) (Apr. 2019) (noting creation of 198 inclusionary zoning units in FY2018, 78 percent of which were for 80 percent MFI households, 4 percent of which were for 60 percent MFI households, and 18 percent were for 50 percent MFI households). While the Commission appreciates efforts to expand the program, the Commission feels strongly that the District must commit to other affordable housing tools, particularly those that create larger numbers of affordable units for extremely low- and very low-income households (such as public housing, social housing, and permanent supportive housing). The Commission also notes the current proposed language incorrectly states that inclusionary zoning requires most new residential developments of 10 units or more to set aside “upwards of 12.5 percent” of the project toward affordable units, when public sources cite 8–10 percent. 500.12.
- **Support and Expand Public Housing:** The Commission appreciates proposed language recognizing that public housing is a critical part of meeting the demand for affordable housing and preventing displacement. See 506.10. The Commission believes that public housing should remain publicly owned and permanently affordable. See ANC 4B Resolution #4B-19-1004, [“Calling on DC Housing Authority to Preserve Public Housing and Protect Public Housing Residents”](#) (Oct. 28, 2019); ANC 4B Resolution #4B-19-0506, [“Supporting Funding for Urgent Public Housing Repairs and Calling for Commitment to Maintain Public Housing Stock”](#) (May 20, 2019). The Commission also appreciates proposed language regarding build first and one-for-one replacement, see, e.g., Callout Box: Principles for the Redevelopment of Existing Affordable Housing, but the Commission believes it should be stronger. For example, the Commission believes not just in one-for-one replacement but rather the overall emphasis on the creation of additional public housing,

particularly on District-owned sites. *See, e.g.*, 503.8, Policy H-1.1.7: Large Sites; 504.11, Policy H-1.2.4: Housing Affordability on Publicly Owned Sites; 504.5. It is unwise to merely “study[] the need” for additional public housing, Action H-1.4.E: Additional Public Housing, particularly in light of the historic loss of public housing and the historic failure to include one-for-one replacement, *see, e.g.*, 509.3; 509.14, Action H-2.1.C: Purchase of Expiring Subsidized Housing and ‘Naturally Occurring’ Affordable Housing.

- **Discuss Social Housing as Affordable Housing Tool:** The Commission believes the Comprehensive Plan should include a discussion of social housing as a mechanism to address the affordable housing crisis. *See* Action H.1.1.D: Research new Ways to Expand Housing; Kriston Capps, “[Denser Housing Is gaining Traction on America’s East Coast](#),” *Citylab* (Jan. 3, 2020). *See also* ANC 4B Resolution #4B-19-1004, “[Calling on DC Housing Authority to Preserve Public Housing and Protect Public Housing Residents](#)” (Oct. 28, 2019).
- **Reintegrate Community Land Trusts as Affordable Housing Tool:** The Commission believes that the deletion of language in 504.24, Action H-1.2.G: Land Trusts, improperly removes an important affordable housing tool as completed when the City should continue to pursue community land trusts.
- **Accurately Reflect State of Rent Control:** The Commission believes the proposed language in the Comprehensive Plan inaccurately presents the current state of rent control in the District. For example, proposed language states that rent control is one program leading the District to have “one of the strongest sets of anti-displacement programs in the country.” Callout Box: What is Displacement? This statement fails to recognize the current state of the District’s rent control program, which has shrunk significantly with the loss of approximately 50,000 units since 1985. Proposed language in the Housing Element recognizes the substantial loss of affordable rental units as a whole but makes no mention of rent control as a mechanism to address this loss. *See e.g.*, 500.9; 508.2; 509.5, Policy H-2.1.1: Protecting Affordable Rental Housing. Discussion of and reporting regarding affordability and the loss of affordable rental units should also include a discussion regarding the shrinking stock of rent-controlled units. *See* 500.7 (“between 2006 and 2017 there were nearly 18,300 fewer [rental] units affordable to households earning equal to or less than 60 percent of the MFI”); 503.10, Action H-1.1.B: Annual Housing Reports and Monitoring Efforts. In addition, the language in the Comprehensive Plan regarding possible refinements to the District’s rent control program should recognize the loopholes and maintenance disincentives that exist under the current program and encourage the exploration of solutions. *See* 509.10, Policy H-2.1.6:

Rent Control. *See also* ANC 4B Resolution #4B-19-1005, “[Supporting Proposed Extension and Calling for Expansion and Improvement of Rent Control](#)” (Oct. 28, 2019).

- **Include Data on Individuals Who Died Without Homes:** The Commission believes housing is a human right and that housing solves homelessness. *See* ANC 4B Resolution 4B-19-0307, “[Supporting Funding in FY2020 Budget to Address Chronic Homelessness](#)” (Mar. 25, 2019). The Commission believes the Comprehensive Plan should include statistics regarding the number of individuals who have died homeless to convey the severity of the problem of homelessness and the need for change. The Commission supports the inclusion of Policy H-4.2.3: Increasing the Supportive Housing Supply, and additional language in 516.17, Action H-4.2.A: Homeward DC, but also believes the discussion of additional permanent supportive housing should address forecasted need. 516.4 (noting “[r]ising housing costs will continue to place more families at risk of homelessness”).
  - **Link Increased Density to Value Recapture:** The Commission believes the Housing Element, as well as the Land Use Element, should link any increased density in the Elements and/or the Future Land Use Map to affordable housing set-asides that capture a significant portion of the value provided through any re-zoning. *See, e.g.*, 504.14, Policy H-1.2.7: Density Bonuses for Affordable Housing (discussing zoning incentives where a developer proposes building a “substantial amount of affordable housing above and beyond any underlying requirement” without defining substantial or the level of affordability).
  - **Meet Needs of the LGBTQ Community:** The Commission strongly recommends adding language identifying the LGBTQ community as a “Specific Group” under H-4.3: Meeting the Needs of Specific Groups. The Commission recognizes the unique needs of the LGBTQ community and believes the Comprehensive Plan should outline specific housing strategies to address housing needs and homelessness in the LGBTQ community, including consideration of increased risk of homelessness, specific needs for supportive services, and discrimination.
3. The **Transportation Element** describes efforts to promote a safe and sustainable transportation network for both visitors and residents. The Commission supports strong and resilient public transit and transportation serving all our neighbors. The Commission provides the following feedback on the Transportation Element:
- **Reinforce the District’s Vision Zero Goals:** The Commission supports the inclusion of the District’s goal of zero fatalities and

serious injuries in its transportation network. See 400.2; Policy T-5.1.1: Autonomous Vehicles and Safety.

- **Avoid Dependence on Private Experimentation:** The Commission believes that the District can be a venue for private experimentation in transit connectivity, but that the language in the Transportation Element goes too far in integrating various private experimental mode shares. Upheaval and turnover in that sector – including both car sharing and dockless bike sharing – shows that unlike automobile and transit, these services are not reliable enough to be included in a long-term vision for the District. See 400.6; 403.5; Policy T-5.1.2: Shared-Use Autonomous Vehicles.
  - **Maximize Affordable Housing in Joint Development Around Metro Stations:** Like all other publicly-owned land, the Commission believes that publicly-owned land around Metro stations should have as an integral part of any development effort maximizing the availability of deeply affordable housing. See 403.11, Policy T-1.1.5: Joint Development.
  - **Prioritize Safety and Livability for District Residents:** While the Commission recognizes the need for the District as an employment hub to be accessible to commuters from surrounding areas, the emphasis in the Transportation Element should be clearly focused on providing safety and livability for the residents of the District. See 405.4.
  - **Require Better Sidewalks in Our Neighborhoods:** The Commission believes that to ensure accessibility for seniors, persons with disabilities, and families, a comprehensive network of sidewalks that meet high standards for accessibility should be part of all our neighborhoods. Language in the Transportation Element around sidewalks is too vague and should set high standards for sidewalks both in production and performance. See 410.2.
  - **Ensure Developers Share Burden of Development:** The Commission believes that both the Transportation and the Infrastructure Elements should commit to a goal of having large-scale development projects mitigate transportation and infrastructure impacts on surrounding communities. These efforts should include financial subsidies by developers to provide for stormwater impact mitigation and for increased transit service to ensure livability for existing neighborhoods.
4. The **Historic Preservation Element** guides planning for the protection, revitalization, and preservation of the District’s valuable historic assets. The Commission supports the preservation of our historic assets while

balancing the urgent need for affordable housing and action to mitigate climate change. In addition, the Commission supports efforts to provide grant assistance to all individuals residing in the Historic District, and not just homeowners. The Commission provides the following feedback on the Historic Preservation Element:

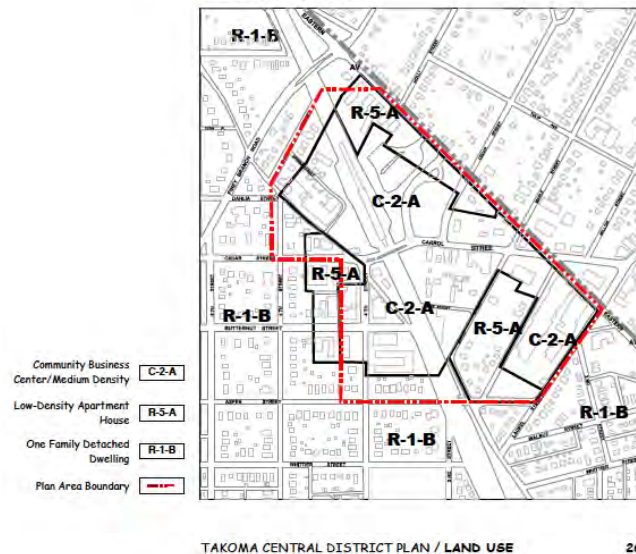
- **Encourage Consideration of Housing Affordability Within Historic Districts:** The Commission supports the addition of provisions recognizing the need to study “the relationship between gentrification, historic preservation, and the cost and availability of housing.” HP-4.1, Preservation and Economic Development. *See also* Policy HP-4.1.4: Historic Preservation and Housing; Action HP-4.1.C: Preservation and Housing Affordability.
  - **Recognize Solar Panels as Adaptive Use of Historic Properties:** The Commission appreciates language recognizing “[h]istoric properties were built for continued use, and a primary goal of preservation is to support the city’s vitality by adapting historic properties for modern needs,” 1000.12, and that “the District’s preservation law specifically encourages enhancement of historic properties and enhancing them for current use,” 1007, HP-2 Protecting and Enhancing Historic Properties. The Commission believes solar panel installations fall within such adaptive use and should be considered unobtrusive, minor alterations. *See, e.g.,* ANC 4B Resolution #4B-19-0903, [“Supporting Adoption of 21<sup>st</sup> Century Guidance for Installing Solar in Historic Districts”](#) (Sept. 23, 2019).
  - **Expand Grant Programs Beyond Homeowners:** The Commission appreciates the new language in Policy HP-4.1.6: Grant Programs and Tax Relief, but the Commission believes the suggested language should be expanded to include not just homeowners, but also condominiums and apartment buildings. *See also* Action HP-4.1.B: Historic Homeowner Grants; 1016.2, Policy HP-4.2.1: Preservation Incentives. Preferences for providing grants to homeowners fails to honor the diversity of our neighborhoods, which include apartments and condominiums.
5. The **Educational Facilities Element** addresses the location, planning, use, and design of the District’s educational facilities and campuses. The Commission believes in supporting community input on the planning of new schools and an emphasis on safe routes to schools. The Commission provides the following feedback on the Educational Facilities Element:
- **Plan Schools to Build Strong Neighborhoods:** The Education Facilities Element does not go far enough in recognizing the importance of community voice in planning new schools. Communities and Advisory Neighborhood Commissions should have a strong voice

in the siting and development of public and public charter schools. See 1202.2.

- **Maximize Student Safety and Accessibility:** The Education Facilities Element should prioritize student safety and accessibility. Right now, educational facilities cluster in available space, often without safe walking, biking or transit routes to school. New facilities should be evaluated partially on student safe access to school before being constructed. See Policy EDU-1.1.3: Co-Location of Charter and DCPS Schools.
6. The **Future Land Use Map** depicts public policy for future land uses across the city. The Commission seeks additional consideration of specific proposed changes to the Future Land Use Map:
- **Reject Future Land Use Map Amendment #2377:** This proposed amendment pertains to properties in Square 3359, and specifically to the southernmost portion of a block bounded between Willow Street, NW, to the west, Laurel Street, NW, to the east, and Aspen Street, NW, to the south. The proposed change seeks to upgrade the site from its current moderate density residential designation to “*a mixed use Low Density Commercial / Moderate Density Residential.*”
    - In recommending its approval, the Office of Planning states that this “*Proposed amendment is consistent with completed plans or policy documents.*” “[Proposed Amendments to the Maps of the Comprehensive Plan](#)” at 106 (Oct. 2019). This is incorrect.
    - This area was never previously envisioned for mixed-use commercial or retail uses. Rather, the Takoma Central District Plan targeted this area for multi-family residential, effectively serving as a transitional zone between mixed-use, medium density area to the north and single-family homes to the east and south. This is reflected in the “Preferred Zoning Concept” under the land use section of the Takoma Central District Plan (for example, see the Plan’s Figure F pasted below). “[Takoma Central District Plan](#)” at 26 (2002).



Figure F  
Preferred Zoning Concept



- Neither the developer who currently owns this property (Douglas Development), nor the law firm that requested the amendment on their behalf (Holland & Knight LLP), have attempted to engage with the community as to the potential merits of the requested change.
- ANC 4B supports a designation for moderate density residential at this site, which its current RA-1 zoning allows. The Commission, however, disapproves of changing the intended use of this site via the Comprehensive Plan process, and urges further discussion with the community before any change allowing for mixed-use commercial or retail uses at this location.
- **Encourage Broader Consideration of and Emphasis on Affordable Housing and Transportation Management for Future Land Use Map Amendments #1708.1, #1708.2 and #84:** The Commission generally supports increased density around the Takoma Metro Station and other high-quality transit corridors, in part because individuals of all income levels should have access to robust public transit options. The Commission believes that any effort to increase density, particularly on publicly-owned land, should maximize affordable housing, including deeply affordable housing, including through affordable housing set-asides that capture a significant portion of the value provided through any re-zoning. In addition, the Commission believes that any development of these sites should require developer efforts to mitigate transportation and infrastructure impacts on surrounding communities, including mechanisms for stormwater impact mitigation and for increased transit service to ensure livability for existing neighborhoods.

## **RESOLVED:**

- That Advisory Neighborhood Commission 4B calls on the Office of Planning to revise the proposed Comprehensive Plan in accordance with these recommendations. The Commission believes these recommendations are reflective of priorities we have consistently supported through Resolution, other Commission action, and the Commission's Annual Report: more affordable housing (especially deeply affordable housing) in our community, safe neighborhoods welcoming to diverse residents and visitors, strong and resilient public transit and transportation serving all our neighbors, and communities that preserve historic assets but are also able to adapt to the challenges of the future.
- That Advisory Neighborhood Commission 4B calls on the DC Council to incorporate any recommendations contained in this Resolution that the Office of Planning does not accept and to work with the Commission to identify legislative changes and funding sources to implement our Comprehensive Plan goals of a thriving, livable District of Columbia.

## **FURTHER RESOLVED:**

That the Commission designates Commissioner Erin Palmer, ANC 4B02 to represent the Commission in all matters relating to this Resolution.

## **FURTHER RESOLVED:**

That, in the event the designated representative Commissioner cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matter relating to this Resolution.

## **FURTHER RESOLVED:**

That, consistent with DC Code § 1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

**ADOPTED** by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of eight of nine members was present) on January 27, 2020, by a vote of 7 yes, 1 no, 0 abstentions.





**DISTRICT OF COLUMBIA GOVERNMENT  
ADVISORY NEIGHBORHOOD COMMISSION 5D**

February 11, 2020

D.C. Office of Planning  
c/o Andrew Trueblood, Director  
1100 4<sup>th</sup> Street SW, Ste. 650  
Washington, DC 20024

**RE: 500 Florida Avenue NE - Request to Amend the Future Land Use Map  
FLUM Amendment Tracking No. 1358**

In consideration of a request to amend the District's Future Land Use Map filed by the owner of 500 Florida Avenue NE (Square 3590, Lots 13-14) (the "Property"), which is being processed under Tracking No. 1358 (the "Request"), Advisory Neighborhood Commission 5D hereby states as follows:

**WHEREAS**, the Property is located in the Florida Avenue/Union Market neighborhood and is bound by Florida Avenue NE to the south, 5<sup>th</sup> Street NE to the west, 6<sup>th</sup> Street NE to the east, and an alley to the north;

**WHEREAS**, the Property is improved with a gas station and a one-story building;

**WHEREAS**, the Future Land Use Map ("FLUM") is part of the District's Comprehensive Plan and is a policy map that guides the intended use of land in the District of Columbia;

**WHEREAS**, the FLUM currently designates the Property for Medium-Density Residential and Moderate-Density Commercial uses;

**WHEREAS**, in 2017, the Office of Planning held an "open call" process for FLUM amendments, and the Property owner filed the Request to amend the FLUM from its current designation to a Medium-Density Residential, High-Density Commercial and PDR designation;

**WHEREAS**, the Office of Planning issued an extension of its "open call" process, which allows ANC's to file resolutions no later than February 14, 2020;

**WHEREAS**, the Property owner now seeks for the Office of Planning to support the Request;

<b>ANC 5D Commissioners 2019-2020</b>	5D01: Ryan Linehan <i>Secretary</i>	5D02: Keisha Shropshire <i>Treasurer</i>	5D03: Steve Motley
5D04: Bernice Blacknell	5D05: Sydelle Moore <i>Vice Chairperson</i>	5D06: Jason Burkett	5D07: Clarence Lee Chairperson



**DISTRICT OF COLUMBIA GOVERNMENT  
ADVISORY NEIGHBORHOOD COMMISSION 5D**

**WHEREAS**, the Property owner's representative presented to ANC 5D at its regularly-scheduled meeting on December 10, 2019 and to ANC 5D's Zoning and Development Subcommittee on January 16, 2020;

**WHEREAS**, since 2017, the Florida Avenue/Union Market area has changed considerably through zoning approvals of "planned unit developments" and the construction of those buildings;

**WHEREAS**, the Property remains underutilized in part due to its current FLUM designation, which limits the potential future development of the Property;

**WHEREAS**, the ANC understands the Request will not change the Property's zoning designation and the Property owner will have to file for a planned unit development and map amendment if it seeks to develop the Property beyond the existing PDR-1 zoning designation;

**WHEREAS**, the ANC supports the Request because it will facilitate development of the underutilized Property in a similar fashion to many of the mixed-use buildings recently constructed in the Florida Avenue/Union Market area; and

**WHEREAS**, the ANC finds the proposed Request is consistent with relevant planning documents and policies that encourage high-density development in the Florida Avenue/Union Market area and the provision of more market-rate and affordable housing.

**NOW, THEREFORE, BE IT RESOLVED**, ANC 5D recommends the Office of Planning approve the Request to amend the District's Future Land Use Map for the Property filed under Tracking Number 1358 and that ANC 5D's recommendation be accorded the great weight provided for in the ANC Act.

Adopted on February 11, 2020, by a vote of 5 in favor, 0 opposed, and 0 abstention at a duly noticed public meeting located in the Edison Building at 371 Morse Street NE, with the matter listed in the notice and a quorum present.

Sincerely,

  
Chair Clarence Lee  
ANC 5D

ANC 5D Commissioners 2019-2020	5D01: Ryan Linehan <i>Secretary</i>	5D02: Keisha Shropshire <i>Treasurer</i>	5D03: Steve Motley
	5D04: Bernice Blacknell	5D05: Sydelle Moore <i>Vice Chairperson</i>	5D06: Jason Burkett  5D07: Clarence Lee <i>Chairperson</i>


**From:** [Commissioner Ryan Linehan, SMD 5D01](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [ANC 5D; Kevin Horgan](#)  
**Subject:** ANC 5D Support for 500 Florida Ave NE  
**Date:** Monday, November 9, 2020 12:56:27 PM  
**Attachments:** [ANC 5D Support for 500 Florida Ave NE.pdf](#)  
[500 Florida Ave NE - FLUM Amendment - Tracking # 1358 \(1\).pdf](#)

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To whom it may concern,

Here is ANC 5D's written testimony and supporting document to support FLUM changes to the CompPlan regarding development at 500 Florida Ave NE.

Ryan Linehan

 . [ANC 5D](#)  
 . [@IvyCityRyan](#)  
to the [ANC 5D Calendar](#)

For the latest information on the District Government's response to COVID-19 (Coronavirus), please visit [coronavirus.dc.gov](https://coronavirus.dc.gov).



**DISTRICT OF COLUMBIA GOVERNMENT  
ADVISORY NEIGHBORHOOD COMMISSION 5D**

November 9, 2020

My name is Ryan Linehan and I am a Commissioner in Advisory Neighborhood Commission 5D, which covers the neighborhoods of Carver-Langston, Gallaudet, Ivy City, Trinidad and Union Market. My Single Member District includes both Ivy City, Gallaudet and Union Market.

I am here on behalf of ANC 5D to testify in support of the proposed amendment to the Future Land Use Map for the property at 500 Florida Avenue NE. The amendment is being processed under tracking number 1358.

Last winter, we met with the property owner's representatives to discuss their plans for redeveloping this property. After these meetings, in February 2020, ANC 5D unanimously passed a resolution supporting the proposed amendment to the FLUM, which would change the property's designation from medium-density residential and moderate-density commercial to medium-density residential, high-density commercial and PDR. Although the resolution was submitted to the Office of Planning prior to the extended "open call" deadline of February 14<sup>th</sup>, my understanding is the Office of Planning was unaware of our resolution when it decided not to recommend support for this FLUM amendment.

I am here today to urge the Council to adopt the proposed FLUM amendment for 500 Florida Avenue NE. The ANC's support for the amendment is based on its potential to transform this site from a gas station to a development that is more in line with the current Union Market neighborhood. As the Council is aware, Union Market has undergone a transformation in recent years and is now a bustling mixed-use neighborhood where people live, work and play. The amendment proposes the same FLUM designation for 500 Florida Avenue as other nearby properties in Union Market, and would allow this property to be redeveloped in a harmonious fashion. This is especially important because the property functions as the "entrance" to the Union Market neighborhood on Florida Avenue.

Further, the proposed FLUM amendment would allow a future development to incorporate more housing, which is something the District is in need of. Due to the property's location and size, this site offers a unique opportunity to provide more housing through greater density. However, the current FLUM designation limits future development opportunities. As such, ANC 5D encourages the Council to recognize this opportunity and adopt the proposal to amend the Future Land Use Map designated for 500 Florida Avenue NE to medium-density residential, high-density commercial and PDR.

Ryan Linehan  
Secretary, ANC 5D01

<b>ANC 5D Commissioners 2019-2020</b>	5D01: Ryan Linehan <i>Secretary &amp; Treasurer</i>	5D02: Keisha Shropshire	5D03: Steve Motley
5D04: Bernice Blacknell	5D05: Sydelle Moore <i>Vice Chairperson</i>	5D06: Vacant	5D07: Clarence Lee <i>Chairperson</i>





921 Pennsylvania Avenue SE  
Washington, DC 20003-2141

October 20, 2020

**OFFICERS**

**Chairperson**

*Brian Ready*

**Vice-Chair**

*Chander Jayaraman*

**Secretary**

*Jerry Sroufe*

**Treasurer**

*Corey Holman*

**Parliamentarian**

*Kelly Waud*

**COMMISSIONERS**

SMD 01 Jennifer Samolyk

SMD 02 Jerry Sroufe

SMD 03 Brian Ready

SMD 04 Kirsten Oldenburg

SMD 05 Steve Holtzman

SMD 06 Corey Homan

SMD 07 Kelly Waud

SMD 08 Chander Jayaraman

SMD 09 Vacant

SMD 10 Denise Krepp

Phil Mendelson, Chairperson  
Council of the District of Columbia

John A. Wilson Building

1350 Pennsylvania Avenue, NW, Suite 504

Washington, DC 20004

VIA: [REDACTED]

Re: Bill B23-0736, The Comprehensive Plan Amendment Act of 2020

Dear Chairperson Mendelson:

At a regularly scheduled properly noticed meeting on October 13, 2020, with a quorum present Advisory Neighborhood Commission (ANC) 6B voted 8-0-0 to write to you regarding Bill B23-0736. ANC 6B is writing to you as Chair of the Committee of the Whole, in support of Bill 23-736, The Comprehensive Plan Amendment Act of 2020 and we urge swift approval of this bill in this Council period.

Over the last four years, individual commissioners, and ANC 6B's Planning and Zoning Committee have worked collaboratively with the Office of Planning on proposed amendments to citywide elements and the Capitol Hill and Lowest Anacostia and Near Southwest area elements. We proposed 42 amendments in 2017 and a further 24 amendments in 2020. OP provided relatively prompt responses and explanations in both cases. OP by no means accepted all our proposals and we believe some amendments that we proposed in 2017 and 2020 should have been incorporated, but we understand the process has many competing parties. The process has resulted in an unambiguously better Comprehensive Plan. We look forward to participating in the holistic rewrite of the Comprehensive Plan starting in 2021.

While we offer no proposed amendments to the pending bill, we wanted to highlight our support for the changes made to the Future Land Use Map (Changes 2418, 5006.2, 5008, 5034, 9901, 9902, 9903, and 9925) and Generalized Policy



Map (5035) in ANC 6B as well as language encouraging development of Reservation 13, RFK Stadium land, and Southeast Boulevard. These sections and map changes should remain unamended in the final bill.

In our second set of proposed amendments we urged OP to act quickly. Despite the onset of COVID-19, OP was able to get a final bill to the COW by April. It is time now for the Council to act and pass this bill before the end of the Council period.

Please contact Commissioner Corey Holman, ANC 6B's Planning and Zoning (P&Z) Committee Chair, at [REDACTED] or [REDACTED] if you have questions or need further information.

Sincerely,

A handwritten signature in black ink, appearing to read "Brian Ready", written over a horizontal line.

Brian Ready  
Chair, ANC 6B

Cc:

At-Large Councilmember Anita Bonds  
At-Large Councilmember Elissa Silverman  
At-Large Councilmember David Grosso  
At-Large Councilmember Robert C. White, Jr.  
Ward 1 Councilmember Brianne K. Nadeau  
Ward 2 Councilmember Brooke Pinto  
Ward 3 Councilmember Mary M. Cheh  
Ward 4 Councilmember Brandon T. Todd  
Ward 5 Councilmember Kenyan R. McDuffie  
Ward 6 Councilmember Charles Allen  
Ward 7 Councilmember Vincent C. Gray  
Ward 8 Councilmember Trayon White, Sr.

**From:** [ANC 6B Office \(ANC 6B\)](#)  
**To:** [Mendelson, Phil \(COUNCIL\)](#); [Committee of the Whole \(Council\)](#)  
**Cc:** [Bonds, Anita \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Grosso, David \(Council\)](#); [White, Robert \(Council\)](#); [Pinto, Brooke \(Council\)](#); [Cheh, Mary \(COUNCIL\)](#); [Todd, Brandon \(Council\)](#); [Allen, Charles \(Council\)](#); [Gray, Vincent \(Council\)](#); [White, Sr., Trayon \(Council\)](#); [Ready, Brian \(SMD 6B03\)](#); [Holman, Corey \(SMD 6B06\)](#); [Williams, Tyler \(EOM\)](#); [McDuffie, Kenyan \(Council\)](#); [Nadeau, Brianne K. \(Council\)](#)  
**Subject:** Bill B23-0736, The Comprehensive Plan Amendment Act of 2020  
**Date:** Monday, November 2, 2020 1:34:19 PM  
**Attachments:** [Outlook-zofvl5qn.png](#)  
[10-2020\\_Bill B23-0736-The Comprehensive Plan Amendment Act of 2020 ANC6B.pdf](#)

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Good afternoon,

Please find attached an official letter from ANC 6B in regards to the topic referenced above. We invoke the great weight that is afforded to ANCs and request the following:

1. an acknowledgement of receipt of this correspondence and attached letter; and,
2. a specific response to our request detailed in the attached letter.

If you have any additional questions or need clarification, please do not hesitate to contact ANC 6B by one of the options provided in the letter.

Best Regards,  
Barbara Flemming  
Executive Director, Advisory Neighborhood Commission 6B  
[www.anc6b.org](http://www.anc6b.org)



For the latest information on the District Government's response to COVID-19 (Coronavirus), please visit [coronavirus.dc.gov](http://coronavirus.dc.gov).

**From:** [ANC 6B Office \(ANC 6B\)](#)  
**To:** [Mendelson, Phil \(COUNCIL\)](#); [Committee of the Whole \(Council\)](#)  
**Cc:** [Bonds, Anita \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Grosso, David \(Council\)](#); [White, Robert \(Council\)](#); [Pinto, Brooke \(Council\)](#); [Cheh, Mary \(COUNCIL\)](#); [Todd, Brandon \(Council\)](#); [Allen, Charles \(Council\)](#); [Gray, Vincent \(Council\)](#); [White, Sr., Trayon \(Council\)](#); [Ready, Brian \(SMD 6B03\)](#); [Holman, Corey \(SMD 6B06\)](#); [Williams, Tyler \(EOM\)](#); [McDuffie, Kenyan \(Council\)](#); [Nadeau, Brianne K. \(Council\)](#)  
**Subject:** Bill B23-0736, The Comprehensive Plan Amendment Act of 2020  
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Best Regards,  
Barbara Flemming  
Executive Director, Advisory Neighborhood Commission 6B  
[www.anc6b.org](http://www.anc6b.org)



For the latest information on the District Government's response to COVID-19 (Coronavirus), please visit [coronavirus.dc.gov](https://coronavirus.dc.gov).





## *Southwest / Navy Yard / Buzzard Point* Advisory Neighborhood Commission 6D

1101 Fourth Street, SW  
Suite W 130  
Washington, DC 20024

Email: [REDACTED]  
Website: [www.anc6d.org](http://www.anc6d.org)

### **OFFICERS**

Chairperson  
*Gail Fast*

Vice Chairperson  
*Andy Litsky*

Secretary  
*Rhonda Hamilton*

Treasurer  
*Ron Collins*

### **COMMISSIONERS**

SMD 1 *Gail Fast*  
SMD 2 *vacant*  
SMD 3 *Ronald Collins*  
SMD 4 *Andy Litsky*  
SMD 5 *Fredrica Kramer*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Edward Daniels*

December 3, 2020

Phil Mendelson, Chairman  
DC Council  
1350 Pennsylvania Avenue, NW  
Washington, DC 20004

Via email [REDACTED]

### **Re: ANC 6D Extended Comments on Bill 23-736, the “Comprehensive Plan Amendment Act of 2020”**

Dear Chairman Mendelson:

At a duly noticed public meeting on October 13, 2020 with a quorum present, a quorum being four Commissioners, ANC 6D voted 7-0-0 to authorize Commissioner Fredrica Kramer to provide testimony on behalf of ANC 6D to the Committee of the Whole on the Comprehensive Plan Amendment Act of 2020. Commissioner Kramer, as authorized by ANC 6D, provided oral testimony to the Council at its November 13, 2020 hearing. This is to expand and amplify that testimony, and to provide detailed comments principally on Chapter 19, the Lower Anacostia Waterfront/Near Southwest Area Element, which is of primary concern to ANC 6D.

As we said in our oral testimony, the Office of Planning made important changes to the original draft in response to comments submitted by our ANC and others in February. But we remain concerned around three issues, particularly as they obtain to ANC 6D and Southwest: the emerging demographic profile and its implications for equity as development continues; implementation and enforcement of the proposed amendments; and timing, especially with regard to assumptions about growth.

Equity. As noted in our oral testimony, Southwest has a Small Area Plan (SAP) —a product of extensive community input, and adopted by the Council in 2015; that Plan should be appended to the Amendments in full. The Amendments note that the Southwest SAP should be the guiding framework for new development (Section 1914.5), but current redevelopment reveals a disconnect between key recommendations and a changing Southwest, which will only be abetted by the Plan Amendments.

An overarching recommendation in the SAP is that Southwest should remain an “exemplary model of equity and inclusion.” A prerequisite for equity and inclusion is varied and affordable housing. The SAP recommends maintaining Southwest’s 19% of subsidized housing, housing choices that support singles, couples and families, and using our District-owned properties to gain, in the case of Southwest with nearby transit, 30% in affordable housing through redevelopment. On the latter, Southwest has one of the largest concentrations of publicly-owned land in the District, but the Amendments offer little instruction for capturing those parcels for mixed income housing that would maintain diversity.

Instead, Southwest and Navy Yard redevelopment, together the largest redevelopment effort in the City, is dominated by highrises of studios and one BRs, and typically 8% affordable units when dictated by Inclusionary Zoning (IZ). As referenced below, changing IZ as a principal instrument for increasing affordable housing is noticeably absent. Rather, the Amendments rely almost exclusively on increasing density to gain affordable housing. As density increases without expanding IZ requirements, affordable and family-sized units become a smaller and smaller portion of the whole—flying directly in the face of maintaining our iconic social diversity.

Both the SAP and the Amendments recommend only *prioritizing* more affordable units than Inclusionary Zoning requires or more family-sized units in PUD community benefits agreements (Section 1914.14). Why not both? And why not use PUDs aggressively to gain more large units at a range of income levels? Chapter 19 does not offer specific targets for varying unit sizes and income levels, or speak to the tools necessary to support other amenities, such as neighborhood serving businesses, that would serve residents of varied incomes.

Other than plans for Greenleaf, there are no specific guidelines to preserve the public housing that currently provides over 900 units of deeply affordable housing, including for those earning 30% or less of MFI. Maintaining this critical housing stock should include completing essential repairs and restoration of vacant units. With regard to Greenleaf, implementation of a “build first” policy must ensure that current residents are guaranteed only one move from current to new unit, and therefore no displacement temporarily or permanently out of the community. Neither Section 1914.6, which suggests *exploring* the use of District-controlled properties, nor 1914.15, on redevelopment of Greenleaf, commit to these components of Build First.

Having a good temperature check on the effects of redevelopment already in place and as a guide to planning decisions in progress is crucial. Several witnesses have suggested mandating impact assessments, much like environmental impact assessments, to broaden the analysis of the effects of development proposals on the social and economic well-being of a community. Nothing in the Amendments considers an assessment of the aggregate effects of multiple development proposals on the effects on the community as a whole, particularly the aggregate gain or loss of affordable housing. This would greatly help ANCs and the public authorities responsible for reviewing development decisions, and is a missed opportunity.

The Southwest Small Area Plan addresses other issues that impact equity and inclusion. It recommends maintaining our “green oasis” by preserving and improving SW’s parks and open spaces. Equally important if more subtle, new high rises have typically moved open and common spaces to their interiors. While the Southwest of the last 60 years has been marked by cross class cross race interaction, a high level of social comity and low level of crime, the emerging redeveloped Southwest is reducing, or worse sealing off, that public interaction across demographics so essential to supporting social diversity and inclusion.

Both the SAP and the Amendments want 4<sup>th</sup> St. SW to be a “thriving town center”, but with no specifics to make commercial spaces, lease terms or rents appropriate to sustain neighborhood-serving businesses. Our experience is that many commercial spaces are too large or too expensive to attract or sustain small businesses. The Plan is the place to address the variety of tools that can control cost, space and ownership arrangements to make small, neighborhood serving retail possible.

Implementation and Enforcement. As the Chairman repeatedly noted in the November hearings, the Amendments are over 1500 pages, in effect a rewrite rather than a targeted set of amendments in anticipation of a full rewrite several years off.

Based on our review of Chapter 19 dealing with Southwest, and Chapter 5 on the Housing Element, we find internal redundancies, inconsistencies, and a lack clear direction that would come from clear language, explicit targets, and requisite cross references and cross links between Area Element chapters, substantive chapters, and the many other directives that govern a neighborhood and may overlap or even contradict each other. This makes successful implementation of Plan objectives a challenge.

The Plan needs to acknowledge the relationships and resolve the primacy of potentially competing guidance. We have recently seen the effects in Southwest of competing directives in the Capitol Gateway Project and the Small Area Plan, the former focused on a grand entrance along South Capitol Street approaching the Capitol, and the latter on the lower key needs of a residential community. The result has been a major conflict and strong community resistance to the dominance, aesthetics and lack of effective diversity components of a structure that would mark the main entrance to our residential and socially diverse community.

In addition, much has been said by ANC 6D and others about the weakening of language in the Amendments, which compromises the likelihood that the recommendations will be implemented. The Office of Planning responds that this is a document of guidance, not prescription. Surely, the FLUM is a document of intention, and expected to operate as a document of prescription as development continues. Weakened language and timid to absent targets occur throughout Chapter 19 and Chapter 5.

For examples, “Encourage and incentivize build first and one for one...replacement of affordable housing units” (Policy H-1.2.10); the New Communities Initiative should “minimize displacement and resident moves” and “observe Build First principles when feasible” (506.10). Taken literally, the language would surely compromise the Council’s commitment for Greenleaf redevelopment to build replacement units *first* so that no current residents would be displaced temporarily or permanently out of Southwest.

Other examples, dilute intended objectives. “Residents *must* [has been changed to *should*] have a say in the future of the waterfront and.. be protected from displacement.... Affordable housing...*must* [changed to *should*] be part of this equation. Social and economic diversity *must* [changed to *should*] be a goal [rather than *respected*]” (1906.3).

The weakening creates a sort of free for all. The ambiguity of a shift from “shall” to “should”, “respect” rather than “protect” limits an intended standard, removes accountability on the part of oversight authorities or the developers who come before them, and constrains opportunities for litigation, shifting power from the legislature (and the courts) to the Office of Planning and Zoning Commission.

As with weakened language, the Amendments have few meaningful targets to guide development. Chapter 5 offers a stark assessment of housing needs and a rich inventory of strategies that can be used to meet the crisis in affordable housing or assist individuals with special needs. But the ability to apply these strategies depends on making connections to specific development objectives, such as those described in Chapter 19 for Southwest.

The Amendments are timid in directives to expand IZ to increase affordable housing. Thus, “Examine and propose greater IZ requirements when zoning action permits greater density” (Action H-1.2.1). “Consider geographically targeted tax abatements that exceed minimum IZ standards” (506.16). “Support [DCHA’s] planning goals by studying the need for additional units and develop strategies to meet the needs of existing units” (506.17 Action H-1.4E).

Timing. The current Comprehensive Plan, adopted in 2006, was scheduled for a rewrite in 2026. As ANC 6D and others have noted, the Amendments are a complete rewrite rather than selected amendments, resulting in an unwieldy tome, without cross references, difficult to use, and vague when specificity is called for. The most recent data is typically from 2017 and will be four years out of date by the time the Amendments are enacted, much already needs updating, while we will soon have data from the 2020 Census.

Further, the District will undoubtedly be a different place when we emerge from the pandemic, which will change the ways in which residents live and work. Whether families leave the District for other spaces in the region, or increase demand for larger spaces in the District is not clear, but shifts will likely alter the appropriate allocation of prices and sizes of units in the aftermath of the pandemic. While the District may be properly anxious to correct deficiencies, including the current crisis in affordable housing, this is also a moment in which growth trends are in flux and may be reversing, due both to out-migration for many reasons and the effects of the pandemic.

More targeted amendments could include: aggressive changes to Inclusionary Zoning to increase mandates for affordable housing; guidance on the use and disposition of District-owned parcels, many of which are prime for reuse, and many could also be recommissioned to address the affordable housing crisis; and corrections to conflicts and confusions between SAPs, other land use directives, and the directives in the current Comprehensive Plan. Amendments could focus on narrow fixes, adopt key components of the FLUM, many of which are already guiding development, wait for current Census data on which to base broader change, and apply the bulk of the proposed Amendments to a proper rewrite in 2026.

Finally, the argument has been made that several projects that would provide affordable housing are on hold awaiting adoption of the Plan Amendments. We see no reason why projects cannot use tools such as PUDs to negotiate exceptions.

Please find our detailed comments on Chapter 19 on the next page. **According to law, we ask that our comments be given great weight in the Council's deliberations.** Should you have any questions, please direct them to Commissioner Kramer at [REDACTED] or [REDACTED]

Sincerely,



Gail Fast  
Chair, ANC 6D  
Southwest, Navy Yard & Buzzard Point

**Attachment: ANC 6D Detailed Comments on Chapter 19.**

1900.3: Last sentence should read “Throughout the area is a mix of high-rise and low-rise housing that serve a range of incomes and household types.”

1904.4: SW is served principally by only two bus lines—the 74 and the Circulator; only one section of the Pepco plant is retired, and the rest is expected to remain online for the foreseeable future; the Arthur Capper Carrollsburg public housing... was redeveloped beginning in 2007, former public housing residents began moving back in 2011, and 234 units of the original 707 remain to be completed of the one-for-one replacement commitment. “

1900.8: Section needs updates: 16,000 units expected by 2020 in Navy Yard; “...residential building...currently under construction...”; add Phase 2 of the Wharf to be completed in 2023 with new office, hotel and residential spaces.

1902.2 : The section should include District-owned land as well, which can play a critical role in land use decisions going forward, especially due to increased affordable housing requirements if land is disposed of for redevelopment.

1902.4: “The industrial zones, primarily located at Buzzard Point.....fulfilling the vision of the Anacostia Waterfront Framework and Buzzard Point Vision Framework.” Section should reference the percentage of land area to be residential once developed according to the visions in those frameworks, in order to raise the issues that will be addressed later vis density, income ranges and household types.

1903.3: The decrease in population under 18 reflects both “...the increase in working-age population moving into the area... [add, *and the dominance of smaller units in new construction*].

1903.5 “...one of the defining characteristics of the community and one that residents value highly, [add *..as memorialized in the Southwest Small Area Plan*].

1904.1: “The housing stock is a mix of [a small number of] buildings *built in the early 1900s and the majority* built in the 1960s and 1970s through urban renewal...”

1904.2: Please add: “Although the live-aboard community will be restored to the original 94 spaces, whose renters maintain certain legal and financial advantages, this is a decline from 220 that had existed in 2000. The live-aboards have been an important component of affordable housing in SW, and although the addition of new docks will enable the Wharf to grow the live-aboard community, the number renting at levels that can likely be considered affordable may be a small portion of the whole.”

1904.3: The last sentence needs to remain and be updated, indicating the degree to which the population has changed since 2010 due in large part to redevelopment. The new last sentence needs to show that homeownership rates increased due to the increase in condominium units in new construction.

1905.1: Section needs updating, particularly jobs data. Can also add numbers of jobs to DC residents in redevelopment.

1906.1: Planning and Development Priorities – why does section explicitly *not* reflect “new community priorities or feedback” from prior amendment cycles, including the SW Small Area Plan (SAP), which clearly prioritized diversity in the context of new redevelopment and must be integrated into plans going forward? The point to this section

should be that you are taking the best and most relevant of the 2006 planning and integrating that with the several planning efforts including the SAP since.

1906.2,3,9: There is no mention of the Southwest Small Area Plan in discussing planning and development priorities? Although implementation of the SAP is addressed on p. 39, the document is central to the discussion in Section 1906. It is critical that any revisions of the Comprehensive Plan integrate and ensure compatibility with the dictates of the Small Area Plan.

1906.3 second bullet, "Revitalizing the waterfront must not be done at the expense of the established communities that exist near its shoreline." What communities does that refer to? As detailed later, the "equity and inclusion" that characterizes Southwest is under extreme threat as redevelopment reduces the race, income, and age diversity of the community.

Further, critical language has been weakened: "Residents *must* [not should] have a say in the future of the waterfront and.. be protected from displacement.... Affordable housing...*must* [not should] be part of this equation. Social and economic diversity *must* [not should] be *a goal* [not respected]." "Within new neighborhoods, diverse housing choices should be provided so that a mix of household types and income are accommodated." As above, redevelopment in Southwest, with a preponderance of small and high cost units defies this guidance. Buzzard Point development is nearly entirely devoid of below market rate units, completely defying this guidance.

Last bullet, last sentence, "Planning for large-scale development *must* [not should] be responsive to local concerns about traffic...displacement, community service impacts, and changing neighborhood character." Sentence should add "...and ensure compatibility between local community and larger development needs." If the SW Small Area Plan had been referenced, this would prevent current conflict between, for example, projects that attempt to reflect the parameters of the Capitol Gateway Project but overlap with the guidance in the Small Area Plan, which reflects the needs and desires of the Southwest community.

1907.2: It is unlikely that there are any possible applications of accessory dwelling units in the Chapter 19 planning area.

1907.12: Multi-modal transportation needs to achieve a proper balance between pedestrians, cyclists, transit and automobile users. The sense of balance is not expressed adequately and as a consequence, the understandable fervor for reducing automobile traffic is resulting in unbalanced decisions, particularly around street parking, for those who will continue to depend on car travel.

1907.13: Needs reference to recapture boat slips for live-aboards, an important source of affordable housing, which was lost prior to creation of the Wharf.

1907.14. The meaning of "...mitigate the scale of the area's monolithic buildings" is not clear. The large collection of brutalist architecture from the 1960s redevelopment should be marked and celebrated, not mitigated. The recommendation might be useful if it added examples of mitigation such as maintaining green and open space as density of buildings around the area increased. Further, is this in conflict to FLUM allowances for vastly increased density in Southwest?

1908.1: Add reference to important structures of Old Southwest, such as Sanitary Houses and historic houses on So. Capitol and N Streets, which require not only wayfinding signage and curation, but also strategies for preservation, which have been largely missing in the context of redevelopment. Although they are not all directly waterfront structures, they are directly linked to and part of the history of SW.

1908.4: "...parks should...accommodate the need..*of local residents*..and broader local and regional..."

1908.5 “Recognize and *protect* [not highlight] Lower Anacostia Waterfront neighborhoods...”

1910.1: “...Nearby uses include...office buildings, apartments...*and townhouses...*”

1910.2 first sentence “...Southwest Waterfront...had been *an active and much loved space for local residents, but not the broader civic space that it could potentially be.*”

1910.3 through 14. Except for the Wharf, the details of the 2003 Southwest Waterfront Plan should be largely superceded by the 2014 Small Area Plan (SAP), which was the product of intensive community input and represents the best description of the preferred direction for Southwest redevelopment, should provide the framework for this whole section and be explicitly referenced, but is introduced only in 1914.1, 16 pages later.

1910.7 Stet “Southwest is a strong urban community which [sic] benefits from the wide, social, economic, and ethnic diversity of its residents, as well as a diverse mix of housing types and affordability levels.” Add, *Those attributes, memorialized in the Southwest Small Area Plan, should be recognized and supported as the area continues redevelopment.*

1910.11. What does future development of the north side of Maine Avenue refer to? That has already been developed.

1910.12 Supporting cruise ship activities is too broad to be promoted without clear parameters.

1910.13. Without explicit crosswalks between the SW Waterfront Plan and SW Small Area Plan, the relationship between the two and any inconsistencies or conflicts are unresolved.

1911.2,3 Needs rewrite since South Capitol Street Corridor Project [now referred to as Capitol Gateway Project?] is well underway or near completion (e.g., Fredrick Douglass Bridge, multiple HR residences and office buildings).

1911.9 Good idea for expanding civic and cultural facilities along So Capitol, but without explicit examples and sites, is has little meaning.

1911.11 Similarly, “...new waterfront parks and plazas along the Anacostia shoreline” has already been overtaken by Buzzard Point redevelopment, which has left little space beyond the narrow Anacostia River Trail for public use.

1911.12 Good statement on protecting public housing developments and avoiding displacement, but language needs strengthening: “...housing developments and adjacent residential areas *must* [not should] be buffered from adverse impacts...” and “*Protect these communities from displacement* ...because they are an important part of Washington DC’s fabric and provide *essential* affordable housing resource for the Southwest community.”

1912.4 Why have references to historic preservation of Blue Castle trolley barn and Latrobe Gate been removed?

1912.5 Future of Florida Rock needs specification since it should be removed within the near future as Buzzard Point redevelopment is completed and potentially polluting industrial uses are incompatible.

1912.9 Statement about housing mix in Near Southeast/Capitol Riverfront should reference rapid completion of of 1 for 1 replacement for former Arthur Capper/Carrollsborg households, and other strategies to ensure mixed income and household types in new development.

1912.13 Should Blue Castle trolley barn and Latrobe Gate be referenced here?

1912.14 Specify parameters of additional building heights in lower 8<sup>th</sup> St SE to ensure that future PUDs do not violate general height limits that preserve character of Capitol Hill.

1912.15,17, 1913 There needs to be strong statement about the protection of existing greenspaces ringing the Anacostia and Potomac and then very careful scrutiny, and parameters, around the development of this greenspace.

What is the justification for major development of Boathouse Row, which is a rare quiet greenspace, includes bike and pedestrian use, and the historic African American yacht club? Have current community members endorsed redevelopment?

Why should Poplar Point be developed as a mixed-use neighborhood, with medium to high density housing instead of predominantly protected greenspace that can be part of the ring of parks around the rivers? There is flood risk as well (1913.4).

1914 The section properly uses the Southwest Small Area Plan as the foundation for the future development—and preservation—of SW’s existing assets, with policy recommendations intended to “ensure that Southwest retains social, economic, and racial diversity” (1914.3). But specific reference to the SAP occurs only in 1914.5, and simply says implement the policies. The SAP should be formally appended in full, with appropriate detail and strengthened wording to ensure implementation of key provisions, as described below.

1914.4 4<sup>th</sup> Street is to be a “thriving town center,” and retail anchor for the Southwest community, but there are no specifics to make commercial spaces, lease terms or rents appropriate to sustain neighborhood-serving businesses. Our experience is that many commercial spaces are too large or too expensive for small businesses to use. The Plan is the place to address the variety of tools that control cost, space and ownership arrangements that make small, neighborhood serving retail possible.

1914.6 Needs explicit commitment to implementing the Build First model for the redevelopment of Greenleaf. The Build First commitment requires both a one-for-one replacement and a commitment to only one move for each household, from current unit to the new unit within SW. A one-for-one replacement alone implies no timetable and a potential repeat of the redevelopment of Capper-Carrollsborg, which still awaits the delivery of the final 234 units of the original 707, planned beginning in 2000, groundbreaking in 2007, and first residents returned in 2011. It also needs a commitment to maintain senior households, and others who rely on coordinated and direct access to services, to be relocated to housing that will guarantee those services.

“Explore the potential for District-controlled properties in the vicinity...” for Build First is a weak commitment unless these properties are committed elsewhere for mixed income, including 30% affordable, housing. That alternative should be explicit in 1914.12.

1914.7 Ensuring “...that Southwest remains an exemplary model of equity and inclusion for all races, ages, abilities, and income levels...” requires a stronger and more explicit set of guidelines than “Support and encourage affordable and equitable access to housing with a range of housing types...” More explicit guidelines would include a increased percentage of IZ units in new construction to maintain SW’s current income and household diversity, explicit ranges of FMI, protections of existing rent control, and other measures to maintain age diversity in housing complexes.

1914.8 Historic preservation must include both preservation and reinforcement of mid-c modernist architecture and brutalist aesthetic of public buildings, which also marked Southwest’s distinctive character, as well as remnants of Old Southwest, including Sanitary houses and other working class housing that marked the history of African



American households of the late 19<sup>th</sup> and early 20<sup>th</sup> centuries. Without explicit examples and guidance, current redevelopment proposals have generally lacked requisite understanding and homage to SW's distinctive aesthetic.

1914.9 Balancing "...nature and the built environment...and [retaining] the green character of Southwest" will require more specificity beyond capital investment in our five existing parks. This would include specific guidelines for green, open and public space requirements in new construction, including minimizing moving common spaces to the interior of large projects, which reduces opportunities for social interaction that has nurtured Southwest's social diversity. While the Southwest of the last 60 years has been marked by cross class cross race interaction, a high level of social comity and low level of crime, the now emerging Southwest is reducing, or at worst sealing off, that public interaction across demographics so essential to supporting social diversity and inclusion.

1914.10 "New developments in Southwest that are vulnerable to flooding and future sea level rise" [change should to *must*] "incorporate flood protection in building and site designs."

1914.11 Add to SW arts and culture institutions, Rubell contemporary arts museum, and use existing community spaces, such as Randall community center and King/Greenleaf rec center, for arts programming to reinforce I St and SW as a cultural corridor.

1914.12 Future development of District-owned parcels, whether through public-private joint development or otherwise, should reinforce the guidelines in the Small Area Plan . But rules for continued ownership or divestment of publicly-owned parcels must be more specific, in order to protect public assets, to ensure their use in the service of public objectives, and to realize the full value of these properties in any divestment. The section states only "...future development of these sites should consider public-private opportunities ...". Whether for mixed-use or otherwise, these properties should be redeveloped to gain 30% affordable housing.

1914.13 The objective of providing multimodal transportation modes is extremely important, but this section needs a statement about proper balance between the needs of different population groups, which has not characterized recent transportation changes in Southwest. District policy has properly tried to reverse the dominance of automobile use and facilitated increased accessibility of bikes, scooters and mass transit. However, rather than properly balance the needs of residents, we are losing street parking at an alarming rate, which is necessary for many who commute out of the City, older and disabled residents and visitors, with inadequate attention to balance.

1914.14 Preserving existing and increasing affordable housing is critical to maintaining Southwest's equity and inclusion. "Promote a mix of affordable and market rate...", "Prioritize...a greater number of affordable units [than IZ]...or more family-sized units as part of a community benefits agreement..." is weak and inadequate. The section should include specific targets for increasing affordable units. Without connecting these general objectives to the profile of diversity articulated in the Small Area Plan, it is difficult to understand how the Comp Plan will make these objectives achievable.

1914.15 Redevelopment of Greenleaf must include the explicit components of Build First (see 1914.6), which this section does not.

1915 The section is much improved but needs explicit discussion of protections of the residential communities of James Creek, Syphax and Syphax Village to the north as traffic into Buzzard Point will pass through these communities. These residences have also borne the brunt of environmental pollution resulting from new construction and those protections need to be addressed. The section also does not address the mix of housing prices and types to support the social diversity desired for the overall Southwest community, particularly as each of the parcels in Buzzard Point is developed as a matter of right and Inclusionary Zoning has either not applied or is at a bare minimum. Finally, the section needs to address the emergency, public safety, health and other services that will be needed to serve the over 6,000 new residents as the community is transformed from industrial uses to new

residences. Similarly, it has not yet and will need to develop basic retail and other commercial services for these new households. Guidance on developing appropriate spaces (size and costs) has not accompanied new development, which has so far been dominated by restaurant and visitor activities.

#

**From:** Palmer, Erin (SMD 4B02)  
**Sent:** Tuesday, January 28, 2020 12:39 PM  
**To:** Trueblood, Andrew (OP) <[REDACTED]> Mendelson, Phil (COUNCIL)  
<[REDACTED]> <[REDACTED]> <[REDACTED]>  
<[REDACTED]> <[REDACTED]> <[REDACTED]>  
<[REDACTED]> <[REDACTED]> <[REDACTED]> <[REDACTED]>  
<[REDACTED]> Cheh, Mary (COUNCIL) <[REDACTED]> Todd, Brandon  
(COUNCIL) <[REDACTED]> <[REDACTED]> <[REDACTED]> Allen,  
Charles (COUNCIL) <[REDACTED]> <[REDACTED]> <[REDACTED]>  
<[REDACTED]> <[REDACTED]>  
**Cc:** Ozberk, Erkin (OP) <[REDACTED]> Willger, Colleen (OP) <[REDACTED]>  
Yeats, Evan (SMD 4B01) <[REDACTED]> Knickerbocker, Scot (SMD 4B03) <[REDACTED]>  
Parks, Brenda (SMD 4B04) <[REDACTED]> Redd, Perry (SMD 4B05) <[REDACTED]>

Johnson, Tiffani (SMD 4B06) <[REDACTED]> Bromaghim, Geoff (SMD 4B07)  
<[REDACTED]> Brooks, Alison (SMD 4B08) <[REDACTED]> Huff, LaRoya (SMD 4B09)  
<[REDACTED]> [REDACTED] <[REDACTED]> Simon, Gottlieb (OANC)  
<[REDACTED]>

**Subject:** Resolution #4B-20-0104 - Providing Feedback on Proposed Changes to the Comprehensive Plan

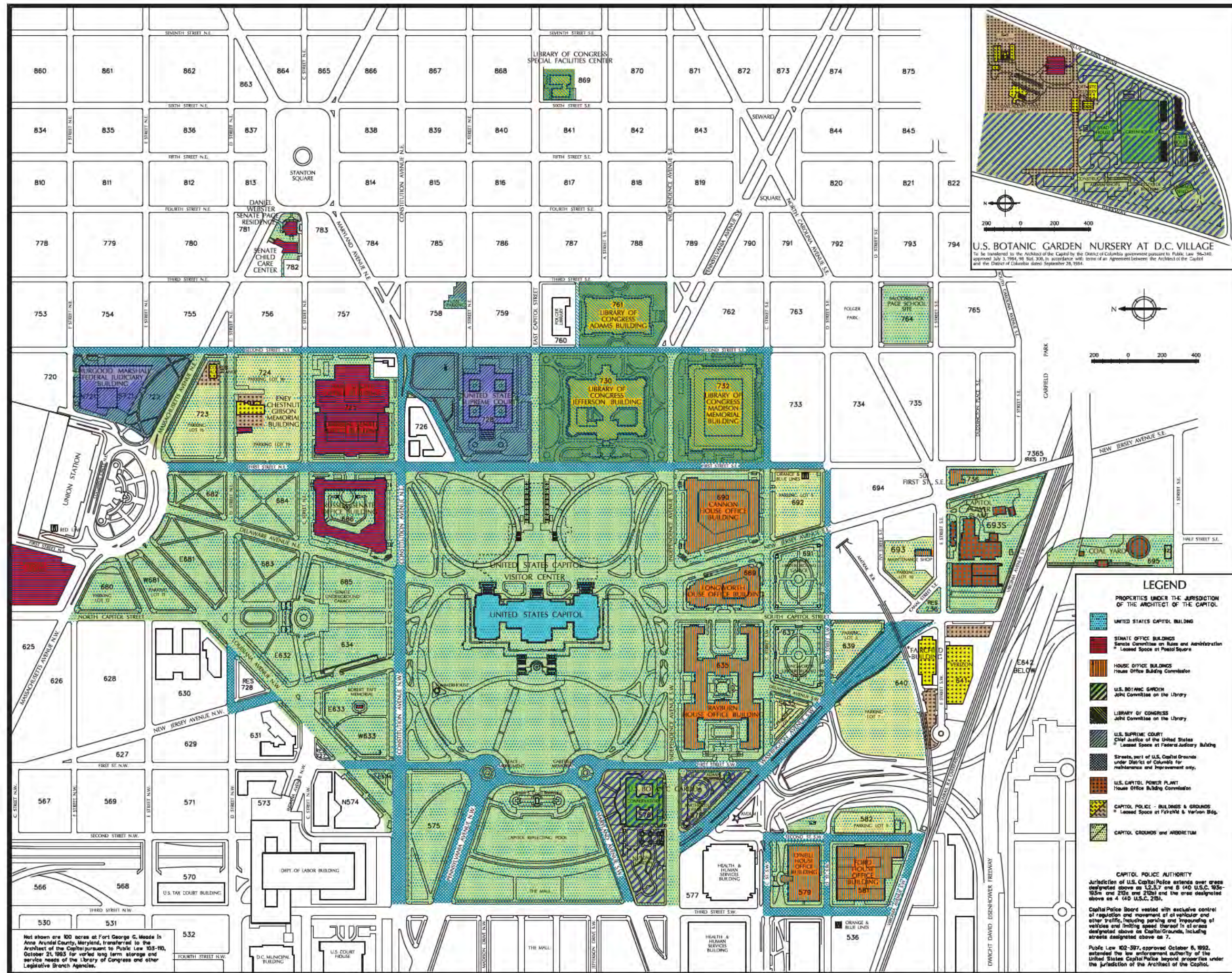
Dear Director Trueblood and Councilmembers:

Please find attached Advisory Neighborhood Commission 4B Resolution #4B-20-0104 Providing Feedback on Proposed Changes to the Comprehensive Plan, adopted by a roll call vote at a regular public meeting (notice of which was properly given, and at which a quorum of eight of nine members was present) on January 27, 2020, by a vote of 7 yes, 1 no, 0 abstentions.

Best regards,  
Erin Palmer, ANC 4B02 Commissioner

For the latest information on the District Government's response to COVID-19 (Coronavirus), please visit [coronavirus.dc.gov](https://coronavirus.dc.gov).





# MAP SHOWING PROPERTIES UNDER JURISDICTION OF THE ARCHITECT OF THE CAPITOL

J. BRETT BLANTON  
ARCHITECT OF THE CAPITOL  
WASHINGTON, D.C.  
January 23, 2020



- LEGEND**
- PROPERTIES UNDER THE JURISDICTION OF THE ARCHITECT OF THE CAPITOL
- UNITED STATES CAPITOL BUILDING
  - SENATE OFFICE BUILDINGS  
Senate Committee on Rules and Administration  
\* Leased Space at Postal Square
  - HOUSE OFFICE BUILDINGS  
House Office Building Commission
  - U.S. BOTANIC GARDEN  
Joint Committee on the Library
  - LIBRARY OF CONGRESS  
Joint Committee on the Library
  - U.S. SUPREME COURT  
Chief Justice of the United States  
\* Leased Space at Federal Judiciary Building
  - Streets, part of U.S. Capitol Grounds  
under District of Columbia for  
maintenance and improvement only.
  - U.S. CAPITOL POWER PLANT  
House Office Building Commission
  - CAPITOL POLICE - BUILDINGS & GROUNDS  
\* Leased Space at Fairview & Verizon Bldg.
  - CAPITOL GROUNDS and ARBORETUM

**CAPITOL POLICE AUTHORITY**  
Jurisdiction of U.S. Capitol Police extends over areas  
designated above as 12.5.7 and 14.0 U.S.C. 103e-  
103m and 210a and 210b and the area designated  
above as 4.0 (40 U.S.C. 203).

Capitol Police Board vested with exclusive control  
of regulation and movement of all vehicles and  
other traffic, including parking and impounding of  
vehicles and limiting speed thereof in all areas  
designated above on Capitol Grounds, including  
streets designated above as 7.

Public Law 102-587, approved October 6, 1992,  
extended the law enforcement authority of the  
United States Capitol Police beyond properties under  
the jurisdiction of the Architect of the Capitol.

Not shown are 100 acres at Fort George G. Meade in  
Anne Arundel County, Maryland, transferred to the  
Architect of the Capitol pursuant to Public Law 103-10,  
October 21, 1993 for world long term storage and  
service needs of the Library of Congress and other  
Legislative Branch Agencies.



Chapter	Narrative/Policy Action	Current Text - Written in 2006	Recommended Changes	Page #
Citywide Element: Transportation	T-4.1 Emergency Preparedness, Transportation, and Security	"Over the past decade, several of the District's streets have been closed by the federal government to protect the White House and the US Capitol Building. <u>These street closures have disrupted mobility for pedestrians and vehicles, requiring extensive re-routing of Metrobus and vehicular travel through downtown and Capitol Hill. This has led to delays for residents, workers, tourists, and emergency service providers.</u> "	Recommend removing underlined text. Recommend changing to: "District traffic patterns have adapted to these closures, resulting in some improvements to the public realm, such as the pedestrian-only area in front of the White House, and lighter vehicular traffic near the U.S. Capitol."	4-44 - 4-45
Area Element: Capitol Hill	Map - Chapter 15: Capitol Hill	Map includes portions of the Capitol Complex in study boundary.	Remove the Capitol Complex from the study area boundary, or outline in a different color. Please see attached AOC <u>jurisdiction map for reference.</u>	15-2
Area Element: Capitol Hill	CH-2.3.2 Capitol Area Traffic and Parking	<del>"Work with the Architect of the Capitol to reduce parking and traffic impacts in the areas adjacent to the U.S. Capitol to address related problems, such as tour bus parking and the enforcement of residential permit parking restrictions."</del>	Recommend removing this text. We have requested information on the origin and context of this policy but have not received any information. Without that context, we suspect the policy may be outdated.	15-27
Area Element: Capitol Hill	Policy CH-2.3.3: Surface Transportation Impacts	" <u>Improve surface transportation in and around the Capitol Complex in a manner that reduces impacts on Capitol Hill neighborhoods and facilitates access within the area. This could include the use of shuttles between key destinations such as Union Station, the new Capitol Visitors Center, and the Capitol South Metro station.</u> "	Recommend removing underlined text. Insert following text: "Evaluate surface transportation and flow of traffic in and around the Capitol complex. Consider options to lessen impacts of vehicular traffic on Capitol complex and surrounding neighborhood. Continue to strengthen multimodal access at the Capitol complex."	15-27
Area Element: Capitol Hill	Policy CH-2.3.4: Impacts of Security Measures	<u>"Encourage the Architect of the Capitol to coordinate all proposed street closings, re-routings, and security measures with District government."</u>	Remove underlined text.	15-27
Area Element: Capitol Hill	Policy CH-2.3.5: Compatibility of Federal Facilities	<u>"Work with the Architect of the Capitol to ensure that the development of future federal buildings is compatible with and protects the moderate density residential character of adjacent residential areas. This includes the development of ancillary federal facilities such as child care centers, housing and classroom space for Congressional interns, police facilities, Congressionally-sponsored service institutions, and public works maintenance and storage areas used by the Architect of the Capitol."</u>	Recommend removing underlined text. Insert following text: "Ensure development adjacent to the Capitol complex is compatible with the special functions and security needs of the U.S. Capitol. Adjacent development should be coordinated with the Architect of the Capitol."	15-28
Area Element: Capitol Hill	Action CH-2.3.A: Streetscape and Signage Improvements	<u>"Implement streetscape and signage improvements that more clearly define the boundary of the U.S. Capitol Grounds, and distinguish it from adjacent residential and commercial areas."</u>	Recommend removing underlined text. Insert following text: "Support enhanced streetscaping, signage improvements, and gateways that more clearly define the U.S. Capitol Grounds boundary and distinguish it from adjacent residential and commercial areas."	15-28

Chapter	Narrative/Policy Action	Current Text - Written in 2006	Recommended Changes	Page #
Citywide Elements: Parks, Recreation and Open Space	Map 8.1: Location of District Parks	Map shows Union Square and Bartholdi Park as National Parks.	Use alternate color to show they are not Natonal Parks, or change definition to say "federally owned parks."	8-6
Area Elements: Capitol Hill	Map 15.1: Capitol Hill Policy Focus Areas	Map calls green area 'U.S. Capitol Complex' but this is not the correct boundary of the complex.	Add correct Capitol Complex boundary to the map. See attached AOC jurisdiction map.	15-21
Area Elements: Central Washington	Map 16.1: Central Washington	Map shows most of Capitol complex in white, but reflecting pool and Bartholdi Park are green.	Add correct Capitol Complex boundary to the map. Bartholdi Park, Union Square, and rest of Capitol Complex should be the same color.	16-2
Area Elements: Central Washington	Map 16.1: Central Washington Policy Focus Areas	Map shows most of Capitol complex in yellow, but Union Square and Bartholdi Park are green.	Add correct Capitol Complex boundary to the map. Bartholdi Park, Union Square, and rest of Capitol Complex should be the same color.	16-24
Future Land Use	Comprehensive Plan Future Land Use	Map shows Union Square, Capitol Square, Senate Parks as "Park" but not Bartholdi Park or Square 684	Show Bartholdi Park and Square 684 in green.	16-24

**From:** [Twilling, Emilie](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Skinkle, Nancy](#); [Brown, Christopher](#)  
**Subject:** AOC Proposed Amendments to the DC Comp Plan  
**Date:** Tuesday, November 10, 2020 9:22:22 AM  
**Attachments:** [AOC Proposed Amendments to DC Comp Plan - 2020.pdf](#)  
[AOC Jurisdiction Map.pdf](#)

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Hello,

Please see our attached *AOC Proposed Amendments to DC Comp Plan* and *AOC Jurisdiction Map*, to be submitted as written testimony per the Comprehensive Plan Amendment Act of 2020. Please let us know if you have any questions and thank you!

Respectfully,

---

**Emilie M. Twilling**

Community Planner, Planning and Project Development Division

Cell [REDACTED]

**Architect of the Capitol**  
**Planning and Project Management**

Ford House Office Building

Washington, DC 20515

[www.aoc.gov](http://www.aoc.gov)



**From:** [Ben Bahn](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comprehensive Plan comments  
**Date:** Thursday, December 3, 2020 4:18:03 PM

---

As s resident of Marshall Heights in Ward 7, I wish to make a quick comment regarding the comprehensive plan.

I believe it is in the best interest of all concerned (city government, residents, and businesses) for the comprehensive plan to include the following:

Along all major corridors in Ward 7 and Ward 8, the zoning should support high density, mixed use development.

The reasons for this are as follows:

High density, mixed used would allow the creation of significantly more housing along the major corridors.

It would allow more and diverse types of retail to enter the Wards.

This would reduce pressure on housing prices (both rental and owned).

It would expand the tax base.

Currently the zoning does not permit commercial / retail space in much of the ward.

Two consistent complaints among residents in Ward 7 and Ward 8 are : 1) rising unaffordability of housing and 2) lack of retail choices.

Upzoning would address both.

And to be clear, when I say "major corridors" I mean high traffic roads such as East Capitol, Benning Road, etc.

- Ben Bahn  
4614 B Street SE

November 12, 2020

Bill 23-736, the "Comprehensive Plan Amendment Act of 2020"

Chairman Mendelson and Director Trueblood,

Please consider making a minor correction to Bill 23-736, the "Comprehensive Plan Amendment Act of 2020".

The Bloomingdale neighborhood was designated a Historic District in 2018. It is included in the list of Historic Districts in the Historic Preservation Element and is mentioned in 2000.4 in the Mid-City Element. However, it would also be appropriate and uniform to include Bloomingdale among the Historic Districts mentioned in 2007.3d. If appropriate, also include McMillan Park Reservoir in that section.

Thank you for your consideration.

Betsy McDaniel

Chairman Mendelson and Councilmembers,

While I have many concerns about the Comprehensive Plan undergoing such a massive amendment process that more resembles a rewrite, and the alteration of wording such as shall to should, many others who are much more informed than me have made these points,

Therefore, I would like to express my concern with one change to the Future Land Use Map that I have not heard anyone mention.

In Square 3100, there is a portion of the square containing a long suffering PUD that is being "upflummed" along with two 1901 rowhouses that have recently been vacated - Tracking Number 9941. I shudder at the thought that the existing PUD will be abandoned and a new, larger project will be presented to the community. Even if a new project were to be proposed that fit into whatever new zone would be allowed, it would still require going before the ANC and the Historic Preservation Review Board as a part of the Bloomingdale Historic District. The long vacant lot is an eyesore and a center of drug activity that has dominated the area for too long.

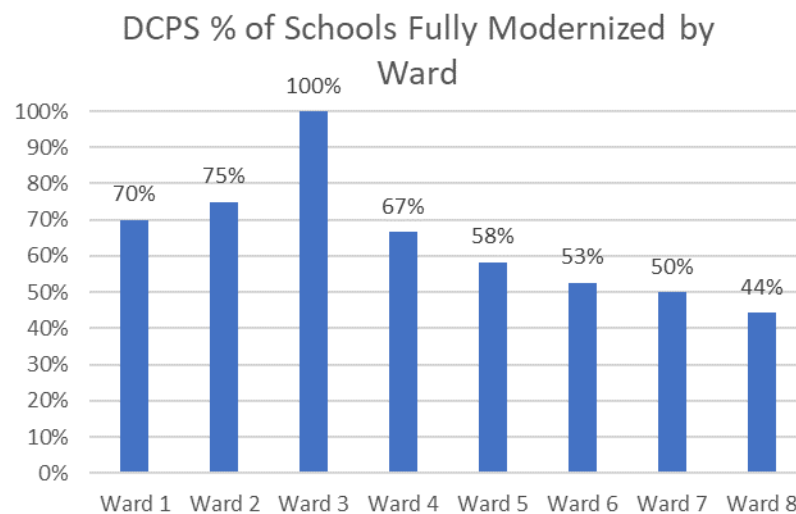
While I cannot foresee the future of the properties involved, I fear that changing carts in midstream could delay any progress that has been made to date.

Thank you for your consideration.

Betsy McDaniel

Thank you for the opportunity to testify on the Comprehensive Plan Amendment Act of 2020. As an education researcher and a DCPS parent, I call on the DC Council to amend the comprehensive plan to enact progressive policies that disrupt the systemic inequity and structural racism of the DC public education system, as evidenced by the following:

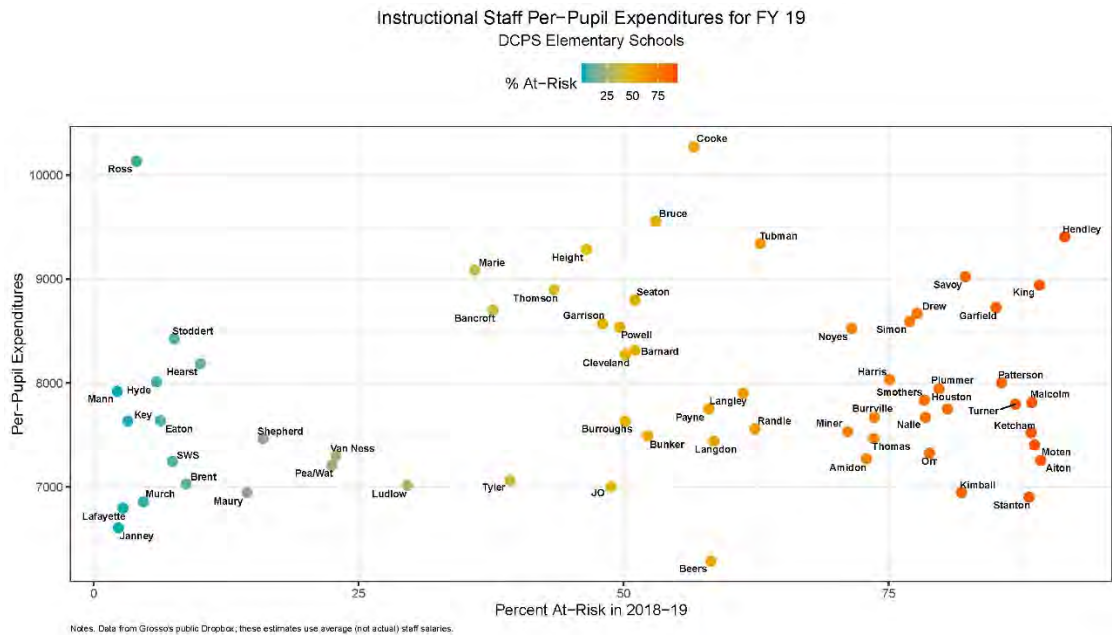
- More than \$300 million has been recently committed to renovating and expanding capacity in Ward 3 schools completely outside of the law that is supposed to govern the apportionment of capital money for DCPS school facilities;
- There has been a real and persistent inequity in modernizations proceeding from east to west in this town, which may increase demand for newly modernized schools and decrease demand for schools with outdated facilities;



Graph: Mary Levy, 2020

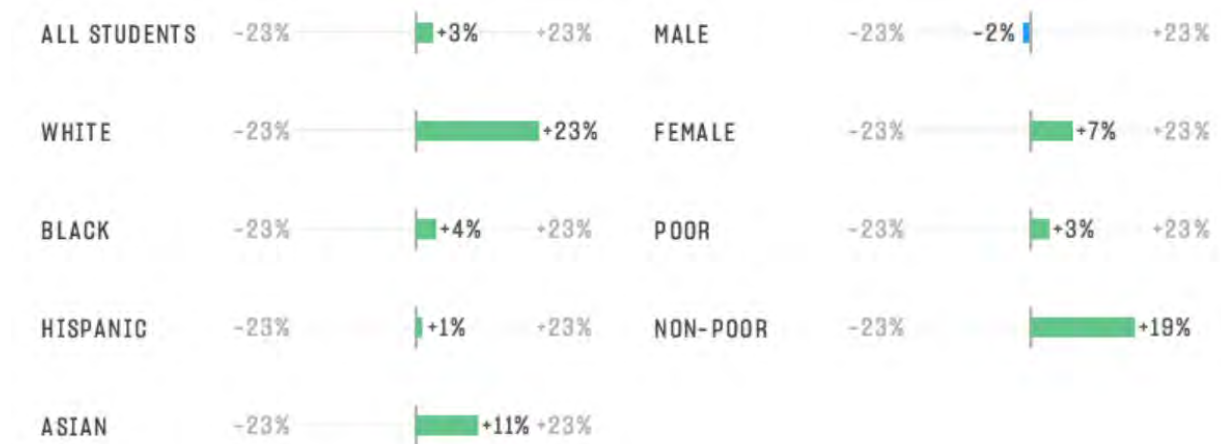
Committee of the Whole  
 Bill 23-736, Comprehensive Plan Amendment Act of 2020  
 Testimony from Betsy Wolf

- Inequities in school budgets also track with inequities in modernizations of DCPS schools moving from east to west;



Graph: Betsy Wolf, 2019

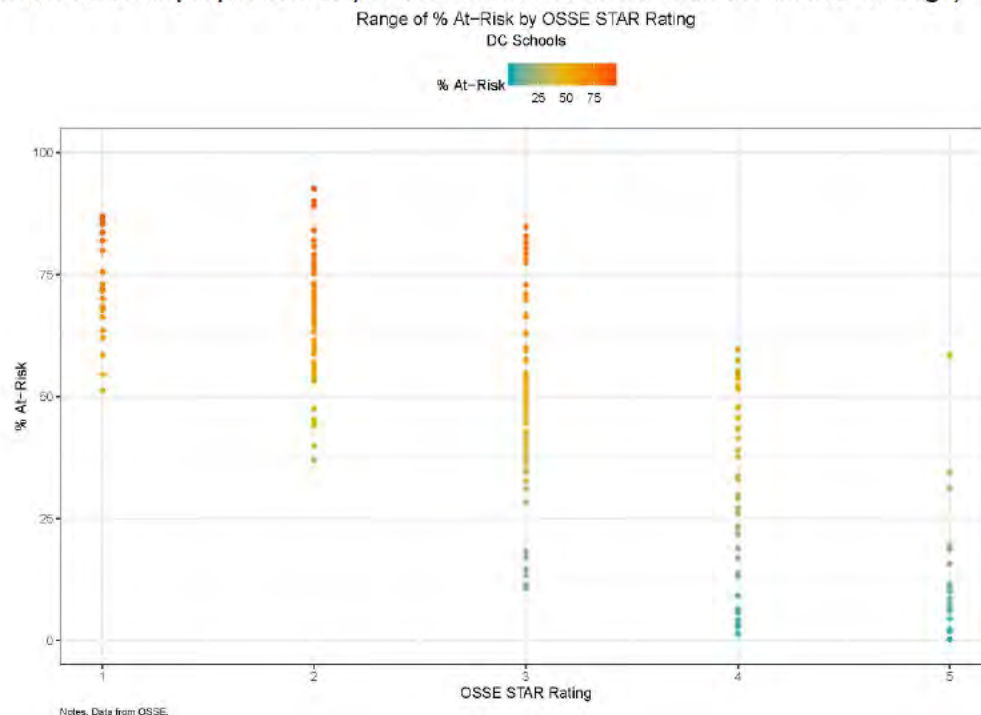
- The political context surrounding the opening of new charter schools is so fraught that the DME cannot produce a Master Facilities Plan nor engage in thoughtful planning of public school facilities across the city;
- The achievement gains in DC over time have been driven by more affluent students as opposed to by low-income students or students attending Title 1 schools;



Graph: Center for Education Policy Analysis at Stanford, 2020

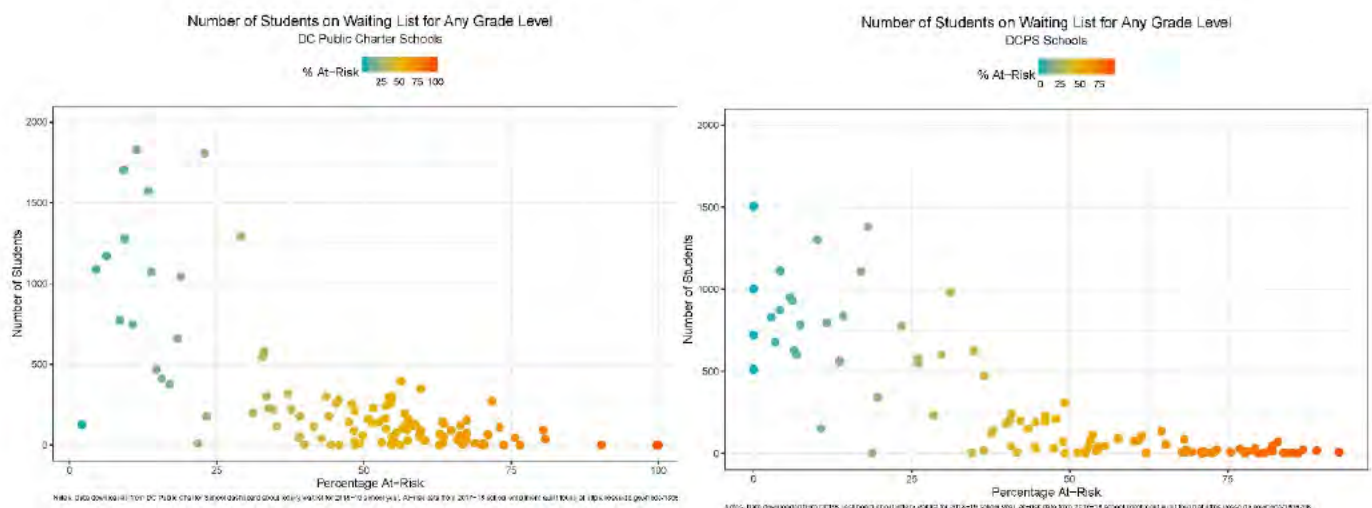
Committee of the Whole  
 Bill 23-736, Comprehensive Plan Amendment Act of 2020  
 Testimony from Betsy Wolf

- OSSE produces school ratings largely based on student demographics, where 4- and 5-star schools serve disproportionately fewer “at-risk” students than the district average;



Graph: Betsy Wolf, 2018

- Demand for schools is largely defined by what more affluent (including White) parents want, while school preferences from other parent groups are largely ignored in local decisionmaking;



Graph: Betsy Wolf, 2018

- The above will undoubtedly lead to additional DCPS closures and charter co-locations due to under-enrollment, which will happen in areas of the city already devastated by prior closures and lack of investment, and which will further erode students’ by-right public education options and disrupt the stability of supports for students who need them the most.

Committee of the Whole  
Bill 23-736, Comprehensive Plan Amendment Act of 2020  
Testimony from Betsy Wolf

I thereby call on the DC Council to enumerate and enact progressive policies in the comprehensive plan that disrupt the systemic inequity and structural racism of the DC public education system, such as but not limited to:

- Ensure equitable modernization of DCPS school facilities, starting with the most dilapidated buildings first and not allowing school communities to jump the line;
- In cases of over-crowding in DCPS schools in affluent neighborhoods, redraw school boundaries to improve racial and socio-economic integration of these schools;
- Mandate a set-aside for “at-risk”, special education, or English learner students at all schools of choice (including charter schools and DCPS schools of choice and magnet schools) to make student populations at these schools more representative of students in the District;
- Increase public and affordable housing in areas of the city where home prices or rents are inaccessible to most people living in DC;
- Increase affordable housing options for teachers, fireman, police, and other members of the local workforce;
- Give the DME authority to create and oversee a school facilities plan for all schools in both sectors;
- Provide adequate and equitable funding to DCPS schools in all areas of the city to prevent further erosion of community benefits;
- Immediately halt the giving away of public parks or school recreational grounds to private entities;
- Disallow charter schools to co-locate in DCPS schools until local DCPS school communities (not central office) have full control over whether a charter school is allocated to co-locate in their school building and the full terms of such arrangement; and
- Make OSSE independent from the mayor so that it can serve with appropriate oversight, as in every other state in the U.S., and so that we can have honest conversations about the effectiveness of our past investments as well as who has benefitted from them.

**From:** [Brian Goggin](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Written Testimony for Comprehensive Amendment Act of 2020  
**Date:** Saturday, September 12, 2020 5:28:46 PM

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Dear DC Council,

I am a Ward 2 resident (ANC 2F) writing in support of the Office of Planning's draft updates to the Comprehensive Plan. I urge the Council to review and approve the updated plan before the end of 2020. The existing plan is outdated and does not provide sufficient room for growth to address the city's housing affordability and sustainability challenges. The proposed updates represent a significant improvement to plan for a more affordable, inclusive, and sustainable future. For example, the updates incorporate the Housing Equity Report from the Mayor's office, which set clear goals for affordable housing production across the city, addressing what is currently a clear disparity in affordable housing provision and production between parts of the city. The updates also prioritize affordable housing and displacement prevention in Zoning Commission development reviews. Lastly, the updates focus on modest increases in housing density near transit lines, which, in the age of climate change, are common sense and represent the bare minimum that DC can do to plan for the future.

These updates have not been rushed. The Office of Planning has been conducting community outreach and planning since 2016 for this vote. During this time, they have received thousands of comments from neighbors, community leaders, and other government agencies. Further delay in adopting these updates compromises the significant effort and time spent by the many engaged stakeholders up until this point. It also costs the city precious time to address our affordability, equity, and sustainability challenges,

Personally, I have greatly benefited from DC's willingness to thoughtfully plan for growth. After arriving 2 years ago, I have made new friends, taken in DC's cultural institutions, found a great job, and learned to call this place home. In the future, I hope to put down deeper roots here, building community and contributing to the tax base. All this would not have been possible without the city's willingness to accommodate more housing.

And I'm not alone. Significant job growth; a pedestrian-friendly environment; fantastic green spaces, museums, and public facilities; and a diverse, vibrant city have so many others wanting to call DC home. However, not everyone is so fortunate as I am. The cost of living, spurred primarily by a general lack of housing, prevents many from following in my footsteps and has pushed out many of those wanting to remain here. Moreover, housing scarcity in DC pushes growth out to the suburbs, worsening the degradation of our environment in an age of unprecedented climate change.



We must relieve this housing scarcity through building more, and the only way to do that in a land-constrained city like DC is through increased density. This means building up or living closer together with less open space in between. And to that I say, yes please. The status quo housing and land use patterns are a luxury from the past that we can no longer afford to indulge. Because of this, I greatly support the updates to the Comprehensive Plan that allow for greater density around transit corridors that can most easily accommodate this growth.

I urge you to vote and adopt the proposed updates to the Comprehensive Plan by the end of 2020. I congratulate the Office of Planning and countless other stakeholders on their hard work. I encourage you to also honor this work with a yes vote.

Thank you for your time and consideration.

Sincerely,  
Brian Goggin

**From:** [Brian Goggin](#)  
**To:** [Committee of the Whole \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [White, Robert \(Council\)](#); [Pinto, Brooke \(Council\)](#); [Bonds, Anita \(Council\)](#)  
**Subject:** Support for Comprehensive Plan Updates  
**Date:** Sunday, November 8, 2020 5:26:21 PM

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Dear Councilmember Pinto and other Councilmembers,

I am a Ward 2 resident writing in support of the updates to the DC Comprehensive Plan, which you will hear this upcoming Thursday, November 12<sup>th</sup> and Friday, November 13<sup>th</sup>. Although election season is ending, the fight for more local affordable housing and equity continues. And despite DC voting overwhelmingly in favor of progressive change at the federal level, our local land use regulations remain inequitable and unsustainable. We are ready for more progressive changes locally and that starts with the Comprehensive Plan updates.

Housing production, especially affordable housing production, is concentrated in historically disadvantaged areas of the city. For too long, protecting the character of single-family neighborhoods has taken priority over housing more people affordably and close to jobs and transit. Fortunately, the proposed updates to the Comprehensive Plan by the Office of Planning make significant progress in changing the tide of these regressive policies, and I'm confident that the public supports these changes. I, along with many other proponents of housing reform, ask you to please support the following:

- Office of Planning amendments to the Comprehensive Plan
- Support for other amendments if they increase rather than decrease the potential for more housing construction citywide, particularly in affluent areas
- Amendments to strike the arcane and inequitable "protect" and "conserve" language prevalent in the 2006 land use element
- Added language to the bill text that encourages the Office of Planning to begin to rewrite the 2006 plan by 2022.

Another reason I support these amendments is that community stakeholders have extensively reviewed and commented on them. The Office of Planning has been conducting community outreach and planning for these changes since 2016. During this time, they have received thousands of comments from neighbors, community leaders, and other government agencies. Recently, the [Office of Planning has identified](#) many updates to the Comprehensive Plan that strengthen our health and resiliency planning in the wake of COVID-19.

In my neighborhood, my ANC (2F) passed a letter of support for proposed Comprehensive Plan changes in the Logan Circle and Shaw. I can personally attest that many of my neighbors participated in this process and are excited to see the proposed amendments to the Future Land Use Map along 11<sup>th</sup> Street and 14<sup>th</sup> Street come to fruition. These would not only support new housing but would also help local businesses

in these areas which depend on consistent daily foot traffic. We are eager to see these changes implemented, and further delay would only cause confusion and frustration.

Thank you for your time.

Sincerely,

Brian Goggin, Ward 2 resident

**From:** [Carole Lewis Anderson](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Carole Lewis Anderson](#)  
**Subject:** Testimony re DC Comprehensive Plan Bill of Amendments  
**Date:** Monday, November 30, 2020 4:17:17 PM

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Good afternoon:

My name is Carole Lewis Anderson. I reside in Georgetown, in Ward 2.

A few thoughts that members of Council should consider, all of which are supported by many colleagues' testimonies:

It is clear that the Council has entered into this amendment exercise with the intention of easing well thought out growth restrictions because they have been disrupting developer plans. In my experience, using Vision McMillan as a good example, such agency actions as waiving zoning, giving "merit" over preservation, and, making "housekeeping exceptions" have kept the developers held up in courts. So, the Mayor's office has undertaken this re-write (too massive to consider it to be simply the required amending, based on ten-year data — which has never been provided to the public, by the way) as a way to circumvent restrictions, and support continued growth — without a true vision of what the city could and should be.

Therefore I recommend that this amendment proposal be put off, and that the Comprehensive Plan 20-year-renewal consideration begin now. I suggest that this might obviate the need for more years in DC courts by residents who value the remaining areas of open land, preserving local neighborhoods, and saving the few remaining view-sheds. (Have you driven recently over the railroad bridge on New York Avenue? The previous view of the Capitol has been replaced by high-rise apartments, only yards away from the roadway. It is a shocking visual greeting to Mayor Bowser's Washington!)

Given the willingness of you (the Council) to vote to privatize the 25-acre McMillan site and the waterfront on the Washington Channel willy-nilly, I also suggest that between now and when the Comprehensive Plan is up for the 20-year review no publicly-owned land be surplussed or "given" for development. There is too much at stake — loss of green, public land, and destruction of existing neighborhoods — without adding critically-needed low-income family housing.

While you consider the real re-write of the 20-year Comprehensive Plan, it would be good to reduce the Plan's size. Make it a vision statement of the best we can be. The key most important factors in that consideration are 1) environmental justice in its fullest meaning, and 2) low-income family housing, so that we can maintain the neighborhood history and spirit which is DC.

I appreciate that despite — or perhaps because of Covid-19 — public meetings have been held fairly broadly. But, I urge that Council members (new and existing) be required to read and to understand the entire Comprehensive Plan. That way perhaps you members of the Council will be more willing to push back against the Mayor's prerogatives.

All the best in your consideration and service,



## Comprehensive Plan Educational Facilities Element

### Office of Planning Draft

#### 1200 Overview 1200

- 1200.1 The Educational Facilities Element addresses the location, planning, use, and design of the District's educational facilities and campuses. It includes policies and actions related to early childhood development facilities, public primary, and secondary-District of Columbia Public Schools (DCPS), public charter schools, private schools, and higher educational facilities, including public and private colleges and universities. 1200.1
- 1200.2 The District's pre-kindergarten (PK) through adult environment includes a network of neighborhood schools, matter-of-right schools, and feeder systems that provide predictable paths from elementary to middle to high school grades, as well as a District-wide application and lottery-accessed public and public charter schools. [Both DCPS and the public charter schools offer traditional programming as well as specialized programs such as dual language, expeditionary learning, International Baccalaureate, and Montessori.](#) Washington, DC's collegiate environment includes nine universities whose home campuses are in the District, as well as many other educational institutions and non-local universities that provide programs within the District. 1200.2
- 1200.3 The Element focuses on the efficient use of school property and the relationship between schools and the communities that surround them. For DCPS, it focuses on school planning and modernization efforts to meet existing and long-term educational needs, and on investing equitably in a system of [matter-of-right neighborhood public schools and feeder systems](#) to provide fair access to high-quality education throughout the District's communities. 1200.3
- 1200.4 The crucial educational facilities issues facing Washington, DC are addressed in this Element. These include:
- [Retaining for current and future populations, a full city-wide distribution of District owned school buildings for public use—primarily for public education, but also as emergency shelters and civic centers.](#)
  - [Maintaining District-owned school sites to provide adequate green space for educational, recreation, athletic, and environmental benefit, which are located equitably throughout the District.](#)
  - Ensuring ~~that investments in~~ schools promote equity and excellence, serve the needs of all students, and provide access to educational skills and development opportunities across all eight wards through matter-of-right neighborhood schools and District- wide public schools. Equity for many communities of color requires attention on family/community involvement.
  - Continuing to plan for and invest in new and existing school facilities to meet the District's growth and enrollment needs while delivering spaces that reflect best practices in building configuration and design.
  - Leveraging schools as assets and anchors of District neighborhoods where culture, skills training, and civic engagement goals can be achieved, in addition to schools' core educational missions.
  - Encouraging university and community college satellite campuses in Wards 7 and 8 to provide expanded educational opportunities, and engaging Washington,

## Comprehensive Plan Educational Facilities Element

### Office of Planning Draft

DC's universities as innovation centers, potential activators for large site development, and good neighbors that are compatible with surrounding neighborhoods through the use of a campus plan.

- Using school facilities to exemplify Washington, DC's environmental commitments through such measures as building to gold LEED standards, installing green roofs and rooftop gardens, using passive and circular design elements, and including gardens on the grounds, where possible. 1200.4

1200.5 Since 2006, when the Comprehensive Plan was last updated, the District has committed to reconceiving and rebuilding its public schools in partnership with residents, business owners, and civic organizations. The Educational Facilities Element has guided Washington, DC's historic strides toward increasing the quality of DCPS facilities to support teaching and learning after decades of disinvestment prior to the year 2000. From 2007 to 2018, the District allocated more than \$2 billion to modernize or renovate 73 school facilities. As of 2020, over a dozen years after the modernization project started in earnest, twenty-one (21) schools have yet to be modernized or have received only Phase 1 modernizations and are not yet scheduled for full modernization. Of the latter category, there are none (0) in Ward 3, one (1) each in Wards 1, 2 and 4; two (2) in Ward 5; four (4) in Ward 7, five (5) in Ward 6 and seven (7) in Ward 8. In addition, from 2007 to 2018, the District provided public charter schools with more than \$1.2 billion in funding through the per-student public funding allotment specifically for facilities. 1200.5

1200.6 Washington, DC's charter and private schools and universities have access to the District's enviable tax-exempted bonds through Washington, DC's private activity bond program. Institutions have used this financing tool to raise millions of dollars to finance their expansion, building and renovation programs. 1200.6

1200.7 Because the emphasis of the Comprehensive Plan is on the physical environment, this Element, as it relates to DCPS and public charter schools, addresses school land and buildings, rather than educational curriculum, teacher quality, school administration, and other programmatic issues. Such issues are critically important, but they will be addressed in the DCPS Strategic Plan and other DCPS documents. 1200.7

1200.8 Policies in the Educational Facilities Element are intended to work alongside those adopted by the Office of the Deputy Mayor for Education (DME), DCPS, the DC Public Charter School Board (DC PCSB), the Department of General Services (DGS), the Office of the State Superintendent of Education (OSSE), and the Office of Planning (OP) in the effort to establish as a coordinated, internally consistent strategy for educational excellence and neighborhood revitalization. 1200.8

1200.09 Continuing to improve schools is fundamental in meeting the goal of retaining and attracting households with children. Schools strongly define the social, economic, and physical characteristics of the District's neighborhoods. 1200.09

## Comprehensive Plan Educational Facilities Element

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#### 1201 Educational Facilities Goal 1201

1201.1 The overarching goal for educational facilities is to provide facilities that accommodate population growth and inspire excellence in learning; create an adequate, safe, and healthy environment for students; and help each individual achieve their fullest potential while helping to build and strengthen local communities, [including through ensuring strong matter-of-right schools and feeder systems in every community](#). 1201.1

#### 1202 EDU-1 -- PK-12 and Adult/Alternative School Facility Planning 1202

1202.1 Public education in the District of Columbia is provided by DCPS and by public charter schools. DCPS is a ~~traditional~~ local education agency (LEA) headed by a chancellor appointed by the mayor under the Public Education Reform Amendment Act of 2007. DCPS is responsible for educating Washington, DC's children and provides a school of right for every compulsory school-age child. DCPS also coordinates with DGS in planning, operating, maintaining, designing, and constructing public school facilities (see text box, Understanding the Relationship of DC Public Schools to District Government). Public charter LEAs are publicly funded and organized as non-profit corporations, and each is managed by an independent Board of Trustees. DC PCSB, created in 1996 and governed by the School Reform Act of 1995, is the sole authorizer of public charter schools, and it provides comprehensive oversight, application review, and stakeholder engagement across all public charter schools. 1202.1

1202.2 In school year 2017-2018 (SY2017-18), DCPS had 116 schools housed in 112 different facilities serving approximately 48,150 students. Other facilities include administrative buildings, swing space used for temporary relocation during campuses renovation, and facilities undergoing modernization. Map 12.1 shows the location of DCPS schools. Washington, DC has one of the most robust charter school sectors in the country. In SY2017-18, 66 public charter LEAs were operating 121 schools, serving approximately 43,350 students. The location of public charter schools as of SY2017-2018 is shown on Map 12.2. 1202.2

1202.3 DCPS and public charter school total enrollment, including PK-12<sup>th</sup> grade and adult and alternative schools, started to increase in 2008, driven by enrollment in public charter schools and also in DCPS in recent years. Between 2008 and 2017, total public school enrollment increased by 29 percent (see Figure 12.1). Public charter school enrollment has increased steadily since the School Reform Act authorizing charters was passed in 1997, with DCPS enrollment increasing after 2008. As of SY2017-18, DCPS enrolled 53 percent of all public school students, while public charters enrolled 47 percent. Total District-wide growth in enrollment between 2011 and 2017 was greatest in the elementary (K-5<sup>th</sup>) and early childhood grades (PK3 and PK4). 1202.3

1202.4 These increases in public school enrollment [in the early grades](#) mirror recent increases in population. The District added 122,000 residents between 2000 and 2017, driven mostly by an increase in adults. However, in the past five years, the



## Comprehensive Plan Educational Facilities Element

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number of children has substantially increased, surpassing the 2000 number—specifically, between 2010 and 2017, infants and toddlers under age five increased by 12,200. Meanwhile, overall public school enrollment in the 6-12<sup>th</sup> grades has not grown as significantly suggesting that in some parts of the city families have chosen to leave the dual systems or the city entirely before their children reached 6<sup>th</sup> grade. Retaining a greater percentage of families in the city will require ensuring strong, matter-of-right schools ~~se~~erving grades 6 to 12 in all of our communities. 1202.4

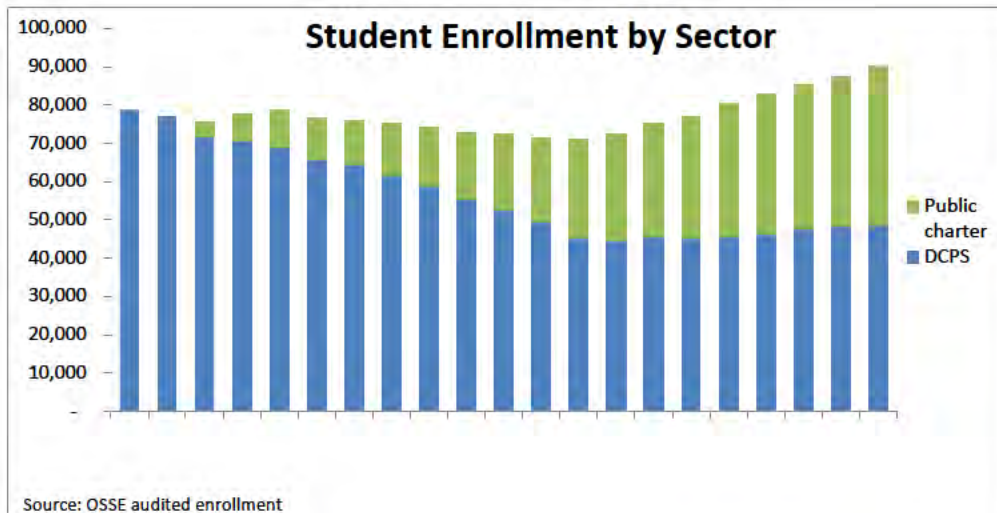
1202.5 Forecasts from the OP State Data Center in 2016 indicated that this trend will continue in 2017-2025, with an estimated net population increase on the order of 904,000, of which around 21,0900 (23 percent) will be school-age children. While the District population continues to grow, recent data have not reflected growth on the pace predicted in 2016. These figures, coupled with vigorous housing construction activity over the last 10 years and improved quality of schools, suggest there will be many new students, necessitating additional school facility space and financial resources. 1202.5

Comment [U1]: Made a separate paragraph

1202.6 The Proposed 2018 Master Facilities Plan GAP Analysis showed that as of SY17-18, capacity (113,424) exceeded enrollment (91,383) by over 22,000. Fully modernizing the DCPS inventory, addressing overcrowding in DCPS feeders where it has become an issue and already approved charter expansions will inevitably increase capacity in the coming years. 1202.6

## Comprehensive Plan Educational Facilities Element Office of Planning Draft

1202.7 Figure 12.1: Public School Enrollment Trends in the District 1996-2016 1202.7



(Source: DME)

1202.8 The Proposed 2018 Master Facilities Plan (MFP), ~~for the first time,~~ analyzed both the public charter school sector and DCPS schools. It used population forecasts, enrollment projections, utilization analyses, and facility data to ~~interpret better understand~~ the current landscape of the District's public school facilities (PK through adult provided by DCPS and public charter schools), as well as facility needs five and 10 years from now. ~~This integrated (DCPS and charter) approach provides a more comprehensive cross sector picture than any of the earlier iterations of the MFP, which focused almost exclusively on DCPS buildings and used five-year planning horizons.~~ 1202.8

1202.9 Through the Proposed 2018 MFP, DME, in conjunction with DCPS, DGS, DC PCSB, and community stakeholders, provided (1) ~~up to date, comprehensive~~ information about current public school facility conditions and needs, and (2) analyses of future facility needs based on estimated population growth and LEAs' aggregated enrollment growth plans. The MFP ~~addressed growth and modernization needs through strategies that address overcrowding and school capacity issues, while affirmatively advancing the equity and excellence goals expressed throughout this Element. Outcomes of the 2018 MFP, which included~~ datasets and visualizations, which will help the public, policymakers, LEAs, education support organizations, and other educational stakeholders for use in their work to improve public education. 1202.9

**Comprehensive Plan Educational Facilities Element**  
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1202.10 The Proposed 2018 MFP projected combined public charter school and DCPS growth in enrollment, from 91,484 students in SY2017-18 to between 109,000 and 122,000 students in SY2027-28. The upper end of the enrollment projection included the aspirational growth plans of the public charter sector that would require DC PCSB approval and facility acquisition. DCPS enrollment is based solely on school-level estimations that could reach 58,400 students in SY2027-28, up from 48,000 students in SY2017-18 (and 51,000 in SY2019-20) with enrollment outstripping DCPS's current capacity in all wards except Wards 5, 7, and 8. 1202.10

**Comment [U2]:** Largely moved from 1202.13 deleted below because it fits more with the discussion here

1202.11 The Proposed 2018 MFP illustrated a key challenge confronting the District. The total of LEA projections for their enrollment in SY2027-28 far outstripped any reasonable estimate of the number of students expected to be served in our multi-LEA system. The analysis indicated that without coordinated planning the District would open far more school capacity than required, dramatically driving up cost and diluting its ability to directly serve students, families and communities. In addition, the 2018 MFP will help inform strategic and sustainable long-term facilities planning for DCPS, charter LEAs, District agencies, and others. The 2018 MFP includes a suite of recommendations that may be applied to meet educational facility needs, including using current educational space in the best ways possible; retaining educational space for educational purposes; growing the total portfolio of space for educational use; reviewing enrollment policies to manage use; and streamlining planning processes, data collection, and knowledge sharing. A few of the suggestions made in the MFP for addressing the need for more space include the following:

Optimize the use of educational facilities by co-locating schools across sectors;

Leverage the use of public facilities for educational purposes;

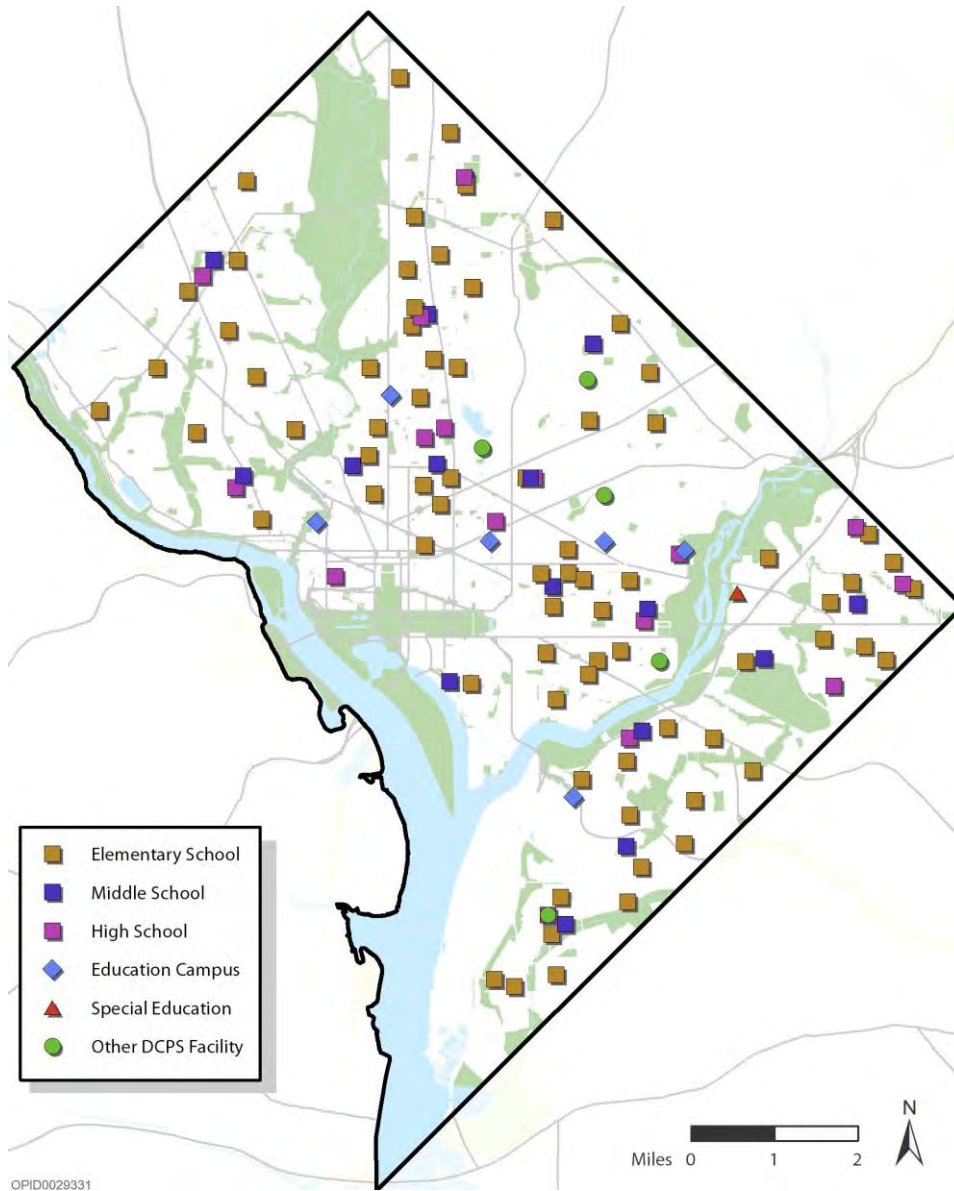
Investigate the development of vacant parcels for public mixed-use projects that incorporate educational uses; and

Proactively plan for Washington, DC's forecasted population growth by expanding access to educational facilities District-wide. 1202.11

1202.12 The Council ultimately declined to approve the 2018 MFP finding that it failed to articulate a specific plan for education facilities. 1202.12

**Comprehensive Plan Educational Facilities Element**  
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1202.15 Map 12.1: Location of DCPS Schools School Year 2018-2019 1202.15



(Source: OP, 2018)

## Comprehensive Plan Educational Facilities Element

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- 1202.12a *TEXT BOX* -- Understanding the Relationship of DC Public Schools to District Government
- The District of Columbia Public Education Reform Amendment Act of 2007 (PERAA), effective June 12, 2007 (D.C. Law 17-9; 54 DCR 4102), created a new and reorganized structure of educational leadership. PERAA established that the mayor has direct control of District public schools and DCPS as a cabinet-level agency. It also empowered the mayor to appoint, after review and confirmation by the Council of the District of Columbia, a DME to plan, coordinate, and supervise public education in the District, chancellor to lead DCPS as its chief executive officer, and a state superintendent of education. The Office of the State Superintendent of Education (OSSE) is the state education agency that requests, distributes, and monitors the use of federal grant monies, sets state policy and regulations, and collects and shares reliable and actionable data. The District's State Board of Education (SBOE) is responsible for advising the state superintendent on educational matters, including state standards, policies, and objectives. DGS oversees the maintenance, construction, and modernization of all DCPS facilities. All public charter schools are chartered under the authority of DC PCSB. 1202.12a
- | 1202.13 Across Washington, DC, [DCPS](#) school facilities and grounds serve as community assets by providing recreational space, meeting space, and more. As part of the facility modernization planning process, DCPS will continue to engage communities on how modernized facilities and grounds could better serve the needs of the surrounding communities and improve quality of life. 1202.13
- 1202.14 A School Improvement Team (SIT) is established at every DCPS school where a major capital project (to include modernization, school replacement, addition, renovation, or remodeling) is scheduled within the next one to two fiscal years. The SIT includes parents, neighbors, and community members, as well as DCPS and DGS staff. The SIT has several duties, including providing feedback during the development of education specifications and schematic design and assisting with disseminating information about the progress of the school improvement to constituencies and peers represented on the SIT. Team members are also expected to consult on issues that arise during construction, be available to receive updates, and serve on the SIT through the end of construction. 1202.14
- 1202.15 Like many school districts in U.S. cities, DCPS is facing substantial social needs. Poverty, disrupted families, and neighborhood violence challenge school buildings (and grounds) to do more, such as stay open longer, expand their services, and adopt a broader constituency. Indeed, as school facilities are modernized, the opportunity is created to use those buildings to more fully serve the communities that surround them. 1202.15
- ~~1202.13 The 2018 MFP anticipates combined public charter school and DCPS growth in enrollment, from 91,484 students in SY2017-18 to between 109,000 and 122,000 students in SY2027-28, depending on the assumptions made. The upper end of the enrollment projection includes the aspirational growth plans of the public charter sector that would ultimately require DC PCSB approval and facility acquisition to actually reach that ambitious number. DCPS enrollment is based solely on school-level estimations that could reach 58,400 students in SY2027-28, up from 48,000~~

## **Comprehensive Plan Educational Facilities Element**

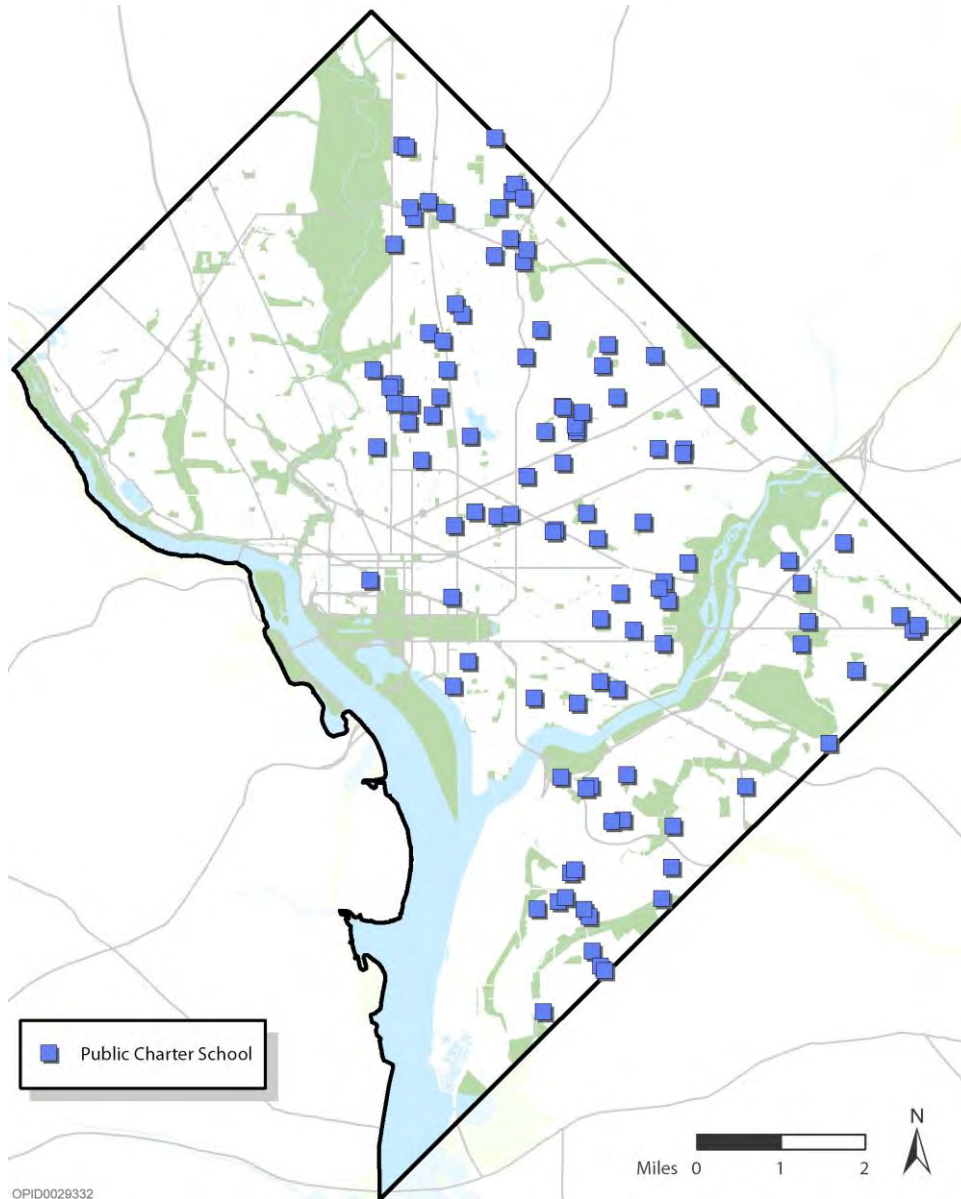
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~~students in SY2017-18. When analyzed against available school capacity, the 2018 MFP estimates that enrollment will outstrip DCPS's current capacity in all wards except Wards 5, 7, and 8. Space planning recommendations are made in the MFP in anticipation of both this growth and continued underuse in some school facilities.~~  
~~1202.13~~



**Comprehensive Plan Educational Facilities Element**  
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1202.16      Map 12.2: Location of Public Charter Schools School Year 2018-2019  
1202.16



(Source: OP, 2018)

## Comprehensive Plan Educational Facilities Element

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#### 1203 EDU-1.1 Integrated Master Planning for All Public Schools 1203

1203.1 Washington, DC is committed to not only modernizing its inventory but also to maintaining school facilities over the long term. The Facility Conditions Assessment (FCA) Program aims to complete FCAs for every DCPS school on a three-year cycle. An FCA is a comprehensive evaluation of the condition of the systems and structure of the school building and is conducted via a walk-through by licensed engineers. FCAs, combined with other capital asset replacement programs currently in use by the District, assist DCPS and DGS in developing detailed repair needs, estimated repair costs, and capital reinvestment plans, which will allow for a more proactive approach to building maintenance and repair. 1203.1

##### 1203.2 Policy EDU-1.1.1: Master Facility Planning

~~Require the Strongly support DME efforts~~ to prepare long-range MFPs ~~so that~~ the DCPS school modernization program and public charter school facilities planning are ~~coordinated and~~ based on comprehensive, system-wide assessments of facility conditions, enrollment trends, long-term needs, and the District's land use plans. 1203.2

##### 1203.3 Policy EDU-1.1.2: Locating DCPS and Public Charter Schools

~~Complete an educational impact assessment Study and address neighborhood impacts~~ when a ~~new or expanded~~ public charter school or DCPS school ~~is opened, located in a non-school facility, such as a vacant commercial or industrial building.~~ 1203.3

##### ~~1203.4 Policy EDU-1.1.3: Co-Location of Charter and DCPS Schools~~

~~Support efforts to co-locate public charter schools within significantly underused DCPS facilities. Address parking, traffic, noise, needs for green open space and recreational facilities, and other impacts associated with increased enrollment and space usage when co-location occurs.~~ 1203.4

##### 1203.4 Policy EDU-1.1.4: Administrative and Maintenance Facilities

Educational facility planning should accommodate the administrative, maintenance, and transportation needs of DCPS, as well as public charter schools where relevant. 1203.4

##### 1203.5 Policy EDU-1.1.5: Production, Distribution, and Repair (PDR) Uses and Schools

Discourage siting of schools in areas zoned as PDR. Already, some public schools exist on PDR lands, generating the potential for conflicts. Zoning regulations require buffers between PDR zoned land and residential zone uses, including schools. ~~However, PDR lands may be one way to accommodate the educational facilities necessitated by population growth.~~ 1203.5

##### 1203.6 Policy EDU-1.1.6: Programming Partnerships for Cultural Activities in Schools

Encourage partnerships between cultural organizations and schools to maximize students' cultural exposure and access to space by cultural organizations. 1203.6

*See also the Arts and Culture Element for information on fine and performing arts.*

##### 1203.7 Policy EDU-1.1.7: Cultural Space

Maximize use of in-school facilities and spaces, such as art studios, rehearsal



## Comprehensive Plan Educational Facilities Element

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studios, and theaters, for cultural performance, expression, and production endeavors by students, as well as by external organizations when feasible and appropriate. 1203.7

#### 1203.8 *Policy EDU-1.1.8: Expanded Access to Facilities for DCPS and Public Charter Schools*

Plan for forecasted District-wide and neighborhood-specific population growth by ~~(1) optimizing the use of educational facilities by co-locating schools within and across sectors; (12)~~ considering incentives for developers to include educational space in future mixed-use developments; ~~(23)~~ considering the establishment of impact fees on new or proposed development projects to contribute to the costs of providing services, including education, to those developments; and ~~(34)~~ investigating the inclusion of educational uses into the development plans for large, public vacant parcels. 1203.8

#### 1203.9 *Action EDU-1.1.A: Master Facility Plan Process*

Complete the 2018 MFP process in close collaboration with relevant agencies and the District's education stakeholders. Ensure that resulting MFP accounts for equitable access to matter of right DCPS public school locations in every ward in the city; adequate acreage and quality of green space associated with DCPS matter of right school facilities locations in every ward in the city; the full modernization of all DCPS school buildings by 2030; and investment in programming in those schools to build DCPS enrollment and ensure successful matter-of-right feeder systems in every community in the city. Use MFP outcomes to guide school facilities planning on a District-wide and neighborhood-specific basis, ~~for guiding growth across~~ both DCPS and public charter school sectors for a span of 10 years. 1203.9

*Obsolete – See Implementation Element*

#### 1203.10 *Action EDU-1.1.B: Space for Youth Cultural Entrepreneurship Initiatives*

Explore the availability of public school spaces to serve partnerships and programs between cultural organizations and schools that can help youth become entrepreneurs. 1203.10

*See also the Economic Development Element for related policies.*

## 1204 **EDU-1.2 DCPS Facilities 1204**

#### 1204.1

Washington, DC has made significant progress toward modernizing DCPS school buildings, investing more than \$2 billion ~~from since~~ 2007 to 2018 to modernize 73 school buildings. The District has budgeted an additional \$1.6 billion to modernize 20 DCPS school buildings from 2019-2024. DCPS schools slated for future capital improvements will be prioritized using an approach identified in the Planning Actively for Comprehensive Education Facilities Amendment Act of 2016. This quantitative assessment employs data concerning facility conditions, school demand, community needs, and equity to arrive at an impartial ordering of school modernizations. The prioritization will inform District Capital Improvement Plans. Once the modernizations in the FY21 to FY26 Capital Improvement Plan are completed, 21 schools will have yet to have received full modernizations, the

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~~majority of which are in communities east of the river. The 32 DCPS school buildings that have received a partial modernization will be prioritized for full modernization funding in the 2018 MFP described earlier in this Element. By 2023, 90 percent of DCPS school buildings will have been renovated and modernized.~~  
1204.1

- 1204.2 *Policy EDU-1.2.1: Continue to Provide Updated DCPS Facilities*  
Continue to provide updated and modernized DCPS school facilities throughout the District ~~based on the MFP and~~ in compliance with laws, regulations, and appropriations and in response to increased demand and overcrowding where necessary. 1204.2
- 1204.3 *Policy EDU-1.2.2: Partnerships for DCPS Facilities*  
Explore partnership opportunities to enhance operation, modernization, and/or construction of new DCPS school facilities, and strongly encourage the retention and inclusion of actively used recreational areas and/or open space 1204.3
- 1204.4 *Policy EDU-1.2.3: Developer Proffers for DCPS Facility Needs*  
Explore developer proffers as a way to meet school facility needs through the development process. 1204.4
- 1204.5 *Policy EDU-1.2.4: Using District-Owned Facilities for Healthy Food Access*  
Encourage the renovation and new construction of schools to support healthy food education and access. Assess feasibility of incorporating space for teaching kitchens, prep kitchens, cafeterias, and educational gardens in renovated and modernized buildings. 1204
- 1204.6 *Policy EDU-1.2.5: Facility Expansion*  
Where additional DCPS school capacity is needed to satisfy enrollment demand and to avoid overcrowding, DCPS may need to consider existing site capacity, site acquisition, and new school development, in addition to school boundary and enrollment adjustments. 1204.6
- 1204.7 *Policy EDU-1.2.6: Transportation Demand Management Programs for DCPS Facilities*  
Improve parking management at DCPS facilities by pairing reduction in surface parking availability with a transportation management plan for school staff. 1204.7
- 1204.8 *Policy EDU-1.2.7: DCPS School Design and Sustainability*  
Continue to use green practices in the modernization, construction, and operation of DCPS schools to maximize sustainability and reduce greenhouse gas emissions. Examples of building features and systems that can help achieve this include architectural design and materials, solar panels, rain gardens, green roofs, and high-efficiency energy, water, and waste management systems. 1204.8
- 1204.9 *Policy EDU-1.2.8: DCPS School Design as a Tool for Teaching Sustainability*  
Promote design features of schools as a tool for interactive learning about sustainability and to provide related stewardship opportunities. Examples of design features include green roofs and rain gardens; energy, water, and waste management

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systems; and on-site greenhouses and urban farming facilities. 1204.9

1204.10 *Policy EDU-1.2.9: Neighborhood Schools of Excellence*

Strongly support the goal of making neighborhood schools and feeder systems an appealing school of choices, where students' academic and personal achievements are nurtured, so that children do not have to travel long distances to schools across the District. Include a focus on strengthening feeder systems in the 6 to 12<sup>th</sup> grades to ensure families in every community have attractive, predictable options from PK through 12<sup>th</sup> grade. 1204.10

1204.11 *Action EDU-1.2.A: Parking Utilization Study at DCPS Facilities*

Conduct studies to understand use of parking facilities at appropriate DCPS sites to determine where reductions may be possible in order to identify potential higher and better uses for them. 1204.11

1204.12 *Action EDU-1.2.B: Shared-Use Agreements*

Continue to support shared-use agreements for public access to recreation facilities and gardens in public schools. 1204.12

## 1205 EDU-1.3 Public Charter School Facilities 1205

1205.1 Public charter schools provide another school choice for families with school-age children. As of SY2016-17, 46 percent of all public school students were enrolled in public charter schools, and DC PCSB approved the conditional opening of three more public charter schools in SY2018-19. 1205.1

1205.2 Public charter schools are publicly funded, their daily operations and curriculum are managed by their school leadership and an independent board of trustees, ~~and some offer specialized programs such as dual language, expeditionary learning, International Baccalaureate, and Montessori.~~ The per-pupil facilities allowance from public funds helps public charter schools acquire and renovate space and is intended to cover their facility expenses (see description in the text box entitled Uniform Per Student Funding). Public charter schools are authorized and monitored by DC PCSB and are held accountable for student performance and compliance with local and federal laws ~~in the same way as DCPS schools are~~ by OSSE, although certain District laws do not apply or apply differently to public charter schools than to DCPS. 1205.2

1205.3 As of SY2017-18, there were 121 public charter schools with 135 campuses located in 104 facilities. Of those public charter school campuses, 63 were located in 40 former DCPS buildings through long-term leases or ownership of a surplus facility. These 63 campuses include 10 co-locations of public charter LEAs. Two additional public charter schools are co-located with existing DCPS schools. The remaining 70 public charter school campuses were located in 62 commercial facilities that they either owned or leased from the District; these 70 campuses include six co-locations. 1205.3

1205.4 Although public charter schools operate in a wide range of facilities, former DCPS school buildings offer attractive solutions due to the ready functionality of their space and to the scarcity of and rising costs for space. To help identify those sites that may be suitable for public charter school use, the DC Council adopted a pre-

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surplus designation of excess in 2014. DC Law 20-114 (DC Official Code §38-2803 (e)) defines a school site to be designated excess after it has been identified as vacant without a plan for reuse or has been significantly underused for two consecutive years without a plan for reuse. To date, thirty-nine former DCPS schools have been turned over for use by public charter schools. There are very few DCPS school buildings that are not being used and these sites are needed to ensure that there are adequate and equitable walkable, matter-of-right schools in some communities; and for swing space, given the need to complete modernizations of the remaining schools in ways that to do jeopardize the health and safety of children and staff occupants. 1205.4

1205.5 If a school building has been determined to be excess by DCPS, and the District does not have plans for its public reuse, DME conducts a process to designate the building as surplus, subject to final approval by the Council of the District of Columbia. For surplus buildings, DME develops a Request for Offers (RFO), which allows public charter schools to submit proposals to lease the space from the District. Public charter schools and charter school incubators, which are nonprofit organizations that provide short-term, transitional, and below-market rent space to public charter schools that may face difficulty in finding and/or financing education facilities, have right of first offer for the use of surplus DCPS school buildings. 1205.5

1205.6 Since DCPS school buildings serve as institutional anchors, the RFO process includes public engagement. 1205.6

~~1205.6~~ 1205.7 Consistent with 110 Stat. 1321, Pub. L. 104-134, as amended (DC Code § 38-1802.09), the following preferences are used to determine the use of former DCPS schools that are deemed surplus:

- First preference to an existing tenant that is a public charter school that occupies all, or substantially all, of the facility;
- Second preference to a high-performing and financially sound public charter school, or to an existing tenant that has occupied all or substantially all of the excess school facility since December 30, 2008 and is a District nonprofit elementary or secondary school or District community-based nonprofit arts education organization whose programming includes youth classes; and
- Third preference to any other eligible entity. 1205.7

1205.7a Uniform Per Student Funding  
The Uniform Per Student Funding Formula (UPSFF) is used to help set annual operating funding for DCPS and public charter schools. This mechanism e-  
requirement that education be funded on a uniform per student basis was enacted into DC law in 1995 (110 Stat. 1321, Pub. L. 104-134; DC Official Code § 38-1804.01). UPSFF allocates funding to DCPS and DC public charter LEAs based on students' grade levels and additional relevant characteristics, such as at-risk status. It applies only to local funding. In addition, public charter schools also receive a per-pupil facility allotment through UPSFF intended for facility funding. DCPS capital expenses are funded from the capital budget. Between FY16 and FY20, UPSFF is

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expected to increase by 15.7 percent, resulting in the foundation-level per-student rate increasing from \$9,492 per public school student in FY16 to \$10,980 per public student in FY20. 1205.7a

1205.8 *Policy EDU-1.3.1: Planning For Public Charter Schools*

Incorporate the needs of public charter schools in public school facility planning, including in MFP efforts, to account for the community's desire for a District-wide system of neighborhood public schools supplemented by school choice that is equitably invested in and provides predictable and fair access to high-quality schools in all of Washington, DC's communities. 1205.8

1205.9 *Policy EDU-1.3.2: Partnerships for Public Charter School Facilities*

Explore partnership opportunities to enhance operation, modernization, and/or construction of new public charter school facilities, and strongly encourage the retention and inclusion of actively used recreational areas and/or open space. 1205.9

1205.10 *Policy EDU-1.3.3: Developer Proffers for Public Charter School Facility Needs*

Explore developer proffers as a way to meet school facility needs through the development process. 1205.10

1205.11 *Policy EDU-1.3.4: Alternative Financing Systems*

Support the construction and renovation needs of public charter schools, as well as private schools and universities, by allowing them access to low-cost financing programs offered by the District. Examples of these programs include the DC Revenue Bond Program, the Green Bank, and Property Assessed Clean Energy Programs. 1205.11

**1206 EDU-1.4 Private PK-12 School Facilities 1206**

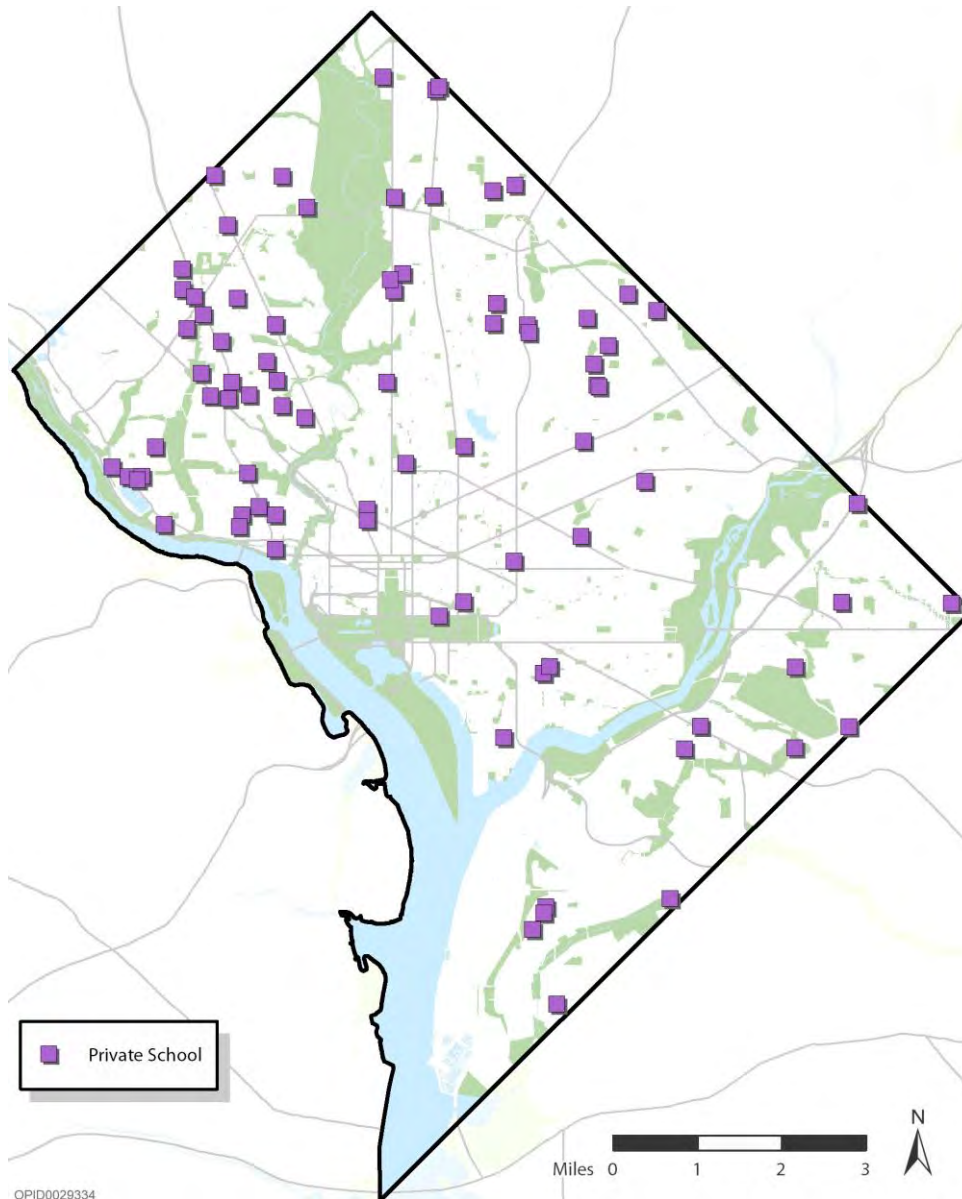
1206.1 Information gathered from the National Center for Educational Statistics, the Association of Independent Schools of Greater Washington (AISGW), the National Center for Education Statistics, and the National Catholic Education Association (NCEA) indicates that, in 2017, there were approximately 94 private schools in the District of Columbia. These private schools rendered services to specific segments of the District's population, from PK to 12<sup>th</sup> grade, as well as to children throughout the metropolitan area. These facilities are shown in Map 12.3. Thirty-one schools are affiliated with AISGW. Several of these, as well as schools unaffiliated with AISGW, are affiliated with churches, including a total of 11 represented by NCEA and several affiliated with other religious organizations. Washington, DC acknowledges the contributions that these schools have provided to the education sector and the importance of including K-12 private schools in overall school planning and discussions. 1206.1

1206.2 *Policy EDU-1.4.1: Private PK-12 Schools*

Recognize private schools as an important part of Washington DC's educational infrastructure. Private school representatives should be encouraged to participate in District-wide educational facility planning initiatives. 1206.2

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1206.3      Map 12.3: Location of Private Schools 1206.3





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- 1206.4 *Policy EDU-1.4.2: Private School Partnerships*  
Encourage engagement and partnership with communities and other institutions in the delivery of school services and engagement with local neighbors in planning and development processes. 1206.4
- 1207 EDU-1.5 School Building Design and Site Planning 1207**
- 1207.1 Attractive, well-designed, and well-sited schools communicate respect for the people who use them and contribute to a positive school climate, and productive learning. By strategically locating windows, access points, and gathering places, for example, school designers can foster student safety and security. High-quality site planning and architecture also provide an opportunity to enhance the learning experience. 1207.1
- 1207.2 School modernization projects should take into consideration issues that extend beyond school boundaries, such as, the safety of children traveling to and from school, public transit accessibility, the availability of open green space, playgrounds, and athletic facilities, as well as parking and traffic. 1207.2
- 1207.3 *Policy EDU-1.5.1: Promoting High-Quality Design*  
The renovation or reconstruction of public, private, and public charter school facilities should use high architectural and landscape design standards that are sensitive to community context, as well as academic and student safety needs. 1207.3
- 1207.4 *Policy EDU-1.5.2: Safety First: Designing For Multiple Uses*  
Encourage design of K-12 public, private, and public charter schools to include appropriate measures that keep students safe, especially where multiple activities are accommodated in a single structure. 1207.4
- 1207.5 *Policy EDU-1.5.3: Eco-Friendly Design*  
Strongly support the use of green building, energy efficiency, and green infrastructure development methods in school construction and rehabilitation of K-12 public, private, and public charter school design. 1207.5
- 1207.6 *Policy EDU-1.5.4: Multimodal Access to Schools*  
Continue to coordinate among District Department of Transportation (DDOT), DCPS, DC PCSB, and K-12 private school stakeholders to improve the safety of students walking or biking to and from school through design and transportation improvements in coordination with the safe routes to school program. In addition, new K-12 public, private, and public charter school buildings should be designed to foster safe and attractive pedestrian access. Encourage transit connections to high schools to provide easy access for students and teachers, thereby minimizing the need for driving to school. 1207.6
- See also the Transportation Element for additional information on modes of transit to schools.*
- 1207.7 *Policy EDU-1.5.5 School Projects and Design Plans*  
Seek to better align proposed school modernization and new school projects with District-wide and place-based design plans so that school design achieves a high

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quality. 1207.7

1207.8 *Policy EDU-1.5.6: Historic Preservation*

Consider historic preservation concerns in the planning of DCPS and public charter schools, as well as private school facilities occupying DC government property. 1207.8

1207.9 *Policy EDU-1.5.7: Site Planning*

Continue to plan for the modernization of entire DCPS school campuses rather than just the school buildings. Where school facilities are adjoined by athletic fields, playgrounds, educational and community gardens, and open space, the improvement of these areas should be included in renovation plans wherever feasible. In addition, school employee parking should not be provided at the expense of recreational space. 1207.9

## 1208 EDU-1.6 Planning for the Long-Term Future 1208

1208.1 An important long-range planning objective is to align DCPS and public charter school enrollment projections with [updated the Comprehensive Plan's](#) demographic forecasts. The Comprehensive Plan can aid DCPS by identifying the specific schools that may be most impacted by increased in-boundary enrollment from new development and therefore most in need of future expansion. ~~As an example, population forecasts used in 2016 for the Comprehensive Plan amendment process were used to develop student population projections to support the 2018 MFP.~~ 1208.1

1208.2 In Washington, DC, the relationship between new housing construction and school planning is complex. Public school enrollment policies allow students to enroll in their in-boundary DCPS school and apply to enroll in an out-of-boundary DCPS school, a public charter school, or any other District-wide or selective DCPS school. Thus, students often travel to schools in other parts of the District, leading to significant out-of-boundary enrollment at many DCPS facilities and to public charter schools far from students' homes. Figure 12.2 shows the share of students who enroll in the different types of schools in SY2016-17 and how many students enroll in their own ward of residence. This complexity makes projecting enrollment at DCPS and public charter schools challenging. [Meanwhile, the relationship is dynamic given that confidence in local matter-of-right schools is a significant driver in the attractiveness of a neighborhood to families suggesting that investment in matter-of-right schools and feeder systems could have an impact on the realization of population projections.](#) 1208.2

1208.2a DCPS Boundary and Student Assignment Policy Review

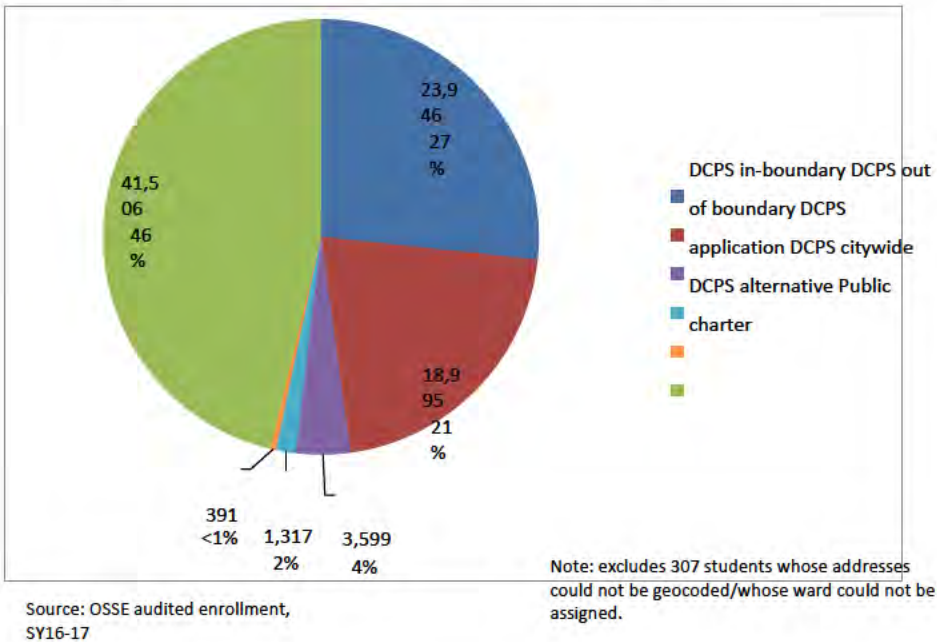
In 2013-2014, DME and DCPS led a comprehensive review process of student assignment policies and DCPS school boundaries. The process culminated in a series of recommendations made by the DC Advisory Committee on Student Assignment that were fully adopted by the mayor and chancellor at that time. Implementation of the recommendations began in 2015. In its Final Recommendations on Student Assignment Policies and DCPS School Boundaries, the committee noted that, "The overwhelming input from parents and District residents was that families want a District-wide system of neighborhood public



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schools that is equitably invested in and provides predictable and fair access to high-quality schools in all of the city's communities." 1208.2a

1208.3 Figure 12.2: Share of All Students by Public School Type (SY2016-17) 1208.3



(Source: DME)

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- 1208.4 The Comprehensive Plan cannot predict who will actually occupy new housing units and whether they will be singles or families with children. Increases in enrollment may also take place in established neighborhoods as the existing housing stock changes hands—even though very little new construction is occurring. In addition, a higher percentage of students may choose to attend public schools rather than private schools in the future. 1208.4
- 1208.5 Aggregate projections indicate the need to coordinate the growth of educational facilities with the growth of housing in some parts of the District, driving recommendations in the [Proposed](#) 2018 MFP to consider incentives for developers to include educational space in future mixed-use developments, consider establishing impact fees on new development projects to contribute to the costs of providing services to new developments, including education, and investigate the inclusion of educational uses into the development plans for large public vacant parcels. 1208.5
- 1208.6 Notwithstanding these challenges, [data developed in the Proposed 2018 MFP, and updated in a process designed to complete that MFP can help will enable the District to align population growth forecasts, estimated school needs, and facilities planning to better right size facilities. Such data includes The 2018 MFP used facility utilization data as well as population trend and forecast information from the District's OP State Data Center to inform enrollment projections. Given the fact that population and enrollment growth has lagged all projections even before COVID, it will be important to update population and enrollment projections after the completion of the 2020 Census.](#) 1208.6
- 1208.7 In addition to the [Proposed](#) 2018 MFP, the District launched EdScape Beta, the educational landscape, in 2019. This online tool provides a comprehensive set of interactive visualizations and downloadable datasets on topics essential to inform and coordinate the opening and siting of programs and schools in Washington, DC. This information, [as updated on an ongoing basis, can will](#) support data transparency and help build a coherent public education system as well. EdScape Beta is intended to help inform whether and where new schools, programs, or facility capacity may be needed, and to provide the public with the same information available to policy-makers for transparency purposes. Together, [the this data can 2018 MFP and EdScape Beta will](#) help assess overcrowding and identify strategies to address it. 1208.7
- 1208.8 [In 2016 As of 2017, the District's OP State Data Center forecasteds a sizable increase in children, particularly infants, toddlers, and elementary-age children, over the next 10 years. Population has continued to grow since 2017 though not at the rates projected. It is likely that in the wake of COVID and the slower growth that preceded it, new population estimates will need to be generated. That said, while growth may prove slower than previously predicted, there remains a strong consensus that the District's population including its population of school age children will continue to grow in the next decade. These forecasts assume age-cohort movement and population net migration. Recent forecasts indicate a net population increase of 114,954 people over the 10 years spanning 2015-2025, with an average growth of 11,500 people each year. The District's total population will](#)

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~~continue to increase but at a slower rate: from an annual change of 1.9 percent in 2015, to 1.6 percent in 2020, to 1.5 percent in 2025.~~ 1208-8

~~1208.9 For the District's youth population aged 0-17 years, the forecast points to an additional 21,090 (23 percent) youth from 2017-2025. With a total forecasted youth population of 144,250 in 2025, this number will comprise 18.3 percent of the total District population, up from 18 percent in 2017. The 0-17 age group is expected to increase but will do so at a declining annual rate of 2.1 percent by 2020, to 2.0 percent by 2025. The 2018 MFP provided estimated DCPS school level enrollment projections, estimations of sector enrollment (DCPS and public charter schools), and a gap analysis of facility needs at various scales such as District-wide and ward level. 1208.9~~

1208.9 Over the last 10 years, the District has made ~~progress~~ great strides toward ~~inclusively~~ rebuilding its educational infrastructure and attracting families back to Washington, DC and to public education, ~~particularly in the early grades~~ reversing the decline in enrollment the District experienced previously. With ~~ongoing~~ the forecasted growth in population, the District should approach the disposition of surplus DCPS school facilities for non-educational use ~~or for disposition to public charter schools~~ with great caution. Given the high cost and limited supply of land, the District should retain as many of its assets as possible, employing interim use strategies for the short or mid-term to achieve this goal if necessary. As spatial mismatches between growth and capacity occur, boundary adjustments, grade realignments, ~~and~~ facility expansion, ~~and site acquisition~~ should be considered to avoid overcrowding ~~and depreciation in the building and grounds standards for high quality education.~~ 1208.9

1208.10 In previous decades, DCPS consolidated school facilities and eliminated more than three million square feet of space, sometimes releasing the buildings into the private market. Recent modifications to District regulations make it clear that Washington, DC will retain DCPS's surplus buildings to provide ~~educational opportunities~~ opportunities for both DCPS and public charter schools. ~~If DCPS does not retain the building and~~ ~~in addition, if~~ the requirement that charter schools receive the right of first offer is satisfied, and no charter school proposal is selected for adaptive re-use, non-charter school entities may be able to submit proposals for ~~adaptive re-use. The re-use process for non-charter schools is often handled by the Office of the Deputy Mayor for Planning and Economic Development (DMPED). One enduring factor in the disposition of school land is that some of the school grounds were formerly owned and maintained by the federal government. When jurisdiction was transferred from the federal government to the District in 1973, the transfers were typically made for recreational purposes only. Such use constraints should be considered as school properties are repurposed and were considered in the 2018 MFP, which provided additional direction on the use of excess space.~~ 1208-10

1208.11 *Policy EDU-1.6.1: Retention of DCPS Public Schools Facilities*  
Retain DCPS public school buildings and lands in public ownership to the maximum extent feasible, which includes expiry of leases of former DCPS schools ~~currently leased by public charter schools through the RFO process. This will put~~ the District in a better position to respond to future demographic shifts, address long-term needs for public education, and maintain the need for swing space, which temporarily accommodates students during construction or renovation projects.

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1208.11

1208.11a

#### Schools as Community Anchors

In addition to supporting the academic needs of local students, schools can reflect the social, educational, recreational, and personal needs of the broader community. Historically, the District's [matter-of-right DCPS](#) schools have been anchors for the community at large, serving as neighborhood gathering places. 1208.11a

1208.12

#### *Policy EDU-1.6.2: Long-Term Leases*

Strongly encourage long-term leases instead of sales so that underused school sites and buildings can be retained in public ownership. This approach is necessary due to the limited availability of District-owned land for public facility uses, and the need to retain such land to deliver quality public services and anticipate long-term changes in enrollment. 1208.12

1208.13

#### *Policy EDU-1.6.3: Preserving Sites Near Transit*

Preserve school sites located near Metrorail and other locations well served by transit for educational use. 1208.13

~~1208.15~~

~~*Policy EDU-1.6.4: Public Charter School Reuse of DCPS School Surplus Space*  
Support public charter schools in gaining access to surplus or underenrolled DCPS school buildings. 1208.15~~

1208.14

#### *Policy EDU-1.6.5: Reuse of DCPS School Surplus Space*

Continue to apply the following preferences in accordance with the Landrieu Act (118 Stat. 1349, Pub. L. 108-335) to determine the future use of DCPS schools that are deemed surplus:

- First preference to an existing public charter school tenant;
- Second preference to (1) a high-performing and financially sound public charter school, or (2) an existing tenant that has occupied the excess school facility since December 30, 2008 and is a District nonprofit elementary or secondary school or District community-based nonprofit arts education organization whose programming includes youth classes; and
- Third preference to any other eligible entity 1208.16

1208.15

#### *Policy EDU-1.6.6: Adaptive Reuse*

When a DCPS facility is no longer viable to house an institution with an educational mission, the District should promote adaptive reuse. The facility can be used to ~~respond to local needs through adaptive reuse and/or dynamic reprogramming. Such new uses can include cultural incubators, job training programs, and affordable housing. A conversion to new non-school uses should be sensitive to neighborhood context and mitigation of impacts on parking, traffic, noise, open space and green space, and other quality of life factors. Provide for public review of potential new uses, and address any issues related to prior jurisdiction over the site by the federal government are addressed.~~ 1208.15

*See also the Land Use Element for additional policies on the reuse of public school land.*

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#### 1209 EDU-2.1 Schools as Community Anchors 1209

- 1209.1 [DCPS matter-of-right S](#)schools are a powerful expression of a community's values and aspirations. In addition to supporting the academic needs of local students, they can reflect the social, educational, recreational, and personal needs of the broader community. Historically, the District's schools have been anchors for the community at large, serving as neighborhood gathering places. [Moreover, successful feeder systems from PK through 12<sup>th</sup> grade provide significant social capital to neighborhoods, a benefit every community in the District deserves.](#) 1209.1
- 1209.2 The District has a history of collaborative arrangements with its school facilities. For years, Washington, DC's schools have hosted recreational programs, public services, and even family services, such as health care. DCPS foresees many opportunities to establish mutually beneficial partnerships with District agencies and the nonprofit sector in the future to help sustain schools as community anchors. This principle is strongly supported by the 2013 DCPS MFP and is regarded as key to improving the emotional and physical health of neighborhoods. [DCPS matter-of-right S](#)schools can be leveraged as anchors and cultural assets for District neighborhoods—community hubs that can serve local needs beyond their core educational mission and use. 1209.2
- 1209.3 DCPS accommodates wrap-around services at schools in low-income neighborhoods with the objective of enhancing their educational and community impact. Wrap-around services include family counseling and parenting programs, career education, behavioral health therapy, and after-school enrichment programs. Implementation of these services at key campuses holds great promise for the District's children and families. 1209.3
- 1209.4 *Policy EDU-2.1.1: Collaborative Arrangements with Community Service Providers*  
Continue to create partnerships among DCPS, public charter schools, District government, nonprofits, and other institutions to promote schools as the central focus of community activities. 1209.4
- 1209.5 *Policy EDU-2.1.2: Wrap-Around Services*  
Where space is available, continue to accommodate wrap-around health and human services programs within schools to address the non-academic needs of students and families. Include affordable child care services wherever feasible. 1209.5
- 1209.6 *Policy EDU-2.1.3: Community Use*  
Keep school space accessible and available for neighborhood meetings, community gatherings, and other events that promote resident engagement and public service, while maintaining the school's primary mission of educating the District's children. 1209.6
- 1209.7 *Policy EDU-2.1.4: Out-of-School Time Opportunities*  
Encourage and promote programs across District agencies, including DCPS and the Department of Parks and Recreation, that can provide out-of-school opportunities for District children. 1209.7
- 1209.8 *Policy EDU-2.1.5: Shared-Use of Public Parks and Recreation Space for Public Schools*

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Continue to provide access to public recreational and athletic space for DCPS and public charter schools that lack such spaces. 1209.8

1209.9 *Policy EDU-2.1.6: District Schools and Resilience*

As part of the educational facilities planning process, explore the potential role that schools can serve for sheltering, gathering, and service provision during disasters and emergencies. 1209.9

1209.10 *Action EDU-2.1.A: Shared Maintenance Facilities*

Identify opportunities to share DCPS and District government operations, transportation, and maintenance facilities to reduce land and facility costs for both entities. 1209.10

*See also the Economic Development Element and the Parks, Recreation, and Open Space Element for policies on joint-use agreements for public access to school recreation areas.*

**1210 EDU-2.2 Schools in Community Planning 1210**

1210.1

[DCPS matter-of-right](#) School facility planning should be integrated with broader community planning efforts such as Small Area Plans and revitalization plans. The inclusion of schools in these plans can help promote parental involvement, improve school safety, and create connections between the school and the larger community around it. Coordinated planning also provides a means for residents to address land use, design, transportation, and physical planning issues associated with schools, and to voice opinions on the types of supplemental educational (such as libraries and arts and cultural spaces) and non-educational services that might be provided on school campuses. 1210.1

1210.2 *Policy EDU-2.2.1: Intergovernmental Coordination*

Coordinate DCPS facility planning efforts with District agencies so that school modernization produces better education facilities for District children while also improving the neighborhood. 1210.2

1210.3 *Policy EDU-2.2.2: Educational Facilities in Local Plans*

Involve DCPS and DC PCSB in District government land use and transportation planning activities. Local principals, faculty, students, parents, and other local stakeholder groups should be invited and encouraged to participate in decisions that impact school facilities and their surroundings. 1210.3

1210.4 *Policy EDU-2.2.3: Community Participation*

Promote an open, public process when making school facility decisions, including decisions on school renovations, additions, and replacements; new schools; school closings and consolidation; the disposition of surplus schools and/or property; site selection; and school design. The [School Improvement Team \(SIT\)](#) for major capital projects includes parents, neighbors and members of the larger community. This team provides feedback throughout design and construction and helps disseminate information about the school improvement to peers and constituencies. 1210.4

**1211 EDU-3 Colleges and Universities 1211**

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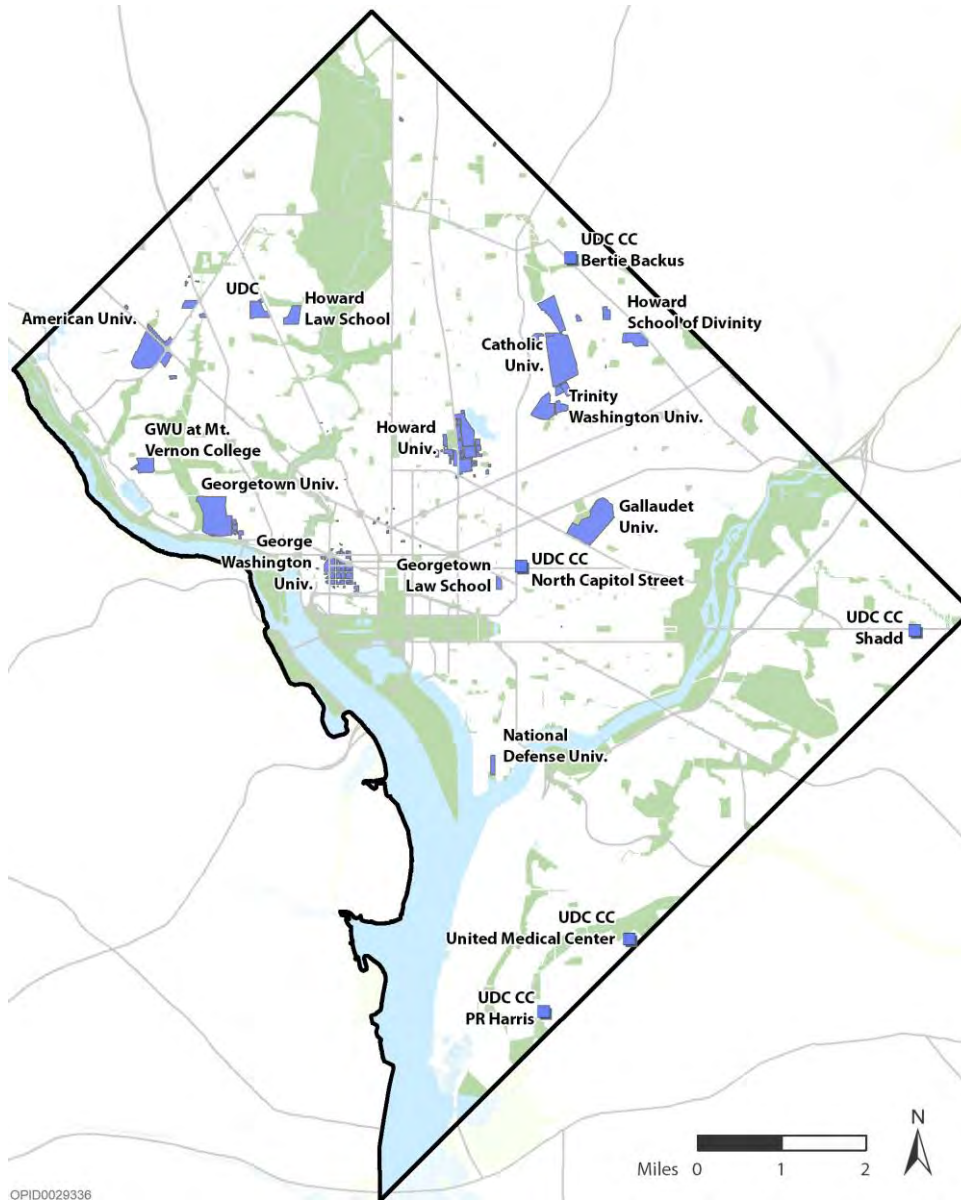
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- 1211.1 Washington, DC has an extraordinary concentration of academic resources, including some of the country's finest colleges and universities. Beyond their core role as educators and knowledge hubs, universities are jobs and cultural centers that can significantly contribute toward advancing equity goals through multi-sector partnerships and other efforts that can be focused locally. While it is essential to acknowledge these dynamic attributes, universities should also be good neighbors and develop compatibly with surrounding communities by updating and adhering to campus plans. 1211.1
- 1211.2 University campuses located within the District include American University, the Catholic University of America, Gallaudet University, Georgetown University, The George Washington University, Howard University, Trinity University, the University of the District of Columbia (UDC), and the National Defense University. For the fall semester of 2017, the federal Department of Education Database (IPEDS) indicated that these institutions enrolled approximately 84,040 students. Map 12.4 shows their locations. These universities have a deep historic imprint on the District, serve as some of the largest employers in Washington, DC, and contribute significantly to local diversity. As examples, Howard University and UDC are Historically Black Colleges and Universities (HBCUs) and Gallaudet University is chartered for the education of deaf and hard of hearing students. 1211.2
- 1211.3 In addition to the schools listed above, many non-local universities maintain Washington, DC campuses, largely due to the concentration of government- serving professional employment, such as foreign relations and diplomacy, public policy, technology, and law. Thousands of students from across the country attend Washington semester programs at these and local institutions, for study and internships, Washington, DC offers additional access to learning opportunities through a wide range of cultural and research institutions. 1211.3
- 1211.4 UDC is Washington, DC's only post-secondary public educational institution, enrolling more DC public high school graduates than any other local university. The historically Black university is also the only urban land-grant institution in the nation. In 2009, the university established the Community College of the District of Columbia (CCDC) as a component institution. With multiple points of access to educational opportunity, UDC now offers certificate, associate, baccalaureate, and graduate level degrees that are tailored to meet the unique needs of the District. Available programs range from associate degrees in Nursing and Mortuary Science, master's degrees in Cancer Biology Prevention and Clinical Psychology, to law degrees, as well as workforce training and professional certifications, among other offerings. Over 50 different programs of study are offered and are aligned with immediate and long-term District needs, including workforce training. 1211.4



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1211.5 Map 12.4: Locations of Colleges and Universities 1211.5



(Source: OP, 2018)

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1211.6 UDC and CCDC serve a diverse population that includes students from over **80** different nations. CCDC has an open admissions policy that is particularly beneficial for non- traditional students. Together, these institutions provide an important opportunity for young adults and adult learners to gain a quality education at an affordable price. 1211.6

#### **1212 EDU-3.1 UDC 1212**

1212.1 Continued political and financial support for UDC is essential if it is to fulfill its mission as a viable educational option and path to career advancement for District residents. Creation of UDC campus locations across the District has been a priority of UDC to better serve residents' needs. As shown on Map 12.4, UDC continues to expand offerings, with campuses at 801 North Capitol Street, NE; Bertie Backus at 5171 South Dakota Avenue, NE; PR Harris at 4600 Livingston Road, SE; Shadd at 5601 E. Capitol Street, SE; and United Medical Center, at 1310 Southern Avenue, SE 1212.1

1212.2 *Policy EDU-3.1.1: Sustaining and Advancing UDC*  
Sustain, promote, and advance UDC as Washington, DC's only public institution of higher learning and continuing education for District residents. 1212.2

1212.3 *Policy EDU-3.1.2: Strengthen Training and Career Programs*  
Strengthen CCDC as an important pathway to economic opportunity. Continue to educate students through more seamless paths to baccalaureate programs at UDC, and to build practical career skills that prepare students for current and future employment. 1212.3

1212.4 *Policy EDU-3.1.3: Economic Clusters and Universities*  
Encourage economic cluster development in areas surrounding university campuses, with a focus on entrepreneurship, mentorship, and business development. 1212.4

1212.5 *Action EDU-3.1.A: UDC Campus Locations*  
Maintain a distribution of campus locations that serves residents of all eight wards, helping advance goals of UDC's Equity Imperative – 2022 Strategic Plan. 1212.5

1212.6 *Action EDU-3.1.B: Housing Archival Documents at UDC*  
Explore synergistic opportunities for UDC to house archival documents of Washington, DC. 1212.6

#### **1213 EDU-3.2 Educational Partnerships 1213**

1213.1 The array of learning institutions is vitally important to Washington, DC and its residents, particularly its youth. Institutions of higher learning are involved in a myriad of community and educational partnerships to improve access to education, economic opportunities for residents, and investment in the community at-large. Partnerships between institutions of higher learning and DCPS and its students, have and should, continue to provide educational opportunities and advantages for the District's children. 1213.1

1213.2 *Policy EDU-3.2.1: University Partnerships*  
Encourage partnerships among the District's colleges and universities, anchor

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institutions, and K-12 schools to create additional pathways to learning for students, young adults, and lifelong learners. Support schools of continuing studies to remain open. 1213.2

1213.3 *Policy EDU-3.2.2: Corporate Citizenship*

Support continued corporate citizenship among Washington, DC's large institutions, including its colleges, universities, hospitals, private schools, and non-profits. This should include a continued commitment to high-quality architecture and design on local campuses, expanded use of green building methods and low impact development, and the adaptive reuse and preservation of historic buildings. 1213.3

1213.4 *Policy EDU-3.2.3: Workforce Development*

Strengthen connections among educational programs, skills training, and workforce development initiatives to support development of career pathways and prosperity for all. 1213.4

1213.5 *Policy EDU-3.2.4: Universities as Community Partners*

Encourage universities to expand service-oriented partnerships that connect students with local communities and that can strengthen town-gown relationships. 1213.5

1213.6 *Policy EDU-3.2.5: University Research Partnerships*

Encourage universities to conduct research in a manner that partners students and faculty with members of the local community to help inform thinking on community-driven topics. 1213.6

1213.7 *Policy EDU-3.2.6: University Offerings for Older Adults*

Encourage universities to expand low-cost access to courses and other university offerings to older adults who reside in Washington, DC beyond zip codes that directly surround the university. 1213.7

*See also the Economic Development Element for additional policies on education and workforce development.*

## 1214 EDU-3.3 Colleges, Universities, and Neighborhoods 1214

1214.1 The growth of colleges and universities, while supported by the District, has generated concerns in some Washington, DC's neighborhoods. Most of the universities have limited land area for expansion and are located immediately adjacent to residential neighborhoods. While neighborhood concerns relate to impacts such as traffic and parking, and to broader issues about the changing character of communities where universities are located or expanding, universities contribute unique offerings to their host neighborhoods, such as access to educational, cultural, and recreational opportunities. These opportunities include access to campus green spaces, culturally-enriching offerings (including concerts and lectures), and a variety of programs for continuing education and very low-cost programming for seniors. 1214.1

1214.2 Zoning regulations require the preparation of campus plans that show the location, height, and bulk of present and future improvements for all colleges located in residential zone districts. In addition to serving as physical site plans, the campus plans set floor area ratio (FAR) limits for the campus as a whole, and, in some cases,

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establish enrollment and employment caps. Campus plans are subject to approval by the Zoning Commission. 1214.2

- 1214.3 The campus plan requirement provides a formal process for community input on a range of growth-related issues. They are an important tool to proactively address issues that may be of concern to the neighborhood and limit campus expansion into residential areas. However, most of Washington, DC's colleges and universities are engaged in ongoing discussions with the communities around them. Frequently raised issues include the need for student housing, the loss of historic buildings, the compatibility of proposed campus structures with nearby residential areas, and the loss of taxable land associated with university growth. Campus plans have responded to these concerns in a number of ways, such as increasing building intensity on-site to avoid the need for land acquisition, development of new dormitories, and implementation of numerous programs to manage parking, traffic, noise, and other environmental impacts. 1214.3
- 1214.4 The post-secondary student population is significant, and local colleges and universities are powerful drivers of employment and innovation, as well as significant contributors to making Washington, DC one of the nation's leading technology hubs. As a tech hub, the District is uniquely positioned to generate innovations that can help spawn new companies, create new jobs, and increase its economic competitiveness within and beyond the greater capital region. The District should continue to explore ways to help universities and their students meet their needs while encouraging compatibility of campus development with surrounding communities. Graduate students in particular play a vital role in university research and in helping universities to secure federal grants. 1214.4
- 1214.5 Looking forward, the development of satellite campuses is strongly encouraged to relieve growth pressure around existing campuses. In addition to accommodating university growth, satellite campuses can provide new job and educational opportunities for District residents and help revitalize local shopping areas. Continued efforts to improve the campus planning process and promote an open dialogue between colleges and the neighborhoods around them should be strongly supported. 1214.5
- 1214.5a Text box: Satellite Campuses  
The development of satellite campuses is strongly encouraged to relieve growth pressure around existing campuses. In addition to accommodating university growth, satellite campuses can provide access to new job and educational opportunities for District residents and help revitalize local shopping areas. 1214.5a
- 1214.6 *Policy EDU-3.3.1: Satellite Campuses*  
Promote the development of satellite campuses to accommodate university growth, relieve growth pressure on neighborhoods adjacent to existing campuses, spur economic development and revitalization in underinvested neighborhoods, and create additional lifelong learning opportunities for District residents. 1214.6
- 1214.7 *Policy EDU-3.3.2: Balancing University Growth and Neighborhood Needs*  
Encourage the growth and development of local colleges and universities in a manner that recognizes the role these institutions play in contributing to the

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District's character, culture, and economy, and that is also consistent with and supports community improvement and neighborhood conservation objectives. Discourage university actions that would adversely affect the character or quality of life in surrounding residential areas. 1214.7

1214.8 *Policy EDU-3.3.3: Universities as Large Landowners and Campus Plan Requirements*

Continue to require campus plans for colleges and universities located in residential and mixed-use zone districts. These plans should be prepared by the institutions themselves, subject to District review and approval, and should consider issues raised by the surrounding communities. Each campus plan should include provisions that respect neighbors and neighboring property and address noise, traffic, number of students, or other similar conditions. 1214.8

1214.9 *Policy EDU-3.3.4: Student Housing*

Encourage the provision of on-campus student housing in order to reduce college and university impacts on the housing stock, especially the affordable housing stock, in adjacent neighborhoods. Consider measures to address the demand for student housing generated by non-District institutions with local branches. 1214.9

1214.10 *Policy EDU-3.3.5: Transportation Impacts of Colleges and Universities*

Support ongoing efforts by colleges and universities to mitigate their traffic and parking impacts by promoting ridesharing, carpooling, shuttle service, bicycling, scooters, skateboarding, and other transportation demand management measures. The provision of adequate on-site parking for institutional uses also should be encouraged. 1214.10

1214.11 *Policy EDU-3.3.6: Faculty Housing*

Support faculty and staff housing within campus plans. Encourage the housing to be created through partnerships and dedicated university programs. Provide program opportunities to persons from a wide range of incomes. 1214.11

1214.12 *Policy EDU-3.3.7: Inter-University Partnerships*

Support partnerships and development of facilities that can enable sector-based innovations, such as inclusive incubators, which are technology incubators that offer enhanced opportunities for historically underserved residents. 1214.12

1214.13 *Policy EDU-3.3.8: Innovative Approaches for Augmented Educational Opportunities*

Support the growth of the District's learning landscape, including, but not limited to, that of universities, museums, and public facilities that offer innovative approaches for providing learning opportunities to augment in-classroom education. 1214.13

1214.14 *Policy EDU-3.3.9: Educational Facilities and Large Site Development*

Explore the role educational institutions can play in activating targeted large sites in a manner that can catalyze growth, fulfill place-based physical and economic development goals, and expand educational access to District residents. 1214.14

1214.15 *Policy EDU-3.3.10: University-Community Task Force*

Encourage universities and communities to establish a Task Force comprised of college and university representatives, neighborhood representatives, local

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businesses, and other non-university community stakeholders to address a range of physical planning issues relating to the college or university's growth and operation. Among other topics, the Task Force should address community concerns regarding the enforcement of campus plans and monitoring procedures, university concerns regarding enrollment and employment caps, modifications or further processing related to the approved campus plan, and potentially, proposals for amendments to the zoning regulations as they relate to campus plans and higher education facilities. 1214.15

1214.16 *Policy EDU-3.3.11: Access to Recreational, Educational, and Cultural Opportunities*

Support continued access by local neighborhoods to university offerings, such as concerts and lectures, campus green space, continuing education, and low-cost programming for older adults. 1214.16

### 1215 **EDU-4 Child Development Facilities 1215**

1215.1 OSSE, under the DME provides support for and collaborates with other public and private child- and family-serving advocacy organizations to provide services and care for District children up to five years of age. OSSE also provides access to before- and after-school services for eligible children up to age 13, or 19 years of age if the child has a disability. It also manages a subsidized child care program for eligible children and families. Waiting lists for child care reflect a growing demand for services that support parent employment and job productivity, and provide healthy, safe, and positive learning environments for children. Child care needs are also significant for parents who are employed in the District but live elsewhere. 1215.1

### 1216 **EDU-4.1 Child Development Facilities 1216**

1216.a Child Care as Child Development

Recognizing that learning begins from the earliest age, OSSE now uses child development as an umbrella term that includes child care. Therefore, references to child development facilities in this section are used to refer to facilities that deliver child care and other uses relating to child development. 1216.a

1216.1 According to 2017 population estimates, 45,065 children under the age of five reside in Washington, DC. OSSE reports that, in 2017, the District had 378 licensed child development facilities (258 centers and 120 homes), all of them run by private operators that were for-profit, nonprofit, or faith-based. The licensed capacity in these child development facilities for children birth to age five is 19,067; the licensed capacity for infants and toddlers (36 months and younger) is only 7,962, with approximately 28,203 infants and toddlers living in Washington, DC. However, this capacity only meets about 28 percent of residents' needs, and does not include the needs of families outside of DC who work in the District and seek or use District child care programs. 1216.1

1216.2 Washington, DC outranks all other states in access to PK programs, with an estimated 70 percent of three-year-olds and 84 percent of four-year-olds enrolled. Of the estimated 16,753 three- and four-year-old children in the District, 12,910

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were enrolled in public PK programs in FY16. PK services are provided at 156 sites, and of these sites, 77 are DCPS, 59 are public charter schools, and 20 are child development facilities. The majority of students are served in DCPS or public charter schools. These facilities and programs collectively are likely to contribute to increased employment of women in Washington, DC. 1216.2

- 1216.3 As a result of funding for the PK Enhancement and Expansion Act of 2008, as well as other quality of life improvements, more families are choosing to raise their families in the District, resulting in an increased demand for child development facilities that serve children six weeks to three years of age. 1216.3
- 1216.4 The District is also focused on expanding the use of District-owned facilities by private child development facility operators who are expanding the availability of infant and toddler care to District residents. Additionally, as of 2017, OSSE is partnering with a private philanthropic partner to increase the supply of high-quality seats in Wards 7 and 8 by 750 over the next five years. 1216.4
- 1216.5 *Policy EDU-4.1.1: Adequate Child Development Facilities* Allow new and expanded child development facilities and uses in all residential, commercial, and mixed-use areas and in community and District- owned facilities in an effort to provide adequate affordable child development facilities throughout the District. Locations should be accessible to public transit. 1216.5
- 1216.6 *Policy EDU-4.1.2 Incentives Expanding Access to Child Development Facilities* Provide incentives for new and rehabilitated residential and commercial developments to set aside on-site space for child development facilities. 1216.6
- 1216.7 *Policy EDU-4.1.3: Expanding Allowable Spaces for Child Development Facilities* Allow new and expanded child development facilities and uses in all residential, commercial, and mixed-use areas and in community and District- owned facilities to provide access to affordable, quality child development facilities throughout the District. Locations should be accessible to public transit, when possible. 1216.6
- 1216.8 *Policy EDU-4.1.4: Child Development Facilities* Recognize the importance of early childhood education and related programs to the well-being of children and youth, and support the development of appropriate facilities for these programs. 1216.8
- 1216.9 *Policy EDU-4.1.5: Co-location of Work and Child Development Centers* Encourage major institutional employers to provide on-site child development facilities for children of employees and encourage the opportunity to expand education, training, and research for human development professionals. 1216.9
- 1216.10 *Policy EDU-4.1.6: Continuing Education and Certification for Child Development Center Professionals* Support existing and new programs that help continuing education and certification of child development center professionals. 1216.10
- 1216.11 *Policy EDU-4.1.7: Partnerships* Explore collaborations with educational and business partners that can help to increase the availability of quality early childhood education, child development,



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after-school, and pre-school programs for all residents, especially low-and middle-income households, and families of children with disabilities. 1216.11

Proposed Revisions to the Office of Planning offered by the signed members of the Coalition of DC Public Schools and Communities on the Comprehensive Plan Education Facilities Element

The Comprehensive Plan Education Facilities Element proposed by the Office of Planning (“OP”) currently under consideration by the Council includes a number of excellent components and rhetoric. However, in some important respects the document includes proposed policies and rhetoric that undermine some of the important principles it espouses and in others key priorities should be even more forcefully advanced. With a modest number of revisions the document can be greatly improved. The themes captured in the proposed changes to the OP draft are shown below and an annotation of the specific changes follows.

- ***Unequivocally establish that the key priority in the next decade is to ensure an excellent matter-of-right path from PK through high school in every community.*** Achieving that goal lay at the heart of ensuring equity and fairness and supporting the long-term growth of the city.
- ***Call for rational correlation of changes in school capacity and location of school capacity to accommodate realistic expectations of need*** recognizing that significant overcapacity drives up costs and dilutes the dollars available to directly serve students sending them to administrators building owners and operators. ***Recognize that achieving a rational approach will require coordinated planning between the sectors and caps on additional capacity in areas with significant excess capacity.***
- ***Reject the idea of co-location of charter schools inside DCPS buildings as the path to rationalize capacity and need.*** Such an approach would make a mockery of the core goal of delivering an excellent matter-of-right system from PK through 12 in every community. As has been seen in other jurisdictions, co-location invites operational challenges with dual administrations in one building and maximizes administrative cost as opposed to investing in direct service to students.
- ***Emphasize the importance or retaining publicly owned facilities and green space to ensure we can fully serve our families for generations.*** There has been relentless pressure for the city to cede building and green space to private entities. It is critical that it maintain adequate infrastructure to fully serve families and communities.

In short, in enacting a Comprehensive Plan Education Facilities Element, the Council should set the District on a path to address the consistent calls from District residents for great matter-of-right schools in their communities, sparing them reliance on a lottery and the need to shuttle their children around the city while also creating a fiscally responsible approach that will maximize investment used to directly serve students.

Signed:

Ward 2 Education Council, Ward 3 Wilson Feeder Education Network, Ward 4 Education Alliance, Ward 6 Public Schools Parent Organization, Ward 7 Education Council, Ward 8 Education Council, 21<sup>st</sup> Century School Fund, DC Fiscal Policy Institute, EmpowerEd, Senior High Alliance of Parents, Principals and Educators, Teaching for Change, Washington Lawyers Committee for Civil Rights, Washington Teachers’ Union, Education Town Hall, [Educatindc.net](http://Educatindc.net)

## Description of Proposed Changes

- 1200.2 Noting that there are specialized programs in both DCPS and the charter sector. There had been a reference to specialized programs in the charter sector in 1205.2, but the reference should apply to both sectors and fits naturally here.
- 1200.3 Referencing matter-of-right and feeder systems. This echoes language from paragraph 1200.2 above and is consistent with the spirit of that paragraph and, for example, of paragraph 1202.1 (making clear that “DCPS is responsible for educating Washington, DC’s children and provides a school of right for every compulsory school-age child”) and paragraph 1208.2a. (noting that in the 2014 Student Assignment Process “{t}he overwhelming input from parents and District residents was that families want a District-wide system of neighborhood public schools that is equitably invested in and provides predictable and fair access to high-quality schools in all of the city’s communities.”)
- 1200.4 Underscoring the importance of retaining public facilities and green space. This idea is included elsewhere in the document but it is an important enough idea that it should be referenced in the introduction.
- 1200.5 Adding a reference to the forward looking work that needs to be done to complete the modernization of our schools and confront the fact that the schools that have yet to be fully modernized are dominantly east of the river.
- 1200.8 Injecting a note of humility regarding the impact of the Element. (Not a critical set of changes).
- 1201.1 Adding a reference to the importance of matter-of-right schools and feeder systems after the reference to the goal of strengthening local communities consistent with the change in paragraph 1200.3 above. Indeed, this change merely serves as a clarification since it is the matter-of-right schools and the feeder systems which are the most closely tied to communities and the goal in the paragraph of building and strengthen communities as opposed to citywide lotteries or application processes.
- 1202.1 Removing the reference to DCPS as a “traditional” LEA. The qualifier is not necessary.
- 1202.4 Clarifying, consistent with 1202.3, that much of the enrollment growth has been in the early grades and also making clear that retaining students in the 6 to 12<sup>th</sup> grades remains an important challenge if we hope to retain families in the city. It is the case that there has been significant growth in grades 6 to 12

in some parts of the city but not all. The growth in some parts of the city illustrates that we can achieve growth in these grades and should strive to.

- 1202.5 Pivoting from the OP draft suggestion of a need for significant new capacity. This is a substantive change. The data since 2016 does not support a need for significant new school capacity now or any time soon. In the meantime, significant excess capacity drives up operating costs and makes it more difficult to focus dollars on students. The fact that population trends have fallen short of predictions does not necessarily have the same implications in the housing space where there has been a shortage. But in the school space where there is significant excess capacity, slower population and enrollment growth is cautionary and must be accounted for. Indeed, if as is emphasized elsewhere, the city seeks to ensure the success of its existing schools including its matter-of-right schools and feeder systems, the sensible approach is to invest in the schools we have rather than exacerbate a capacity glut.
- 1202.6 Continuing the substantive shift described above for paragraph 1202.5
- 1202.8 Tempering the OP draft treatment of the 2018 Master Facilities Plan as if it had been embraced by the city. The Council declined to endorse it. It should be treated as ideas put on the table by the DME as opposed to as a consensus document and the self-congratulation surrounding it should be toned down. This is another place where the redline suggests a substantive pivot.
- 1202.9 Continuing the substantive shift described above for paragraph 1202.8.
- 1202.10 Moving language from later in the Office of Planning draft (after current paragraph 1202.15) to where it will fit more naturally.
- 1202.11 Adding a new paragraph as part of the substantive shift described above for paragraph 1202.8 and very importantly removing the endorsement of policy prescriptions in the 2018 MFP particularly the encouragement of co-location of charter schools in DCPS buildings. That is a very controversial idea that runs directly contrary to the goal of strengthening matter-of-right schools and feeder systems. Co-location instead would cap them. In each debate on this subject to date, city leaders have claimed that steps in this area neither encourage nor discourage such co-locations. The passage here would encourage them based on the un-embraced recommendations in the 2018 MFP. It is very important that such language be removed.
- 1202.12 Adding a new paragraph as part of the substantive shift described above for paragraph 1202.8
- 1202.13 Making clear that it is DCPS facilities and grounds that serve as community assets. That idea is already included in the paragraph with the reference to

DCPS engagement, but the proposed change clarifies and makes the paragraph consistent.

- 1202.15 Reflecting the movement of text with much of the text deleted after current paragraph 1202.15 appears in paragraph 1202.10 above.
- 1203.2 Strengthening the call for a real MFP by changing “supporting” the DME in generating a long-range MFP to requiring it. The Proposed 2018 MFP fell short of what was required. The Council should require a real MFP soon.
- 1203.3 Strengthen the requirement for assessments before new or expanded public charter or DCPS schools are opened.
- 1203.4 Eliminating the affirmative encouragement of co-location of charter schools in DCPS buildings. Such a policy would directly contradict the over-arching goal of ensuring successful matter-of-right schools and feeder systems in every community. It may be that certain co-locations could be appropriate, but the blanket encouragement of co-location generally would be a significant mistake and destructive.
- 1203.5 Cutting the reference to using PDR lands to address facility needs from population growth. The main message of this paragraph is not to use these spaces for schools. The draft should not step on that message. The city currently has ample capacity and as underscored elsewhere in the comments and edits the emphasis in the short and medium term should be on investing in and better utilizing those assets.
- 1203.8 Continuing the removal of the affirmative encouragement of the co-location of charter schools at DCPS schools. See comments on 1202.10 and 1203.4 above.
- 1203.9 Strengthening calls to complete the 2018 MFP process and echoing themes such as preserving public buildings and green space and strengthening matter-of-right schools and feeder system promoted elsewhere in the markup.
- 1204.1 Addressing the fact that a couple of years have passed since the draft was generated and there have been some changes in the investment since then and some changes to the number of schools yet to be fully modernized or scheduled for such modernization. The edits also confront the reality that many of the yet to be fully modernized schools are east of the river.
- 1204.2 Adding the idea of using modernizations to address overcrowding and taking out reliance on the Proposed 2018 MFP that was not endorsed by the Council.

- 1204.10 Making clear the importance not just of matter-of-right schools but feeder systems from PK to 12<sup>th</sup> grade and stressing, as in the edits to 1202.4, the importance of the success of schools serving grades 6 to 12 in feeder systems.
- 1205.2 Deleting reference to charters hosting specialized programs and moving it to 1200.2 above. Adding a reference to the reality that while many District laws and regulations apply to both DCPS and charter schools, charter schools are not subject to all of the laws and regulations governing DCPS.
- 1205.4 Clarifying the material after the reference to the rules governing providing access to DCPS schools by charter schools to outline how many schools have been transferred to date and the state of the DCPS inventory. The OP draft could be read to encourage turning over more DCPS buildings to charter schools. It is important to note, however, that the loss of more buildings by DCPS would make building successful feeder systems serving many communities more difficult and that buildings are need for swing space as we complete the modernization of the schools yet to be fully modernized.
- 1205.6 Echoing comment relating to paragraph 1202.13. Here it is clear that they are talking about DCPS schools in the context of potential transfers to charter schools but the edit makes that explicit.
- 1205.7a Removing the suggestion in the OP draft that uniform funding is a requirement. There was a lawsuit on this subject and the Attorney General and the Council took the position that the city was at liberty to provide funding outside of the formula. The suit claiming that it was not was dismissed. The modest edit here preserves the city's vindicated position.
- 1206.1 Capturing the reality that students at private schools in the District include children from outside of the District. `
- 1208.1 Clarifying that while reliance on population projections will be important, the city cannot rely on the projections in the Comprehensive Plan and the enrollment estimates in the Proposed 2018 MFP as they are clearly out of date with growth lagging the now out-of-date projections. As noted in the comment to the edits in paragraph 1202.5, the implication of the lagging growth might be different in the housing space where there is a shortage than in the school space where there is a glut of capacity.
- 1208.2 Reinforcing that projections related to schools are particularly tricky given that perceptions of the quality of schools can have a dramatic impact on the appeal of cities and communities. If the city seeks growth, successful schools will necessarily be at the heart of the long-term growth of the city.
- 1208.5 Making clear again that the 2018 MFP was proposed but not endorsed.

- 1208.6 Reflecting the reality that the Proposed 2018 MFP projections have not been realized suggesting slower enrollment growth than assumed. Given that, it is important to revisit the projections rather than rely on projections we know are not accurate. See comment to paragraph 1208.1 above.
- 1208.7 Continuing the point relating to paragraphs 1208.1 and 1208.6 above.
- 1208.8 Continuing the point relating to paragraphs 1208.1, 1208.6 and 1208.7 above.
- 1208.9 Tempering some self-congratulation and underscoring the idea already in the paragraph that it will be important to retain school facilities and grounds, and making clear that that includes retaining DCPS school capacity.
- 1208.10 Continuing the emphasis added in paragraph 1208.9 above.
- 1208.11a Noting again that it is matter-of-right DCPS schools that have been and are anchors for communities.
- 1208.14 Following through again on the cut of the affirmative endorsement of the co-location of charter schools in DCPS schools.
- 1209.1 Noting again that it is matter-of-right DCPS schools that have been and are anchors for communities and underscoring again the importance of successful matter-of-right feeder systems in every community.
- 1209.2 Noting again that it is matter-of-right DCPS schools that have been and are anchors for communities.
- 1210.1 Clarifying that it is matter-of-right DCPS schools that must be included in community planning. It is the matter-of-right schools and feeder systems that are most closely linked to community development. Meanwhile, currently, the city has no authority over the location of charter schools.
- 1210.2 Fixing a typo.
- 1210.4 Spelling out a term.





November 13, 2020

**Via E-Mail Delivery**

Council of the District of Columbia  
1350 Pennsylvania Avenue, NW  
Washington, DC 20004  
[REDACTED]

**Re: Bill 23-736, the “Comprehensive Plan Amendment Act of 2020”  
Support for Proposed FLUM Change @ Square 531, Lot 36**

Dear Chairman Mendelson and Councilmembers:

We are submitting this testimony in support of Bill 23-736, the “Comprehensive Plan Amendment Act of 2020”, specifically in regards to the proposed change to the Future Land Use Map (“FLUM”) designation of the property located at 555 4<sup>th</sup> Street, NW (Square 531, Lot 36) (the “Subject Property”). As explained herein, the proposed FLUM amendment from “Federal” to “High Density Commercial” would remedy what appears to be an error made during the 2006 Comprehensive Plan amendment cycle.

The Subject Property is currently designated on the FLUM as “Federal,” which is described in the Framework Element as applying to “land and facilities owned, occupied and use by the federal government, excluding parks and open space . . . The ‘Federal’ category generally denotes ownership rather than use.” However, the Subject Property, including the improvements currently constructed on the Subject Property, are not owned by the Federal Government nor have they ever been. Based on research conducted, it appears that the current “Federal” FLUM designation is the result of an oversight. Changes were made to the Comprehensive Plan maps during the 2006 amendment cycle to reflect the Federal ownership of the property to the north of the Subject Property – an office building that was completed in the late 1990s and is now occupied by the Federal Bureau of Investigation – Washington Field Office. Unfortunately, the Subject Property, which had been designated as “High Density Commercial”, was erroneously impacted.

As reflected by the proposed FLUM submitted to the Council with the Executive Proposal, the change to a “High Density Commercial” designation would rectify this mistake and accurately capture the existing use of the Subject Property. (See OP Tracking No. 5000.1.) In light of the foregoing, we respectfully encourage the Council to approve the FLUM being considered as part of Bill 23-736.

Sincerely,

A handwritten signature in black ink, appearing to read 'N.S.P. Ventures Corp'.

N.S.P. Ventures Corp

**From:** [Dan Baum](#)  
**To:** [Committee of the Whole \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#); [Pinto, Brooke \(Council\)](#)  
**Subject:** Comprehensive Plan Written Testimony  
**Date:** Wednesday, November 11, 2020 3:37:06 PM

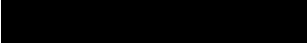
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Dear Councilmember Pinto, Chairman Mendelson, and Members of the Council,

I am writing to ask you to approve changes to the Comprehensive Plan that will increase affordable housing across the District. Washington Interfaith Network (WIN) is testifying before the Council this week in support of that goal. As a member of WIN, I am focused on supporting the creation of more affordable housing in DC. The proposed Comprehensive Plan changes will move us in that direction.

In addition to approving these changes, I ask that you support WIN's goal of expanding affordable housing to include a higher proportion of deeply affordable and affordable homes in new developments -- especially Reservation 13 -- reserving 1/3 for people with incomes 0-30% of the area median income (AMI), 1/3 for incomes 30-60% of AMI, and 1/3 for incomes higher than 60% of AMI in new developments.

As the nation and the District of Columbia experience this moment of racial reckoning, I urge you to be bold in acting to rectify the long history of housing segregation in Northwest DC. We have neighborhoods with excellent libraries, schools and other infrastructure in NW, but these neighborhoods have relatively little affordable housing. That must change. The Comprehensive Plan is not perfect but it is an important step in the right direction. I urge that the Council approve the Plan without delay.

Sincerely,  
Daniel Baum  
1530 16th St NW Apt 704  


DISTRICT of COLUMBIA  
ASSOCIATION OF  
BEVERAGE ALCOHOL  
WHOLESALEERS



Premium Distributors of Washington, D.C., LLC  
A Reyes Holdings Company



November 9, 2020

Delivered Electronically via [REDACTED]

Council Chairman Phil Mendelson  
Committee of the Whole  
Council of the District of Columbia  
1350 Pennsylvania Avenue, N.W.  
Washington, DC 20004

Dear Chairman Mendelson:

Thank you for the opportunity to submit comments on Bill 23-736, the Comprehensive Plan Amendment Act of 2020 on behalf of the membership of the District of Columbia Association of Beverage Alcohol Wholesalers ("DCABAW").

Founded in 1985, DCABAW is the local industry association for the District's beer, wine and spirits distributors. DCABAW is comprised of fourteen member wholesalers, all operating out of D.C.:

*Breakthru Beverage*  
*Capital Eagle, Inc.*  
*Premium Distributors of Washington DC*  
*Republic National Distributing Co.*  
*Bacchus Importers Ltd.,*  
*Constantine Wines, Inc.*  
*DOPS, Inc*  
*Elite Wines*  
*Hop and Wine Beverages*  
*Legends Limited*  
*Opici Family Distributing*  
*Roanoke Valley Wine Company*  
*Southern Glazer's Wine & Spirits*  
*The Winebow Group*

The District's alcohol beverage wholesalers are job creators, accounting for some 1,000 good, local jobs. Collectively, our membership distributes the majority of alcoholic beverages to the District's many retailers, supermarkets, bars, hotels, and restaurants. Wholesalers are job creators, supporting the District's bottom line by effectively collecting and generating District taxes every year, and the lynchpin of the District's three-tier system of alcohol beverage regulation. D.C.'s three-

tier system of independent manufacturers, distributors and retailers allows our modern, innovative alcoholic beverage industry to exist. It supports the greatest consumer choice, protects public safety, and promotes fair competition.- Beer, wine and spirits wholesalers serve an essential role to the District's restaurant and retail industry by getting the broadest selection of goods to these businesses, and by being responsive to the needs and drastic changes in market place especially during this public health emergency

All the alcoholic beverages sold in the District are warehoused and distributed from PDR areas. The District's wholesalers do all this in facilities that were often built decades ago and scaled for the demand of that era—a fraction of today's demand and volume. Additionally, unlike many distributors in other industries, D.C. alcoholic beverage wholesalers are required by law to site their distribution operations within the District's borders. Wholesale operations require large, high-ceilinged ground-level warehouse space with sufficient outdoor space to accommodate the constant flow of large, medium and small delivery vehicles that bring product to the warehouse and safely send it back out to local businesses. Our members' distribution operations also require ready access to roads that can accommodate these vehicles. There are precious few parcels that meet all these requirements in the District, and wholesalers that seek to expand their operations in DC are constrained by these limitations.

It is for these reasons that DCABAW members and businesses like theirs are largely sited in the District's limited industrial space near major arterial roadways such as the V Street NE Corridor. The proposed Amendment notes that PDR land “in Washington, DC play an important role in District operations, in addition to preserving space for industry that make, distribute, and repair goods”<sup>1</sup> .

Bill 23-0736 highlights the serious scarcity of warehouse space in the District. As cited in this proposed Amendment , 333 acres of land are currently zoned for industrial use, which is a steep 85% decline from the 2000 acres noted in the current District Elements for Industrial Land Use, and low when compared to comparable cities such as San Francisco and Boston. (See 10-A DCMR 314.1 and proposed Section 10-A DCMR 711.5 and 10-A DCMR 315.1). This is a drastic depletion of the 13 million square feet of private industrial floor space that was reported in 2005 (See current 10-A 314.1). In an increasingly expensive city with an ever-diminishing supply of PDR-zoned land, the District's alcohol beverage wholesalers face a stark reality where they are tethered to their current facilities, inadequate as they may be, for lack of any other available, appropriate space. Expansion opportunities for an enterprising wholesaler, which would otherwise be welcomed due to job opportunities and potential tax revenue, cannot foreseeably be supported under this amendment.

Similar to the amended Framework Element of the Comprehensive Plan, these proposed Amendments presents stark contrasts that are troubling for our members and businesses like them. On the one hand, the Draft Amendments acknowledge that the District's warehousing inventory is at serious risk due to “lenient zoning standards within industrial areas”<sup>2</sup> and recognizes that

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<sup>1</sup> See proposed 10-A DCMR 711.1

<sup>2</sup> Proposed 10-A DCMR 315.4

economic importance of PDR area preservation to the District.<sup>3</sup> The Amended Plan highlights the critical importance of PDR areas: “PDR areas support a variety of uses, many of which are essential to the delivery of municipal services or that are part of the business infrastructure that underpins the local economy. Furthermore, PDR businesses and uses create opportunities for entrepreneurship, creativity and innovation, and higher paying jobs than comparable jobs for similar education attainment in economic sectors like retail and health care.”<sup>4</sup> PDR businesses frequently provide opportunities for career advancement and on-the-job training. The ability to continue creating these type of job opportunities in the District, especially as COVID 19 economic recovery plans are engaged, is critical.

The Comprehensive Plan Amendments support of PDR businesses is yet tempered by several other aspects that create a viable pathway toward further reduction of industrial land. The Amendment is replete with recommendations that can result in the decrease PDR land inventory by repurposing industrial land use to retail, mixed use, or residential uses, especially due to perceived utilization inefficiencies, a metric which begs careful consideration when there is a long standing demand and market pressure for increased space by alcohol beverage wholesalers and similar businesses. DCABAW continues to be troubled by proposed changes in the Amendment, and believes it makes future encroachment on and loss of industrial and PDR-zoned land adjacent more likely to this corridor.

Even seemingly innocuous recommendations could have significant negative consequences for preserving PDR land. Draft Amendments call for Districtwide policy to be guided by the *Ward 5 Works, Industrial Land Transformation Study*’s recommendations for existing PDR areas. And while DCABAW finds value in the *Ward 5 Works* report, its recommendation to study the inclusion of mixed-use and residential development in PDR-zoned areas<sup>5</sup> reflects an extremely troubling lack of understanding of the economic forces that PDR-dependent businesses face.

Currently, a substantial portion of our members lease their warehouse space from a third-party property owner. Permitting mixed-use, residential mixed-use at that, developments in the areas that our members are currently located within is having the instant effect of changing the economic calculus for these third-party property owners away from single-story warehouse use to multi-story, mixed-use development. The mere mention could be enough to launch speculative land purchases and lease terminations and has already taken place.

The District’s existing PDR-zoned land must be preserved as is. Industrial land and mixed-use developments are inconsistent with one another and opening these precious few areas of industrial space to any form of mixed-use development would be counter to the economic interests of the District and its residents.

DCABAW members will continue to play their essential role in our local economy and are committed to doing so in the years and decades to come. Our members are a source of high-quality

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<sup>3</sup> Proposed 10-A DCMR 711.4

<sup>4</sup> Proposed 10-A DCMR 315.1

<sup>5</sup> *Ward 5 Works*, Action 2.2

careers with good pay and benefits, while serving as a central component of the District's alcohol beverage regulation and tax collection infrastructure.

If the District is as committed to preservation of this vital real property resource that underpins dozens of industries and thousands of jobs in the District as it claims to be, it will carefully consider our proposed revisions.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Risa Hirao', with a stylized flourish at the end.

Risa Hirao  
President & General Counsel  
District of Columbia Association of Beverage Alcohol Wholesalers





**Federal City Alumnae Chapter  
Delta Sigma Theta Sorority, Incorporated  
Social Action Committee  
December 3, 2020**

Council Chairman Phil Mendelson and other distinguished members of the Council of the District of Columbia, Committee of the Whole (Committee), thank you for the opportunity to submit written testimony on a profoundly important bill before the Committee. The Federal City Alumnae Chapter of Delta Sigma Theta Sorority, Incorporated (The FCAC) provides comment on Bill 23-736, the “Comprehensive Plan Amendment Act of 2020” (Bill), and our written testimony will highlight elements we would like to raise for consideration. More specifically, we strongly **(1) encourage heightened support of affordable housing production and availability throughout Washington, D.C., specifically in areas with proximity near Metrorail stations and job centers and (2) encourage the heightened prioritization of public transportation investment in Wards 5, 7, and 8.**

Delta Sigma Theta Sorority, Incorporated is an organization of college educated women committed to the constructive development of its members and to public service with a primary focus on the Black community, whose purpose is to provide assistance and support through established programs in local communities throughout the world. Since its founding at Howard University in Washington, D.C., more than 200,000 women have joined the organization. The organization is a sisterhood of predominantly Black, college educated women. The Sorority currently has 1,000 collegiate and alumnae chapters located in the United States, Canada, Japan (Tokyo and Okinawa), Germany, the Virgin Islands, Bermuda, the Bahamas, Jamaica, the Republic of Korea, and the Middle East. The FCAC was chartered on December 6, 1969. Its current membership consists of over 750 professional women residing in the Washington metropolitan area.

The major programs of the Sorority are based upon the organization’s Five-Point Programmatic Thrust, in pertinent part, **Economic Development and Political Awareness and Involvement**. The FCAC’s service area includes Wards 5, 7 and 8, communities with large populations of African Americans.

Additional Affordable Housing Production and Availability: The Comprehensive Plan,<sup>1</sup> a high-level guide for Washington, D.C.’s growth and development, was initially adopted in 2006 and last amended in 2011.<sup>2</sup> Since 2011, the makeup of Washington, D.C. has changed, with housing

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<sup>1</sup> [Letter from D.C. Mayor Bowser to D.C. Council Chairman Mendelson \(Apr. 23, 2020\)](#) [hereinafter Comp. Plan].

<sup>2</sup> [D.C. Council Public Hearing Notice, Bill 23-736, the “Comprehensive Plan Amendment Act of 2020” \(Aug. 18, 2020\)](#).



availability and pricing following suit. As such, the Housing Element of the Comprehensive Plan is especially crucial as it “describes the importance of housing to neighborhood quality” and “the importance of providing housing opportunities” for the District.<sup>3</sup> Amendments to the Housing Element states that it addresses “critical housing issues” in the District.<sup>4</sup> These issues include:

- Promoting housing affordability across all incomes and household sizes;
- Furthering fair housing opportunities, especially in high-cost areas;
- Fostering housing production to improve affordability;
- Preserving existing affordable housing;
- Promoting more housing proximate to transit and linking new housing to transit;
- Restoring or demolishing vacant or underused properties;
- Conserving existing housing stock;
- Maintaining healthy homes for residents;
- Promoting homeownership;
- Ending homelessness; and
- Providing housing integrated with supportive services for vulnerable populations and residents with disabilities.

We support the increased attention given to these critical housing issues through the proposed amendments. However, **we encourage heightened support of affordable housing production and availability throughout Washington, D.C., specifically in areas with proximity near Metrorail stations and job centers.**

The Housing Element and its amendments indicate that the cost of affordable housing “is limited to 30 percent of the target household’s income limit (which varies according to the number of people in the household).”<sup>5</sup> Additionally, different affordable housing programs are “benchmarked”, or targeted, to specific income groups based on the median family income (MFI) of an area as annually determined by the U.S. Department of Housing and Urban Development (HUD). In 2017, the MFI for a family of four was \$89,300 to \$110,300.<sup>6</sup> The Comprehensive Plan defines the terms “extremely low”, “very low”, “low”, and “moderate” income as corresponding to up to 30 percent, 50 percent, 80 percent, and 120 percent of the MFI amount, respectively.<sup>7</sup>

The Housing Element uses the following example to explain the “extremely low income” category: If a single mother of two earned \$14 per hour, her annual income would be approximately \$29,000 and she would fall within the “extremely low income” category.<sup>8</sup> If she spends 30% percent of her income on housing, that would be \$728 per month on housing.<sup>9</sup>

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<sup>3</sup> Comp. Plan at 500.1.

<sup>4</sup> Id. at 500.2.

<sup>5</sup> Id. at 500.5c.

<sup>6</sup> Id.

<sup>7</sup> Id.

<sup>8</sup> Id. at 500.5d.

<sup>9</sup> Id.

“Finding decent housing or any housing at this price range is a challenge in Washington, D.C.”<sup>10</sup> The FCAC agrees. We urge Washington, D.C. Mayor Muriel Bowser and the Council of the District of Columbia to continue to create and fund programs that increase affordable housing for all of the District’s most vulnerable populations,<sup>11</sup> especially those residents that fall within the “extremely low”, “very low”, and “low” income categories.

Furthermore, while the Comprehensive Plan’s overarching goal for housing is to develop and maintain new residential units to achieve a total of 36,000 units by 2025,<sup>12</sup> the FCAC believes that it is imperative that a substantive portion of this housing, and a portion of our existing housing, be made available to our most vulnerable populations throughout the wards of the District, specifically in areas with proximity to Metrorail stations and job centers. Housing tends to be more expensive the closer it is to major job centers.<sup>13</sup> Additionally, low-income renters are already more likely to pay more than half of their incomes on housing than any other group.<sup>14</sup> Moreover, migration data suggests that lower-income households tend to move to Wards 7 and 8.<sup>15</sup> This means our most vulnerable populations do not live near their places of employment and must commute. Low-income renters and members of our most vulnerable populations are especially susceptible to housing challenges because they lack the financial resources to secure safe, decent housing. Thus, **the FCAC encourages heightened support of affordable housing production and availability throughout Washington, D.C., specifically in areas with proximity near Metrorail stations and job centers.**

Prioritization of public transportation investment in Wards 5, 7, and 8: In addition to encouraging heightened support of affordable housing production and availability throughout Washington, D.C., **the FCAC is also encouraging heightened prioritization of public transportation investment in Wards 5, 7, and 8.** Amendments to the Transportation Element state that the critical transportation issues facing the District include:

- Eliminating fatalities and serious injuries on the transportation network;
- Expanding the District’s transportation system to provide alternatives to the use of single-occupant autos;
- Enhancing the District’s corridors for all modes of transportation;
- Increasing bicycle and pedestrian connections, routes, and facilities;
- Improving the efficiency of the existing transportation system;
- Investing in bridge and roadway maintenance and repair;
- Investing in transit network maintenance and repair;

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<sup>10</sup> Id.

<sup>11</sup> Vulnerable populations include those persons with disabilities; persons experiencing homelessness; older adults, LGBTQ youth and adults; and persons living with other challenges, such as disabilities, HIV/AIDS, behavioral health issues, victims of domestic violence, citizens returning from correctional facilities, and youth being discharged from foster care and the juvenile justice system. See id. at 515.1.

<sup>12</sup> Id. at 501.1.

<sup>13</sup> Id. at 513.4.

<sup>14</sup> Id. at 510.4.

<sup>15</sup> Id. at 500.22.

- Reducing pollution and negative health and environmental effects resulting from transportation; and
- Promoting transportation demand management.<sup>16</sup>

Public transportation in the District is imperative. Of the 50 largest cities in the U.S., as of 2017, the District had the fourth highest percentage of residents who take public transportation following New York, Boston, and San Francisco.<sup>17</sup> Communities East of the Anacostia River, in Wards 7 and 8 in the District, have historically experienced less investment than other parts of the District.<sup>18</sup> This lack of investment has resulted in a lack of transportation options in these communities. For example, historically, D.C. residents spend 28.85 minutes commuting to work.<sup>19</sup> This is only slightly longer than the 27.2 minute average commute of the 50 largest metro regions in the U.S. and shorter than the 33 minute average commute of those traveling into D.C. to work from surrounding suburbs.<sup>20</sup> Residents in Southeast D.C. have the longest commute times amongst D.C. residents.<sup>21</sup> For instance, in 2017, residents of the Marshall Heights neighborhood in Ward 7 experienced an average commute of almost 40 minutes.<sup>22</sup> Residents in these areas tend to have lower rates of car ownership and are more likely to commute by bus when metro is not an option.<sup>23</sup>

Additionally, Wards 5, 7, and 8 are where many “low-income” residents of the District reside and are where many of D.C.’s historically Black neighborhoods are located. As we all know, transportation is integral as it connects residents to critical services and essential workers to their job sites.<sup>24</sup> Thus, **The FCAC encourages a heightened prioritization of public transportation investment in Wards 5, 7, and 8.** These areas would especially benefit from more Metrorail locations and additional Metrobus routes with direct access to job centers throughout the District. More specifically, Ward 5 has a significant senior population and annually the Washington Metropolitan Area Transit Authority recommends cutting bus lines or reducing service hours in Ward 5.<sup>25</sup> This exacerbates the already desperate transportation offerings in the area. Independent seniors rely on the bus routes for access to groceries and needed medications. The District must help close that gap by ensuring that the Comprehensive Plan considers these needs. More public transportation investment in these areas would help with the financial stability and vitalization of these areas of the District.

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<sup>16</sup> *Id.* at 400.2.

<sup>17</sup> *Id.* at 407.1.

<sup>18</sup> Rita Abou Samra, “[East of the Anacostia Residents Discuss How Transportation Can be More Equitable](#),” Greater Greater Washington (June 14, 2019).

<sup>19</sup> Randy Smith, “[Commute Times for District Residents are Linked to Income and Method of Transportation](#),” D.C. Policy Center (Mar. 23, 2017).

<sup>20</sup> *Id.*

<sup>21</sup> *See id.*

<sup>22</sup> *Id.*

<sup>23</sup> *See id.*

<sup>24</sup> *See* Comp. Plan at 423.1.

<sup>25</sup> [Letter from D.C. Councilmember Kenyan R. McDuffie to Washington Metropolitan Area Transit Authority Chief Executive Officer Paul Wiedefeld \(Feb. 27, 2020\).](#)

As a note, we have used the Comprehensive Plan’s description of the term “vulnerable populations”; however, the description in the context of housing and transportation is deficient as it does not include BIPOC (Black, Indigenous, People of Color) communities. The primary reason that Wards 5, 7, and 8 are underserved and under-resourced is because these wards are historically Black. This is the root cause of the inequities we see today. To not include race in this definition is fundamentally flawed, historically inaccurate, and displays a lack of racial analysis within the Comprehensive Plan. Additionally, to the extent possible and appropriate, the FCAC would encourage the Office of Planning to include 2020 Census data that may provide additional information about the District’s populations, especially BIPOC communities.

For the above stated reasons, the FCAC strongly encourages:

- 1. The heightened support of affordable housing production and availability throughout Washington, D.C., specifically in areas with proximity near Metrorail stations and job centers; and**
- 2. The heightened prioritization of public transportation investment in Wards 5, 7, and 8.**

**From:** [Henry, Alicia \(Council\)](#) on behalf of [Mendelson, Phil \(COUNCIL\)](#)  
**To:** [Koster, Julia \(Council\)](#)  
**Subject:** FW: Comprehensive Plan  
**Date:** Monday, November 16, 2020 9:43:45 AM

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**Alicia Henry**

Scheduler/Executive Assistant  
Office of Chairman Mendelson  
John A. Wilson Building  
1350 Pennsylvania Ave N.W. Suite 504  
Phone: [REDACTED]  
Email: [REDACTED]

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**From:** Diana S. <[REDACTED]>  
**Sent:** Sunday, November 15, 2020 10:45 AM  
**To:** Pinto, Brooke (Council) <[REDACTED]>  
**Cc:** Mendelson, Phil (COUNCIL) <[REDACTED]>  
**Subject:** Comprehensive Plan

Good morning,

As a resident of Ward Two, I am writing about the Comprehensive Plan. I believe that development must be balanced with social justice, and the Comprehensive Plan is one important way of maintaining and strengthening protections for low income and affordable housing.

Currently, the Plan does not reflect the urgency of the housing crisis, which the pandemic continues to highlight. Now more than ever, we should be preserving and expanding low income and affordable housing, but the Plan continues to focus on the development of new buildings with small, expensive units. A few ways the Plan can do this are by promoting the capture of empty retail spaces for additional affordable housing, by strengthening protections for low-income tenants, and by including policies that slow displacement.

The Comprehensive Plan will shape the District for years to come, and I view it as an opportunity to make the city more just and liveable for everyone. Please consider housing justice as you move forward with the Plan.

Thank you!

Best,  
Diana Schoder

Attachments area

**From:** [Henry, Alicia \(Council\)](#) on behalf of [Mendelson, Phil \(COUNCIL\)](#)  
**To:** [Koster, Julia \(Council\)](#)  
**Subject:** FW: Comprehensive Plan  
**Date:** Monday, November 16, 2020 9:43:45 AM

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**Alicia Henry**

Scheduler/Executive Assistant  
Office of Chairman Mendelson  
John A. Wilson Building  
1350 Pennsylvania Ave N.W. Suite 504  
Phone: [REDACTED]  
Email: [REDACTED]

---

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**Sent:** Sunday, November 15, 2020 10:45 AM  
**To:** Pinto, Brooke (Council)  
**Cc:** Mendelson, Phil (COUNCIL)  
**Subject:** Comprehensive Plan

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The Comprehensive Plan will shape the District for years to come, and I view it as an opportunity to make the city more just and liveable for everyone. Please consider housing justice as you move forward with the Plan.

Thank you!

Best,  
Diana Schoder

Attachments area

**Bill 23-736, the “Comprehensive Plan Amendment Act of 2020”  
Ward 2 Comp Plan Hearing by CM Boone Pinto  
November 19, 2020**

***D Barbour Testimony, Resident at 1413 T ST NW #C4, Washington DC 20009***

A technology entrepreneur and educator. Committee member of Historic Dupont Circle Main Streets, Volunteer at Dupont Circle Citizens Association (DCCA), Work with Advisory Neighborhood Commission (ANC) on ABRA, rats and tree issues, and member of Friends of the MLK Library.

**Protect small business during the pandemic catastrophe**

- For now, consider reducing commercial property tax pass through by 90%, and make rent 10% of sales.
- Offer support, financing, and grants to small businesses (without storefronts) that are home-based and/or run with few employees.
- Work with adult educators to provide innovative business and technology skills to DC adults. Support entrepreneurs offering workforce development. Their students could be the small business leaders of the future! Let’s see if Amazon will hire more DC residents!

**Public Land Usage should provide value to DC citizens:**

- **Incorporate library services** into the renovation of Stead Park.
- **Protect parks and increase green space.** Encourage acquisition of potential green space for built communities with low access to them. Provide watering to trees which need watering.
- **Suspend public land dispositions.** Use public land to build mixed-income housing including deep affordability, on the 30/30/30 or social housing model. As one witness last week at Comp Plan hearing said, “If DC can give away land and subsidy, it can provide affordability.”
- **Investigate the West End library deal** under which 3 parcels of public land were given away at no cost to developer EastBank to build luxury housing, and DC paid out \$7 million dollars for workforce housing. What has this public-private partnership delivered?
- **Add additional Capital BikeShare stations** and discounted memberships for those in need. Increase the rates the non-DC bikeshare companies pay for use of the public land.
- **Invite more farmers markets** to operate in Ward 2.

**Support Affordable Housing. Setup roundtables designed to:**

- **Create a public bank to finance affordable housing** per the Public Bank feasibility study PR22-0188. <https://lims.dccouncil.us/downloads/LIMS/45064/Introduction/RC23-0182-Introduction.pdf>
- **Convert downtown office space to residences** under legislation RC23-0108, Office to Affordable Housing Task Force Establishment Act 2017. <https://lims.dccouncil.us/Legislation/B22-0289> Do not exempt downtown from IZ. Keep height



limit. Require balconies. <https://www.bloomberg.com/news/articles/2020-04-20/lesson-from-coronavirus-build-better-balconies>

**From:** [Edward Hickey](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Fwd: Resident Comments on Comprehensive Plan - FLUM - Ward 5 / ANC5E  
**Date:** Wednesday, August 26, 2020 3:58:48 PM  
**Attachments:** [image.png](#)  
[image.png](#)

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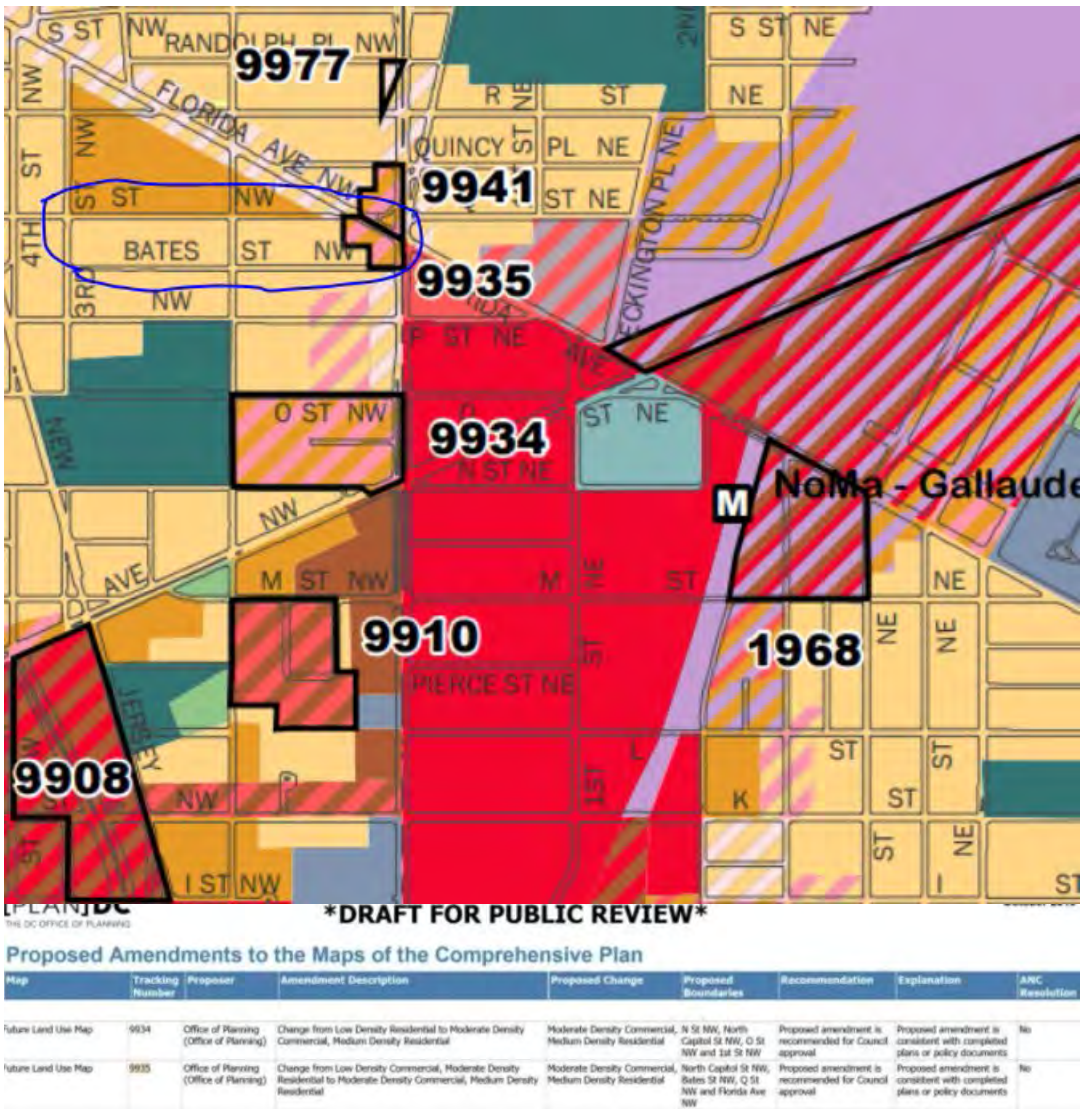
Per guidance from OP, I am submitting comments on the Comprehensive Plan to the Committee of the Whole. Let me know if you have any questions or need anything else from me.

----- Forwarded message -----

**From:** Edward Hickey <[REDACTED]>  
**Date:** Fri, Jan 10, 2020 at 7:24 PM  
**Subject:** Resident Comments on Comprehensive Plan - FLUM - Ward 5 / ANC5E  
**To:** <[REDACTED]>

My name is Ed Hickey and since 2014 I have been the owner of 39 Bates St NW which is a small 2 unit federal row home within ANC5E.

I'm writing today about the DC Comprehensive Plan Future Land Use Map (FLUM). I attended the 23 November 2019 session at Luke C. Moore and am familiar with the proposed changes. However when reviewing the map, it looks a little inconsistent with its zoning changes/updates particularly with my Ward 5 area. I noticed amendments 9934 and 9935 proposed density updates which impact Bates St NW and I support, but for some reason the boundaries for those updates only include Q St NW and a small part of Bates but don't fully cover the entire area:



I am in support of growth and believe additional density is desperately needed to allow DC to mature and accommodate additional residents. My concern is that we're only codifying changes for larger projects and developers (going from low density residential to moderate/medium density residential) but it is specifically restricted to a small carved out area. This chopping up of residential streets into different zones helps those who can hire zoning attorneys but leaves smaller homeowners in the dark. If the area's density is being increased it should be reflected consistently throughout rather than having a patchwork of zoning covering parts of streets that is confusing for residents - walk 5 feet and you have a huge new 60ft tall 14 unit building but the remainder of the block is restricted to older 30ft tall 2 unit rowhomes with lead pipes and structures in need of update.

I would appreciate if OP would take this into consideration and propose more consistent and expansive boundaries when updating the FLUM. I will be attending my ANC5E05 meeting tomorrow to discuss their resolution but I wanted to send this in to ensure my comments are received as there are many opinions in our ANC about the FLUM and I am not sure my comments will come through in the resolution.

Respectfully,  
Edward Hickey



**WRITTEN TESTIMONY OF ELLEN BASS  
BEFORE THE D.C. COUNCIL COMMITTEE OF THE WHOLE  
BILL 23-736, COMPREHENSIVE PLAN AMENDMENT ACT OF 2020  
November 12, 2020**

Chairman Mendelson and members of the Committee of the Whole:

I wish to express my support for the Comprehensive Plan Amendment Act of 2020, Bill 23-736 (hereafter, Comp Plan Amendment Act). I have lived in the Wakefield section of Ward 3 for 37 years. I have lived in two single-family houses one block from Connecticut Avenue, NW. Two apartment buildings are visible from my current and former houses, and my quality of life is not disturbed; on the contrary, I have benefitted from being close to public transit and retail.

This is important to the legislative proposal before this Committee, because opponents of development in Ward 3 and elsewhere use the current Comprehensive Plan, and oppose the Comp Plan Amendment Act, to fight mixed-use development and multi-unit residential buildings on transit and commercial corridors like Connecticut Avenue. They say these developments are inconsistent with their single-family-home neighborhoods, but I disagree, based upon my experience. I welcome the vibrancy, amenities, walkability and urban streetscape that this type of development fosters. It also grows the tax base for DC, rather than pushing residential development out to the suburbs with commuters paying no DC tax and causing traffic congestion.

The Comp Plan Amendment Act does two things regarding Ward 3 that are very beneficial: (1) it increases the potential density of areas on the Future Land Use Map (FLUM) along transit and commercial streets like Connecticut and Wisconsin Avenues, and (2) it changes language in the Rock Creek West Element that has been construed to discourage development of more diverse housing options (like multi-family apartment buildings) by implying that those types of development are harmful to single-family neighborhoods, which they are not if designed appropriately.

The FLUM: Increasing FLUM designations makes it possible for more housing to be built in the city near transit. This is good for the environment; it is essential to support retail, which is hurting now; and it is a way to encourage the best use of scarce urban land. It should not need saying, but apparently it does: increasing the FLUM does not mandate that larger or indeed any development takes place; it only makes it possible if the market forces are favorable and the other regulatory requirements (e.g., zoning) are met. I want to be able to walk to quality retail, and increasing the FLUM designations on major corridors makes this more likely. The current Comprehensive Plan prioritizes driving, and this is an outdated concept. Here is one example near me:

the 5000 and 5100 blocks of Connecticut Avenue, NW (between Fessenden St. and Nebraska Ave.) would have an increased density designation from moderate or low to medium residential and commercial. Currently there are three gas stations on this stretch, including one taking up a prime corner lot at Connecticut and Nebraska. We can do better for residents. More residential development would support existing retail and restaurants and encourage better and more diverse commercial use of this area.

Rock Creek West Element language: It is painfully obvious that DC is segregated by race, and that Ward 3 is overwhelmingly white. It is also very expensive. Since I have lived here, the cost of housing has skyrocketed. We need more housing options in order to attract a more racially diverse population and give those of every race at lower income levels a chance to enjoy neighborhoods which are close to transit, parks, and amenities. Changing the language in this part of the Comprehensive Plan to reflect that single-family housing areas can co-exist with other types of housing is a first step. Will the Comp Plan Amendment Act provide a complete fix to this entrenched problem? Of course not, but it is a step in the right direction. This is especially true when coupled with Inclusionary Zoning regulations, which address at least to a degree the affordable housing crisis. Also, for the most part, development here does not displace existing affordable housing.

Finally, the Council can be confident that there has been more than sufficient process leading to this point. Over a period of about five years the Office of Planning has invited input, both written and in live meetings in all the Wards. This started by inviting proposals for changes, and thousands were submitted and addressed. More recently, all the Advisory Neighborhood Commissions (ANCs) were asked to react to a preliminary draft. In Ward 3, the ANCs were supportive of changes that are now in the Comp Plan Amendments Act, and some Ward 3 ANCs even submitted additional FLUM upgrade proposals. This includes ANC 3F, which is my ANC, which submitted the FLUM designation upgrade on Connecticut Avenue discussed above. ANC 3E supported FLUM upgrades on Wisconsin Avenue. These ANCs are elected, and the Council should give their support great weight. Calling for more process amounts to asking for delay to kill a proposal that resulted from a great deal of work and comment.

In order to address the economic damage done by the Covid-19 pandemic, this Council needs to prepare the city for recovery. I submit that passing this legislation is something the Council can and should do now, as soon as possible, to help the city thrive in the future. I urge you to pass this legislation without delay.



Ellen Bass, 3600 Cumberland St., N.W.

**From:** [Emma Keyes](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Cheh, Mary \(COUNCIL\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#); [REDACTED]  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 12:06:03 PM

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Dear Chairman and Councilmembers,

I am writing to you today about the Comp Plan, as your Ward 3 resident, before the record closes later today December 3.

I live in Friendship Heights, which was a great place to grow up but which is largely inaccessible to the majority of DC residents due to the cost of living there. My mother's house has tripled in value in the past twenty years, which although obviously nice for her, would effectively ensure that were she trying to move into the neighborhood today she would be unable to. When I move out of my mother's house, I will certainly be unable to afford to stay in the neighborhood.

Friendship Heights and the surrounding neighborhoods of AU Park, Tenleytown, and Chevy Chase are all majority white and are some of the highest income neighborhoods in the city. They also consist of mostly stand-alone single-family homes. There is a true scarcity of apartment buildings or even row houses. There is very little affordable housing to speak of. The Friendship Heights metro station in particular is ripe for high-density housing built on transit.

Wealthier, less-dense areas of the city must share the responsibility of creating more housing. Homeowner's property values should not be the first priority when there are countless people in our city who struggle to make ends meet every month. Upper Northwest must be a part of the solution. Not to mention that the broader goal of minimizing de-facto segregation in housing in the city (which itself is really the only way to minimize inequality in DC's education system) will not be achieved without building affordable housing in largely white and wealthy communities in DC. We need to acknowledge and address the destructive history of restrictive covenants and housing discrimination in DC. Plus, Upper Northwest would be a more vibrant place if it were more diverse both in terms of race and socio-economic status.

I want to support the proposed changes to the Comprehensive Plan and suggest that the DC Council pass the Office of Planning's amendments, with which I am in full agreement, intact and as soon as possible. I want to support other amendments as long as they increase, not constrict, the construction of more housing throughout the city and especially in more affluent neighborhoods like Friendship Heights; as long as amendments that further "upflum" are either maintained or expanded; and as long as they do not uphold the "protect" and conserve" language prevalent in the 2006 land use element. I also support adding language to the bill text that creates better Comp Plan procedures and encourages the office of Planning to begin to rewrite the 2006 plan by 2022.

Thank you for taking the time to read this and I look forward to a more equitable and affordable city for all of DC's residents in the coming years.

Sincerely,  
Emma Keyes



**From:** [Etta](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Nadeau, Brianne K. \(Council\)](#); [REDACTED] [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Sunday, November 29, 2020 6:10:17 PM

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Dear DC Council Members,

Thank you for considering the Comprehensive Plan. As a Ward 1 resident for over 15 years (and former Ward 2 and 3 resident) I fully support this plan and more precisely I support adding density to the city and specifically to Ward 1. In my own building we risk being displaced and have tried for a couple of years now to find a developer under TOPA to buy our units (our building went up for sale almost two years ago). Although our building is only 3 stories tall and has room for added floors above or in the back, developers are hesitant to partner with us because of the uncertainty in the approval of added floors. On the other hand, we have had eager developers offering us tokens to leave our units so that they can turn our building into luxury condos.

Rental prices have almost doubled in 15 years and so have buying prices. Our small building is very diverse (in race, age, ethnicity, gender and class; out of 15 units, 3 families are Black, 3 are Spanish speaking Latinos, 6 are born outside the US and only 3 are white; we have babies, toddlers and senior citizens and several multigenerational families and there is a 50/50 split on blue collar vs. white collar jobs) but even middle class tenants in our building cannot afford to buy at market prices in our own neighborhood.

Adding density is one of the measures that might help keep rental prices stable especially for the most vulnerable families. Looking at creative ways to support current tenants staying/buying in place is another way to help.

Thank you for passing this plan, we are counting on you and the Council to find more affordable housing solutions for all DC residents.

Sincerely

Etta C. Klosi

President of ZooGate Tenants Association  
2727 Adams Mill Road, NW,  
Washington DC, 20009





## *Advancing the Quality of Parks and Green Spaces*

Green Spaces for DC ■ 1102 Monroe St. NW ■ Washington DC, 20010

December 3, 2020

The Honorable Phil Mendelson, Council Chair  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW, Suite 504  
Washington, DC 20004

Re: DC Comprehensive Plan Update: Parks, Recreation, and Open Space Element

Green Spaces for DC (GSDC), a nonprofit organization that fosters stewardship and improves the quality of parks and open spaces through advocacy, is pleased to endorse the proposed amendments to the Parks, Recreation, and Open Space (PROS) Element of the proposed Comprehensive Plan update. The proposal substantially strengthens the District of Columbia's commitment to having world-class parks, gardens, forests and other green spaces that befit our nation's capital city. We believe, however, that additional legislative and regulatory tools are needed to realize many of these proposals. Greater specificity in their scope and defining how they will be applied is also needed to move these concepts from being a list of good intentions to actionable programs.

The pandemic has created greater urgency for District residents to experience our wealth of parks, recreation, and open space assets. It has also afforded an opportunity to look with a critical eye at our parks and green spaces to see where those assets can be further enhanced, both quantitatively and qualitatively. Therefore, we submit the following recommendations for consideration. We also are submitting them to the DC Department of Parks and Recreation (DPR) for consideration during its Ready2Play master planning process currently underway.

Essentially, many of the policies articulated in the proposed amendment are platitudes unless enforceable through regulation. We urge the District to formalize the proposed Section 806 policy series on the preservation of parkland by recognizing that parks and green spaces are essential for community and resident health, environmental sustainability and climate resilience. Treat all of the public and private green spaces in the District of Columbia as a green infrastructure network. Recognition of green space as such a system will facilitate implementation of the many proposals to connect, enhance and reinforce the relationships among the PROS elements. This network would include but not be limited to:

- DPR and the National Park Service parks
- Private parks, conservancies and gardens
- Private and public schoolyards
- College and university campuses
- Transportation medians, circles and triangles
- Stormwater management facilities, and
- Cemeteries

Policy proposal 807.10 states “Balance the need for additional open space with other District priorities, such as affordable housing.” Such a statement needs clear definition to avoid being used as a loophole to declare that other uses have priority. These other uses — including property development — and PROS requirements should proceed in tandem, not as a competition against each other. Both are equal priorities.

A key to addressing the District’s uneven distribution of parks and green spaces and recreational opportunities as recognized in 805.2 and 805.3 is to thoroughly examine the PROS impacts of new development. Reinforce the essential quality of parks and green spaces by implementing an Adequate Public Facilities test before approving new development, similar in concept to what is being proposed in Prince George’s County, Maryland. <https://princegeorgescountymd.legistar.com/View.ashx?M=F&ID=7137911&GUID=94578CFC-E25A-4651-9639-BC566F9FF351> . This would require a finding that a proposed development will result in no net loss of green space or recreational opportunity. In some cases, the creation of additional park and recreation options would be *required* before the development can proceed.

Proposal 807.13 is to study “a requirement for a dedication of new parkland — or a park impact fee in lieu of new parkland creation — for new development or redevelopment...” But the drawback of an impact fee in the District is that it would not, in most cases, provide enough funds to purchase land near the proposed property development or otherwise address the impact on PROS possibilities. Case law requires funds collected through impact fees to be spent within a reasonable timeframe and on projects with a nexus to the development.

We would suggest this revised wording for 807.13 to make the requirement more effective: “Require that new parkland created during development or re-development projects be usable open space and not constrained by walkways, storm water management facilities, other utilities or landscaping. The size of parkland shall be calculated based on the net parcel size of the development project.”

A current challenge is that, without level-of-service standards and procedures for determining need, it is difficult to quantify the impact that a development proposal will have on a neighborhood. Therefore, we urge the adoption of a uniform needs assessment template that can be used by ANCs and other neighborhood organizations to determine PROS need and to evaluate the impacts of proposed development.

Furthermore, we suggest strengthening Section 804.11 on Park Diversity to not only “provide a diverse range of recreational experiences in parks” to but state that all residents of the District of Columbia should have access to parks that provide opportunities for physical activity, contemplation and social interaction. The newly adopted Energized Public Spaces master plan in Montgomery County, Maryland, is an example to follow. [Energized Public Spaces Functional Master Plan for Parks in Mixed Use and Higher Density Residential Areas - Approved and Adopted March 30, 2018 \(montgomeryparks.org\)](#)

Green Spaces for DC would also call on the Council to embrace 805.4, which calls out the need for special attention to usable open space in the densest neighborhoods that often also have poor access, in terms of distance or quality, to parkland. Heed also needs to be paid to 800.7 on fair distribution — in amount and quality — of District parkland that recognizes income differences in our wards and communities.

Finally, the enforcement mechanisms needed to make an updated Comprehensive Plan PROS element work will recognize and mandate better policy coordination for the District's 950 acres of parkland (distinct from the National Park Service land co-located here), as requested in 800.6. Our unique position as the Nation's Capital City should provide residents a double wealth of benefits related to parks and open spaces, rather than a deficit characterized by neglected and inaccessible sites resulting from District and federal agencies working at cross-purposes.

Sincerely yours,



John Henderson, President



N'Kosi Yearwood, Board Chair

**From:** [Henry, Alicia \(Council\)](#) on behalf of [Mendelson, Phil \(COUNCIL\)](#)  
**To:** [Koster, Julia \(Council\)](#)  
**Subject:** FW: Comprehensive Plan  
**Date:** Tuesday, November 17, 2020 10:17:46 AM

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fyi

**Alicia Henry**

Scheduler/Executive Assistant  
Office of Chairman Mendelson  
John A. Wilson Building  
1350 Pennsylvania Ave N.W. Suite 504  
Phone: [REDACTED]  
Email: [REDACTED]

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**From:** Guy Bosworth <[REDACTED]>  
**Sent:** Monday, November 16, 2020 5:43 PM  
**To:** Cheh, Mary (COUNCIL) <[REDACTED]>  
**Cc:** Mendelson, Phil (COUNCIL) <[REDACTED]>  
**Subject:** Comprehensive Plan

Dear Councilmember Cheh:

I'm writing today about the Comprehensive Plan that you and the Council will soon be considering. I hope that we can move forward with a plan that takes into consideration all stakeholders in the district, including low income residents, and that accurately reflects the altered conditions in which we find ourselves a result of the COVID pandemic.

The Comp Plan, as I understand it, was developed prior to the COVID outbreak. It couldn't possibly have taken into consideration the realities which COVID has imposed on us. It also anticipates massive residential growth, mostly from smaller, upscale units. COVID has changed the dynamic for urban growth with many choosing to move out of compact urban centers. The growth envisioned by the Plan seems to be out of line with the reality of data which shows growth to be slowing. Not only has residential growth slowed, but retail rentals have been hit hard by move to telework.

Low income residents, who are being hit most by the COVID pandemic, are faced with a lack of reasonable housing and fighting for their very lives. How can the Plan, as written, accurately protect these residents during this time?

I encourage you and the council to review the plan closely to ensure that it accurately reflects the realities of our current situation while protecting low income residents and their ability to live in and enjoy our beautiful city. Explore the option to capture and convert empty retail space for low income residents. Don't water down already inadequate protections for low income residents.

I appreciate your attention to these concerns. I look forward to being kept informed of your and the councils actions to assist our low income residents.

Sincerely,

Guy Bosworth  
4000 Cathedral Ave. NW  
Washington, DC 20016

**From:** [Jaime Shafter](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Small area planning comments for Chevy Chase  
**Date:** Thursday, December 3, 2020 7:18:58 AM

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Please take into consideration the fact that the Chevy Chase schools, Lafayette Elementary School, is already over crowded. A plan to increase housing in the area will only exacerbate the over crowding problem.

The city needs to take a hard look at the long term analysis for how increased housing will affect the problem of over crowding.

The plan should include a second elementary school.

Thank you,  
Jaime Shafter  
Resident in Chevy Chase, DC



**From:** [Jared Pettinato](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comprehensive Plan Amendment Act of 2020: Raise the Height Limit  
**Date:** Tuesday, December 1, 2020 4:27:53 PM

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Dear Sir or Madam,


In the Comprehensive Plan Amendment Act of 2020, please restructure the height limit to increase it incrementally away from the National Mall. Opening up the City will provide several badly needed benefits for its residents:

- Increase affordable housing by giving developers more areas near metros where they could build. Affordable housing means more housing.
- Decrease environmental impacts as increased population density decreases transportation and utility expenses; then, neither the people nor the utilities need travel so far.
- Grow street-level retail and restaurants as the people in the higher units automatically become customers.
- Increase riders for the public rail and bus lines as more people live closer them and patronize those services. This force multiplier could allow WMATA to increase service and decrease times between trains. When more people expect more trains more quickly, they would use them more, and that would raise even more revenue.
- Increase the number of people living in DC. This would increase the tax revenue while growing the economy and bringing more money to the City. That will produce more jobs and more opportunities for everyone in a multiplier of growth.
- Increase DC's population and make the case for statehood even more compelling.

DC's height limit is holding back the entire city from growing into the modern city its residents need and deserve. As a resident of over fifteen years and a homeowner of over twelve years, please open up DC's possibilities, so it can reach its next path to glory.

Sincerely,

Jared Pettinato  
The Pettinato Firm  
3416 13th St. NW, #1  
Washington, DC 20010







# Northeastern University

## School of Law

December 2, 2020

The Committee of the Whole  
The Council of the District of Columbia  
1350 Pennsylvania Ave NW  
Washington, DC 20004

cc: Council Chair Phil Mendelson, Councilmember Charles Allen,  
Councilmember Anita Bonds, Councilmember David Grosso,  
Councilmember Elissa Silverman, Councilmember Robert C. White, Jr.

**Re: Testimony on the critical need for the Comprehensive Plan to consider  
adequate and stable housing to reduce overdose deaths, problematic drug  
use, and crime**

Dear Members of the Committee of the Whole:

I am submitting this testimony to you to share some of the evidence showing that stable housing is critical to reducing overdose deaths, problematic drug use, and crime in the District of Columbia. If DC is to successfully address the overdose crisis and to reduce the crime it causes, it is imperative for the District government to address issues of health equity and housing equity in the Comprehensive Plan. Adequate and stable public and affordable housing reduces overdose mortality. It reduces addiction, which in turn reduces crime. This benefits all Washingtonians.

By way of introduction, I am a criminal justice policy expert and a Ward 6 resident and homeowner. I lead the Washington, DC presence of the Health in Justice Action Lab, a "think-do tank" based at Northeastern University School of Law, where I am the Senior Fellow and the Director of Justice Policy. The Action Lab promotes both

public safety *and* public health through research and evidence. We are national leaders in the effort to use evidence to reduce overdose mortality during the ongoing overdose crisis.

The District continues to face high rates of overdose and overdose mortality. Deaths from illicitly manufactured fentanyl continue to rise. In just the first eight months of this year, 282 people died of opioid overdose in the District—more than in any prior year.<sup>1</sup>

Considering that these deaths are concentrated in the District's most economically-disadvantaged communities, the linkage of addiction to stable housing is important to consider—as are the downstream effects of substance use disorder (SUD) and overdose death upon families, communities, and the District's first responders.

It is well recognized that addiction, overdose, and homelessness are interrelated.<sup>2</sup> Multiple studies have found a connection between overdose risk and unstable housing or being unhoused. Indeed, overdose is the leading cause of death for the homeless.<sup>3</sup>

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<sup>1</sup> Office of the Chief Medical Examiner, Opioid-related Fatal Overdoses: January 1, 2016 to August 31, 2020 (Nov. 20, 2020), available at [https://ocme.dc.gov/sites/default/files/dc/sites/ocme/agency\\_content/Opioid%20related%20Overdoses%20Deaths%2011.20.20.pdf](https://ocme.dc.gov/sites/default/files/dc/sites/ocme/agency_content/Opioid%20related%20Overdoses%20Deaths%2011.20.20.pdf).

<sup>2</sup> See, e.g., Wyant BE, Karon SS, Pfefferle SG, 2019. Housing Options for Recovery for Individuals with Opioid Use Disorder: A Literature Review. Abt Associates. <https://www.abtassociates.com/sites/default/files/files/Insights/reports/2019/OUdlr.pdf>; Midboe AM, Byrne T, Smelson D, Jasuja G, McInnes K, Troszak LK. The Opioid Epidemic In Veterans Who Were Homeless Or Unstably Housed. *Health Aff (Millwood)*. 2019 Aug;38(8):1289-1297. doi: 10.1377/hlthaff.2019.00281. PMID: 31381401.

<sup>3</sup> Baggett TP, Hwang SW, O'Connell JJ, Porneala BC, Stringfellow EJ, Orav EJ, Singer DE, Rigotti NA, 2013. Mortality among homeless adults in Boston: Shifts in causes of death over a 15-year period. *JAMA Intern Med* 173, 189–195. doi: 10.1001/jamainternmed.2013.1604.

In a study of unhoused people visiting the emergency department at an urban, public hospital, nearly half (44.6%) of homeless opioid users reported a lifetime history of overdose.<sup>4</sup> The authors note:

Opioid overdose history was particularly strongly associated with having experienced any homelessness (including living doubled up) over the past year. This finding suggests that unstable housing, in addition to frank homelessness, may be associated with opioid use and overdose and that efforts to reduce opioid overdose should include people with “hidden” forms of homelessness such as living doubled up.

A systematic review of research on risk factors for overdose among young people found that stable housing is a critical issue. While the cause-and-effect question remains open (addiction may lead to homelessness, and homelessness may lead to addiction), the connection is clear: “young people who report being unstably housed (living in a shelter or hotel) or homeless (living in a public space) in the past 3 months were four times more likely to report a history of OD.”<sup>5</sup> The authors commented:

Although homelessness has been identified as a risk factor in populations of adults, elevated rates of homelessness among young people and the high prevalence of drug OD in this group indicate that unstable housing may be a particularly important risk factor to consider in young people.

Stable housing leads to falling risks of overdose and SUD in general. But without housing, far too many Washingtonians remain at risk. People suffering addiction are likely to face arrest, and this presents further risks. Newly-released jail and prison

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<sup>4</sup> Doran KM, Rahai N, McCormack RP, Milian J, Shelley D, Rotrosen J, Gelberg L. Substance use and homelessness among emergency department patients. *Drug Alcohol Depend.* 2018 Jul 1;188:328-333. doi: 10.1016/j.drugalcdep.2018.04.021. Epub 2018 May 22. PMID: 29852450; PMCID: PMC6478031.

<sup>5</sup> Lyons RM, Yule AM, Schiff D, Bagley SM, Wilens TE. Risk Factors for Drug Overdose in Young People: A Systematic Review of the Literature. *J Child Adolesc Psychopharmacol.* 2019 Aug;29(7):487-497. doi: 10.1089/cap.2019.0013. Epub 2019 Jun 27. PMID: 31246496; PMCID: PMC6727478.

inmates are 120 times more likely to overdose and die during the first month after re-entry than the general population.<sup>6</sup>

Extrapolating from the evidence of the effectiveness of Medications for Addiction Treatment (MAT), we see that reducing addiction reduces crime.<sup>7</sup> This benefits all Washingtonians. It improves retention among police officers. It improves property values.

Accordingly, based on this short review of the evidence, I strongly recommend that the District address issues of health equity and housing equity in the Comprehensive Plan.

Sincerely,



Jeremiah Goulka, LL.B., JD  
Senior Fellow and Director of Justice Policy  
Health in Justice Action Lab  
Northeastern University School of Law



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<sup>6</sup> An Assessment of Opioid-Related Overdoses in Massachusetts 2011-2015, MDPH DATA BRIEF (2017), available at <http://www.mass.gov/eohhs/docs/dph/stop-addiction/data-brief-chapter-55-aug-2017.pdf>

<sup>7</sup> Ball, J. C., & Ross, A. (1991). The Effectiveness of Methadone Maintenance Treatment. New-York: Springer-Verlag. doi.org/10.1007/978-1-4613-9089-3; Evans EA, Zhu Y, Yoo C, Huang D, Hser YI. Criminal justice outcomes over 5 years after randomization to buprenorphine-naloxone or methadone treatment for opioid use disorder. *Addiction*. 2019 Aug;114(8):1396-1404. doi: 10.1111/add.14620. Epub 2019 May 2. PMID: 30916463; PMCID: PMC6626574.

My name is Jillian Burford, I am a lifelong resident of Bloomingdale, and dedicated community organizer working with Serve Your City/ Ward 6 Mutual Aid. Through my previous employment, I have engaged with the Comprehensive Plan for well over a year and have submitted testimony on the process before Councilman McDuffie earlier this year on the poor handling of the community engagement, the submission process, accessibility to non-native English speakers, and the lack of comprehensive training to ensure ANC commissioners were prepared for the labor of this massive document. I have read through the submitted comments and the Office of Planning's response and was extremely disheartened to see ANC comments on the lack of deeply affordable housing and protections for public housing residents be brushed over. I have witnessed the erasure of public housing residents by not only the Office of Planning, but by DC Housing Authority and Mayor Bowser (ie. public housing being thrown under the umbrella of so-called "affordable" housing). This is not only disingenuous, but it is also dangerous to the folks who are still scraping to get by because public housing is very often the last step between housing security and the streets for low-income residents. Gentrification has hamfistedly created a greater need. The District had been in great financial standing prior to the COVID-19 pandemic, so it is unconscionable to think that our elected officials and District agencies are actively leaving low-income residents behind.

The COVID-19 pandemic has shown us that many residents are one or two missed checks away from the streets. And while I deeply appreciate the measures taken to stop evictions during this time of uncertainty, unhoused individuals are not receiving comparable actions. Despite the CDC strongly suggesting that cities refrain from clearing encampments and forcing unhoused individuals into unsanitary, dangerous conditions in poorly managed and underfunded shelters, unhoused individuals have been pushed from one spot to another. Prior to COVID-19, the demand for housing in the District has decreased due to the ridiculous cost of housing that has pushed many DC natives from their homes. We make this city great and it is heartbreaking to not see the Comprehensive Plan reflect a dedicated effort to ensure that those of us who are still here barely scraping by will be protected and not be pushed into the streets, creating an even greater need.

The Comprehensive Plan lacks language, policies, and actions that will ensure that the work to put an end to housing insecurity. While that labor falls under the purview of the Department for Human Services, the Comprehensive Plan sets the tone.

While the Office of Planning is working to hit their goal of 1,000,000 DC residents by 2035, they must do the work necessary to ensure that residents that we have here right now can stay here and be secure in their homes. We should not be focusing on developing more housing when we have an adequate stock right now that unhoused individuals could be residing in. Intentional effort must be taken to ensure we put an end to housing insecurity in the District.



Thank you,

Jillian Burford

**Comment Regarding Comprehensive Plan Application No. 0149**  
**6000 Chillum Place, NE (Square 3379, Lot 821)**

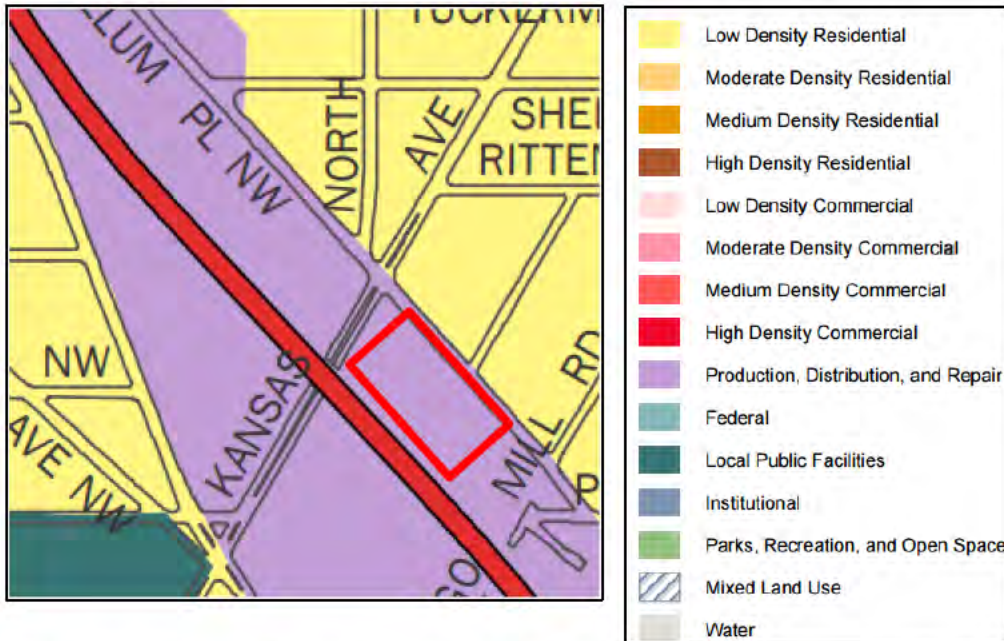
**1. Brief Description of the Proposed Amendment (Section 2 of the Application Form)**

This application for an amendment to the Comprehensive Plan Future Land Use Map (“FLUM”) and the Generalized Policy Map is submitted on behalf of the owner of property located at 6000 Chillum Place, NE (Square 3379, Lot 821 (the “Site”). The Site is located on the south side of Chillum Place and Kansas Avenue, NE.

**A. Current FLUM Designation**

As shown in Figure 1, the FLUM currently designates the Site for Production, Distribution, and Repair (“PDR”) uses. The Applicant proposes to amend the FLUM to the mixed-use PDR, Low Density Commercial, and Medium Density Residential designations.

*Figure 1: Current FLUM Designation for the Site*



The Site is presently designated as PDR on the FLUM. The PDR designation is used to define areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from noise-, air pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals. A variety of Zone districts apply within PDR areas, recognizing the different intensities of use and impacts generated by various PDR activities. 10A DCMR § 225.12. Under the 2016 Zoning Regulations, the zone districts listed as being consistent with the PDR designation are PDR-1, PDR-2, PDR-3, and PDR-4.

## **B. Proposed FLUM Designations**

The Applicant proposes to amend the FLUM to the mixed-use PDR, Low Density Commercial, and Medium Density Residential designations.

The Low Density Commercial designation is used to define shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area. Their common feature is that they are comprised primarily of one- to three-story commercial buildings. 10A DCMR § 225.8. Under the 2016 Zoning Regulations, the zone districts listed as being consistent with the Low Density Commercial designation are MU-3 and MU-4.

The Medium Density Residential designation is used to define neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. The R-5-B and R-5-C Zone districts are generally consistent with the Medium Density designation, although other zones may apply. 10A DCMR § 225.5. Under the 2016 Zoning Regulations, the zone districts listed as being consistent with the Medium Density Residential designation are RA-2 and RA-3.

The proposed FLUM amendment from PDR to mixed-use PDR, Low Density Commercial, and Moderate Density Residential is consistent with the Comprehensive Plan's vision for an "inclusive city," as defined by its Core Themes and Guiding Principles; the Comprehensive Plan's Citywide and Planning Area Elements; the Generalized Policy Map; and the District's recently established housing goals.

## **2. Discussion of the Amendment**

The proposed FLUM amendment will benefit the surrounding neighborhood and the District of Columbia as a whole by allowing for appropriately-scaled mixed-use commercial and residential development at the Site.

The FLUM amendment will assist the District to manage growth and change, particularly as that growth relates to housing. Permitting higher density mixed-use development at the Site will allow for development of additional housing and affordable housing, which is the District's highest priority, including housing for a diversity of incomes, family sizes, and housing types. Moreover, the FLUM amendment will support mixed-use development that will benefit residents by creating jobs and employment opportunities and pathways for less affluent households to increase their income.

Amending the FLUM will also help create successful neighborhoods and improve existing neighborhoods as it allow for the production of new housing and neighborhood serving amenities. The FLUM amendment will also enable development that supports the upgrading and restoration of Chillum/2<sup>nd</sup> Street and Kansas Avenue.

The FLUM amendment will increase access to jobs for District residents by encouraging development at the Site that will lead to both temporary construction jobs and full-time employment jobs within office and retail uses within future development project(s) at the Site. Moreover, increasing shopping and services for the neighborhoods surrounding the Site will help the District reach its full economic potential, and will create more opportunities for local entrepreneurs and small businesses. Finally, given the Site's close proximity to Capital City Charter School, Ideal Academy Charter School, and Fort Slocum Park, amending the FLUM to allow residential use will increase access to education and recreational facilities.

Permitting mixed use development at this infill location will help improve the health of District residents by establishing land use patterns and land uses that reduce air pollution and facilitate pedestrian and bicycle travel. The ability to develop higher density, mixed-use development along transportation corridors is key to reducing development of greenfields, preventing sprawl, and encouraging residents to walk and bike to nearby destinations.

### **3. Conclusion**

Since filing the initial application, the District has established an aggressive goal of achieving 36,000 new housing units by 2025, of which 12,000 shall be devoted to dedicated affordable housing units. This request to amend the FLUM to allow a future rezoning that would allow mixed-use development at the Site is entirely consistent with achieving this important goal. Given the Site's proximity to transit infrastructure, education facilities, and other neighborhood amenities the proposed FLUM amendment is particularly important for this location. In particular, the Site's location immediately adjacent to the Metropolitan Branch Trail route makes the Metrorail stations and neighborhood amenities at Fort Totten and Takoma readily accessible. The FLUM amendment will not have adverse impacts on surrounding neighborhoods. The Site is bordered by the rail tracks to the northeast and is across from retail and commercial development to the northwest (across Kansas Avenue). To the south of the Site is additional commercial / light-industrial uses. Finally, by amending the FLUM on this Site to allow for future mixed-use development, a node of mixed-use activity can begin to form around the intersection of Kansas Avenue and Chillum place that includes the mixed-use area proposed by the Office of Planning along the north side of Chillum Place, NE.



**Application for an Amendment to the Comprehensive Plan**  
**6000 Chillum Place, NE (Square 3379, Lot 821)**

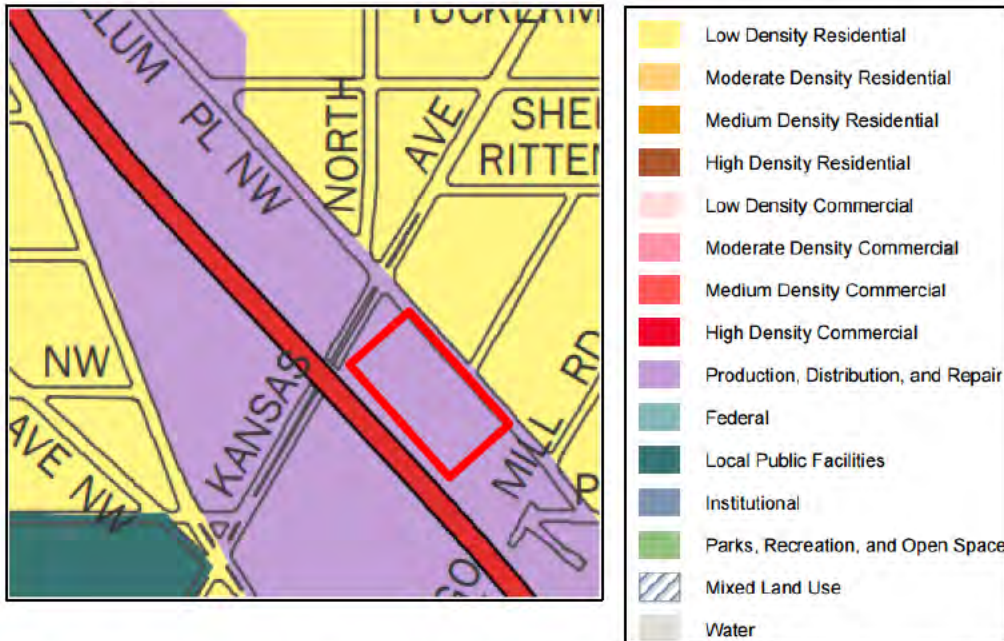
**1. Brief Description of the Proposed Amendment (Section 2 of the Application Form)**

This application for an amendment to the Comprehensive Plan Future Land Use Map (“FLUM”) and the Generalized Policy Map is submitted on behalf of the owner of property located at 6000 Chillum Place, NE (Square 3379, Lot 821 (the “Site”). The Site is located on the south side of Chillum Place and Kansas Avenue, NE.

**A. Current FLUM Designation**

As shown in Figure 1, the FLUM currently designates the Site for Production, Distribution, and Repair (“PDR”) uses. The Applicant proposes to amend the FLUM to the mixed-use PDR, Low Density Commercial, and Medium Density Residential designations.

*Figure 1: Current FLUM Designation for the Site*



The Site is presently designated as PDR on the FLUM. The PDR designation is used to define areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from noise-, air pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals. A variety of Zone districts apply within PDR areas, recognizing the different intensities of use and impacts generated by various PDR activities. 10A DCMR § 225.12. Under the 2016 Zoning Regulations, the zone districts listed as being consistent with the PDR designation are PDR-1, PDR-2, PDR-3, and PDR-4.

## **B. Proposed FLUM Designations**

The Applicant proposes to amend the FLUM to the mixed-use PDR, Low Density Commercial, and Medium Density Residential designations. The Low Density Commercial designation is used to define shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area. Their common feature is that they are comprised primarily of one- to three-story commercial buildings. 10A DCMR § 225.8. Under the 2016 Zoning Regulations, the zone districts listed as being consistent with the Low Density Commercial designation are MU-3 and MU-4.

The Medium Density Residential designation is used to define neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. The R-5-B and R-5-C Zone districts are generally consistent with the Medium Density designation, although other zones may apply. 10A DCMR § 225.5. Under the 2016 Zoning Regulations, the zone districts listed as being consistent with the Medium Density Residential designation are RA-2 and RA-3.

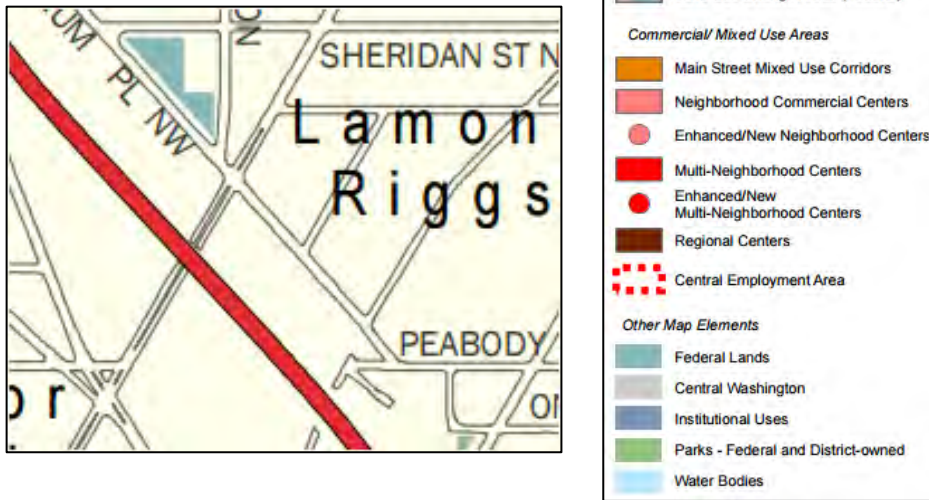
As described in Section 3 of this application, the proposed FLUM amendment from PDR to mixed-use PDR, Low Density Commercial, and Medium Density Residential is consistent with the following District plans and policies:

- a. The Comprehensive Plan's vision for an "inclusive city," as defined by its Core Themes and Guiding Principles;
- b. The Comprehensive Plan's Citywide Elements;
- c. The Comprehensive Plan's Rock Creek East Area Element; and
- d. The Generalized Policy Map's proposed designation for the Site.

### C. Current Generalized Policy Map Designation

As shown on Figure 2, the Generalized Policy Map designates the Site as a Neighborhood Conservation Area. The Applicant proposes to amend the Generalized Policy Map so that the Site is designated as a Land Use Change Area.

**Figure 2: Current Generalized Policy Map Designation for the Site**



Neighborhood Conservation Areas have very little vacant or underutilized land. They are primarily residential in character. Maintenance of existing land uses and community character is anticipated over the next 20 years. Where change occurs, it will be modest in scale and will consist primarily of scattered site infill housing, public facilities, and institutional uses. Major changes in density over current (2005) conditions are not expected but some new development and reuse opportunities are anticipated. Neighborhood Conservation Areas that are designated “PDR” on the Future Land Use Map are expected to be retained with the mix of industrial, office, and retail uses they have historically provided. 10A DCMR § 223.4. The guiding philosophy in Neighborhood Conservation Areas is to conserve and enhance established neighborhoods. The diversity of land uses and building types in these areas should be maintained and new development and alterations should be compatible with the existing scale and architectural character of each area. 10A DCMR § 223.

### D. Proposed Generalized Policy Map Designation

The Applicant proposes to amend the Generalized Policy Map so that the Site is designated as a Land Use Change Area. Land Use Change Areas are areas where change to a different land use from what exists today is anticipated. 10A DCMR § 223.9. There are more than two dozen Land Use Change Areas identified on the Policy Map. They include many of the city’s large development opportunity sites, and other smaller sites that are undergoing redevelopment or that are anticipated to undergo redevelopment. Together, they represent much of the city’s supply of vacant and underutilized land. 10A DCMR § 223.10.

The guiding philosophy in the Land Use Change Areas is to encourage and facilitate new development and promote the adaptive reuse of existing structures. Many of these areas have the



capacity to become mixed-use communities containing housing, retail shops, services, workplaces, parks and civic facilities. The Comprehensive Plan's Area Elements provide additional policies to guide development and redevelopment within the Land Use Change Areas, including the desired mix of uses in each area. 10A DCMR § 223.11. As Land Use Change Areas are redeveloped, the District aspires to create high quality environments that include exemplary site and architectural design and that are compatible with and do not negatively impact nearby neighborhoods. 10A DCMR § 223.12.

## **2. Impacts of the Amendment (Section 3 of the Application Form)**

The proposed FLUM amendment will benefit the surrounding neighborhood and the District of Columbia as a whole by allowing for appropriately-scaled mixed-use commercial and residential development at the Site. Moreover, as set forth below, the FLUM amendment is consistent with the following District plans and policies:

- a. The Comprehensive Plan's vision for an "inclusive city," as defined by its Core Themes and Guiding Principles;
- b. The Comprehensive Plan's Citywide Elements;
- c. The Comprehensive Plan's Rock Creek East Area Element;
- d. The Generalized Policy Map's proposed designation for the Site.

The benefits of the FLUM amendment are set forth below.

### **A. The FLUM Amendment is Consistent with the Comprehensive Plan's Core Themes and Guiding Principles.**

The Comprehensive Plan is based on 36 Guiding Principles that acknowledge that the benefits and opportunities of living in the District are not available to everyone equally and that divisions in the city—physical, social and economic—must be overcome to move from vision to reality. 10A DCMR § 216.3. The principles are drawn from the Comprehensive Plan's "vision for growing an inclusive city," and express cross-cutting goals for the District's future. 10A DCMR § 2004.4. The principles are grouped into five core themes: Managing Growth and Change, Creating Successful Neighborhoods, Increasing Access to Education and Employment, Connecting the City, and Building Green and Healthy Communities. 10A DCMR § 216.2. The individual policies within each of the Comprehensive Plan's Elements are built on the city's commitment to following these principles. 10A DCMR § 216.1. The proposed FLUM amendment is consistent with the Comprehensive Plan's Core Themes and Guiding Principles as follows:

#### **i. Managing Growth and Change**

The FLUM amendment acknowledges that change in the District is both inevitable and desirable, and that the key is to manage change in ways that protect the positive aspects of life in the city and reduce negatives, such as poverty, crime and homelessness. 10A DCMR § 217.1. Permitting higher density mixed-use development at the Site through the proposed FLUM amendment will allow for development of additional housing and affordable housing within the District, which is one of the District's highest priorities, including housing for a diversity of incomes, family sizes, and housing types. 10A DCMR §§ 217.2 and 217.3. Moreover, the FLUM amendment will support mixed-use

development that will benefit residents by creating jobs and employment opportunities and pathways for less affluent households to increase their income. 10A DCMR § 217.4.

ii. Creating Successful Neighborhoods

Consistent with this Core Theme, amending the FLUM at the Site will allow for the production of new housing and affordable housing, which is necessary to avoid a deepening of racial and economic divides in the city. 10A DCMR § 218.3. The FLUM amendment will also enable development that supports the upgrading and restoration of Chillum Street through sensitive renovation and updating. 10A DCMR § 218.4. Moreover, as part of this Comprehensive Plan Amendment process, and for any future development of the Site, the neighborhood will be an integral part of redevelopment decision-making. Public input will be incorporated into land use and development decisions in order to help create and maintain a successful and thriving neighborhood. 10A DCMR § 218.8.

iii. Increasing Access to Education and Employment

The FLUM amendment will increase access to jobs for District residents by encouraging development at the Site that will lead to both temporary construction jobs and full-time employment jobs within office and retail uses within future development project(s) at the Site. 10A DCMR § 219.1. As stated in the Guiding Principles for this Core Theme, land development policies should be focused to create job opportunities for District residents. Consistent with this goal, the proposed FLUM amendment will enable mixed-use development and employment opportunities to meet the various needs of District residents. 10A DCMR § 219.6. Moreover, increasing shopping and services for the neighborhoods surrounding the Site will help the District reach its full economic potential, and will create more opportunities for local entrepreneurs and small businesses. 10A DCMR § 219.9.

iv. Building Green and Healthy Communities

Consistent with the principles within this Core Theme, the proposed FLUM amendment will allow for development that protects existing views and vistas. 10A DCMR § 221.1. Permitting higher density and mixed-land uses at this infill location will also improve the health of District residents by establishing land use patterns and land uses that reduce air pollution and facilitate pedestrian and bicycle travel. 10A DCMR § 221.4. Higher density and mixed-use development located along a major transportation corridor is key to reducing development of greenfields, preventing sprawl, and encouraging residents to walk and bike to nearby destinations.

**B. The FLUM Amendment is Consistent with the Citywide Elements within the Comprehensive Plan**

The Comprehensive Plan includes 13 Citywide Elements, each addressing a topic that is citywide in scope. 10A DCMR § 104.4. The purposes of the Citywide Elements are to define the requirements and aspirations of District residents and influence development, guide executive and legislative decisions; promote economic growth and jobs for District residents; guide private and public development to achieve community goals; maintain and enhance the District's natural and architectural assets; and assist in the conservation, stabilization and improvement of each

neighborhood. 10A DCMR § 102.6. Permitting greater density and a mix of uses at the Site through the proposed FLUM amendment is consistent with several of the Citywide Elements as follows:

i. Land Use Element

The Land Use Element is the cornerstone of the Comprehensive Plan. It establishes the basic policies guiding the physical form of the city, and provides direction on a range of development, conservation, and land use compatibility issues. The Land Use Element describes the balancing of priorities that must take place in order to accommodate a multiplicity of land uses within the boundaries of the District. 10A DCMR § 300.1 These include enhancing neighborhood commercial districts, directing growth and new development to achieve economic vitality, and promoting and maintaining successful neighborhoods. 10A DCMR § 300.2.

As set forth below, the proposed FLUM amendment is consistent with many of the policies within the Land Use Element.

- *Policy LU-1.4.1: Infill Development - Encourage infill development on vacant land within the city, particularly in areas where there are vacant lots that create “gaps” in the urban fabric and detract from the character of a commercial or residential street. Such development should complement the established character of the area and should not create sharp changes in the physical development pattern. 10A DCMR § 307.5*

Consistent with Policy LU-1.4.1, the proposed FLUM amendment will enable infill development on underutilized land. Doing so will increase the Site’s productivity and encourage development that complements the established character of the area, including the residentially-zoned land in the surrounding neighborhood.

- *Policy LU-2.1.1: Variety of Neighborhood Types - Maintain a variety of residential neighborhood types in the District, ranging from low-density, single family neighborhoods to high-density, multi-family mixed use neighborhoods. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced in the future. 10A DCMR § 309.5*

The proposed FLUM amendment will enable the variety of neighborhood types envisioned by Policy LU-2.1.1. The land use change will support development of a medium-density residential neighborhood that will contribute to the identity and character of the surrounding community.

- *Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods - Recognize the importance of balancing goals to increase the housing supply and expand neighborhood commerce with parallel goals to protect neighborhood character, preserve historic resources, and restore the environment. The overarching goal to “create successful neighborhoods” in all parts of the city requires an emphasis on conservation in some neighborhoods and revitalization in others. 10A DCMR § 309.8*

Consistent with LU-2.1.3, the proposed FLUM amendment to Low Density Commercial and Medium Density Residential will enable development that both increases housing

supply and expands neighborhood commerce. This type of development will help to revitalize the surrounding area with new uses that provide for the needs of District residents.

- *Policy LU-2.4.1: Promotion of Commercial Centers - Promote the vitality of the District's commercial centers and provide for the continued growth of commercial land uses to meet the needs of District residents, expand employment opportunities for District residents, and sustain the city's role as the center of the metropolitan area. Commercial centers should be inviting and attractive places, and should support social interaction and ease of access for nearby residents. 10A DCMR § 312.5*

By allowing for a higher density and mixed-use land use designation, the proposed FLUM amendment will enable development that promotes the vitality of the neighborhood and provides for the continued growth of commercial land uses. Doing so will help to meet the needs of District residents, expand employment opportunities, and sustain the District's role as the center of the metropolitan area.

- *Policy LU-2.4.6: Scale and Design of New Commercial Uses - Ensure that new uses within commercial districts are developed at a height, mass, scale and design that is appropriate and compatible with surrounding areas. 10A DCMR § 312.10*

The proposed FLUM amendment will allow for maximum heights and densities at the Site that are appropriate for the surrounding neighborhood and compatible with the existing architectural vernacular.

## ii. Housing Element

The overarching goal of the Housing Element is to develop and maintain a safe, decent, and affordable supply of housing for all current and future residents of the District of Columbia. 10A DCMR § 501.1. The Comprehensive Plan forecasts that by 2025 there will be approximately 311,800 households (698,000 people) living in the District, which is a 57,100-household (121,200-person) increase over the Comprehensive Plan's 20-year forecast. 10A DCMR § 215.2.

For the Rock Creek East Area specifically, the Comprehensive Plan forecasts that there will be approximately 28,800 households, which is a 3,400-household increase over the 20-year forecast. 10A DCMR § 215.20. Therefore, the Housing Element places a strong emphasis on the construction of new housing and affordable housing to accommodate a diverse range of household types and incomes. The proposed FLUM amendment will allow for residential development at the Site, which is presently zoned so as not to permit housing.

As set forth below, the proposed FLUM amendment is consistent with many of the policies within the Housing Element:

- *Policy H-1.1.1: Private Sector Support - Encourage the private sector to provide new housing to meet the needs of present and future District residents at locations consistent with District land use policies and objectives. 10A DCMR § 503.2*

The FLUM amendment will encourage the private sector to construct new housing at the Site, which will help to meet the needs of present and future District residents. Redevelopment of the Site will also spur additional private investment in the surrounding neighborhood.

- *Policy H-1.1.3: Balanced Growth - Strongly encourage the development of new housing on surplus, vacant and underutilized land in all parts of the city. Ensure that a sufficient supply of land is planned and zoned to enable the city to meet its long-term housing needs, including the need for low- and moderate-density single family homes as well as the need for higher-density housing. 10A DCMR § 503.4*

Consistent with Policy H-1.1.3, the proposed FLUM amendment will encourage the development of new housing on presently underutilized land. The FLUM amendment will ensure that the Site can be developed under a zone district that affords sufficient height and density to provide significant new housing and affordable housing for District residents, while still maintaining a scale that is consistent with the surrounding neighborhood.

- *Policy H-1.1.4: Mixed Use Development - Promote mixed use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed use corridors, and around appropriate Metrorail stations. 10A DCMR § 503.5*

The proposed FLUM amendment to the Low Density Commercial and Medium Density Residential designation will allow for mixed-use development at the Site.

- *Policy H-1.2.3: Mixed Income Housing - Focus investment strategies and affordable housing programs to distribute mixed income housing more equitably across the entire city, taking steps to avoid further concentration of poverty within areas of the city that already have substantial affordable housing. 10A DCMR § 504.8*

Designating the Site for Medium Density Residential development will enable increased affordable housing within mixed-use and mixed-income development. In comparison, the Site's existing land use designation and zone district do not allow residential use at all.

### iii. Economic Development Element

The overarching goal of the Economic Development Element is to strengthen the District's economy by sustaining its core industries, attracting new and diverse industries, accommodating future job growth, fostering the success of small businesses, revitalizing neighborhood commercial centers, improving resident job skills, and helping a greater number of District residents find and keep jobs in the Washington regional economy. 10A DCMR § 701.1.

The Comprehensive Plan forecasts that by 2025 there will be approximately 870,400 jobs in the District, which is a 125,000-job increase over the Comprehensive Plan's 20-year forecast. 10A DCMR § 215.2. For the Rock Creek East Area, the Comprehensive Plan forecasts that by 2025 there will be 33,500 jobs, which is a 1,900-job increase over the 20-year forecast. 10A DCMR § 215.21. Therefore, the Economic Development Element places a strong emphasis on the

construction of new developments that allow for commercial and office uses to accommodate a diverse range of employment types in all areas of the District. The proposed FLUM amendment will enable commercial and office uses to be constructed at the Site (whereas those type of uses are not currently permitted under the existing land use designation and zone district) which will help to accommodate anticipated job growth in the Rock Creek East Area.

As set forth below, the proposed FLUM amendment is consistent with several of the policies within the Economic Development Element:

- *Policy ED-2.2.3: Neighborhood Shopping - Create additional shopping opportunities in Washington's neighborhood commercial districts to better meet the demand for basic goods and services. Reuse of vacant buildings in these districts should be encouraged, along with appropriately-scaled retail infill development on vacant and underutilized sites. Promote the creation of locally-owned, non-chain establishments because of their role in creating unique shopping experiences. 10A DCMR § 708.7*

Re-designation of the Site to Low Density Commercial and Medium Density Residential will support future development at the Site that creates additional shopping opportunities. Thus, the FLUM amendment will help to better meet the demand for basic goods and services for residents of the surrounding neighborhood.

- *Policy ED-3.1.1: Neighborhood Commercial Vitality - Promote the vitality and diversity of Washington's neighborhood commercial areas by retaining existing businesses, attracting new businesses, and improving the mix of goods and services available to residents. 10A DCMR § 713.5*

The proposed FLUM amendment will allow for mixed-use development that includes a commercial component that will attract new businesses and improve the mix of goods and services available to residents in the surrounding area.

### **C. The FLUM Amendment is Consistent with the Comprehensive Plan's Rock Creek East Area Element.**

The Site is located within the Rock Creek East Area Element of the Comprehensive Plan. *See* 10A DCMR § 2200. Rock Creek East is an attractive residential community containing many stable low and moderate density neighborhoods. 10A DCMR § 2200.2. As part of the Comprehensive Plan planning process, the neighborhood indicated that while protecting established neighborhoods is a priority, there is also a **need to provide a variety of housing choices through development that is in keeping with the scale of the surrounding community**. 10A DCMR § 2207.2(d) (emphasis added). Neighborhood residents also stated that “steps should be taken to reduce the land use conflicts and visual blight associated with industrial uses in such locations as Blair Road, Chillum Place, and Upshur Street. In a few cases, **this may mean phasing out industrial and “heavy commercial” uses and replacing them with housing or mixed uses**.” 10A DCMR § 2207.2 (emphasis added).

Consistent with these community priorities, the proposed FLUM amendment will allow for development of additional housing for a variety of incomes, family types, and tenures, establishing

low-density commercial uses to better serve neighborhood residents, and simultaneously maintaining the existing scale and character of the surrounding neighborhood. Providing new residential and commercial development at the Site will also help to buffer the visual blight associated with industrial uses adjacent to the Site from the abutting low-density residential neighborhood.

More specifically, the proposed FLUM amendment will help to advance a number of the policies listed within the Rock Creek East Area Element as follows:

- *Policy RCE-1.1.6: Development of New Housing - Encourage the retention of existing subsidized housing units within the Rock Creek East Planning Area, along with other measures to increase housing choices and improve housing affordability for area residents. This should include the production of new mixed income housing along Georgia Avenue, and the encouragement of mixed income housing in the industrially zoned area west of Georgia Avenue between Upshur and Shepherd, and on District-owned land along Spring Road near the Petworth Metro Station. A particular emphasis should be placed on providing low cost affordable housing for seniors. 10A DCMR § 2208.7.*

The FLUM amendment is consistent with this Policy's goal of developing new housing within the Rock Creek East planning area. Establishing a medium density land use designation will help to increase housing choices and improve housing affordability for area residents. It will also ensure that additional affordable housing is developed within a mixed-income project. Overall, increasing the Site's permitted height and density will allow for additional residential units to be developed, which increases the overall amount of housing and affordable housing in the Rock Creek East Area.

- *Policy RCE-1.1.8: Industrial Zone Buffering - Provide improved buffering and screening along the interface between residential areas and industrial areas, especially along Blair Road, Chillum Place, and the CSX/Metrorail corridor. To protect nearby neighborhoods from noise and other industrial impacts, the expansion of industrial uses should be limited to areas designated for Production, Distribution, and Repair (PDR) on the Future Land Use Map. 10A DCMR § 2208.9, and*
- *Action RCE-1.1.C: Industrial Zone Buffers - Develop a design plan to implement buffering techniques that protect residential areas from adjacent industrial sites, especially along Blair Road and Chillum Place. 10A DCMR § 2208.16*

Consistent with Policy RCE-1.1.8 and Action RCE-1.1.C, the proposed FLUM amendment will spur low density commercial and medium density residential development at the Site which will create a buffer between surrounding industrial uses and the adjacent residential neighborhood.



**D. The FLUM Amendment is Consistent with the Generalized Policy Map's Proposed Designation for the Site.**

As indicated in Figure 2 (above), the Generalized Policy Map designates the Site as a Neighborhood Conservation Area. The Applicant proposes to amend the Generalized Policy Map so that the Site is designated as a Land Use Change Area. Land Use Change Areas are areas where change to a different land use from what exists today is anticipated. 10A DCMR § 223.9. They include many of the city's large development opportunity sites, and other smaller sites that are undergoing redevelopment or that are anticipated to undergo redevelopment. Together, they represent much of the city's supply of vacant and underutilized land. 10A DCMR § 223.10.

The guiding philosophy in the Land Use Change Areas is to encourage and facilitate new development and promote the adaptive reuse of existing structures. Many of these areas have the capacity to become mixed-use communities containing housing, retail shops, services, workplaces, parks and civic facilities. 10A DCMR § 223.11 (emphasis added). As Land Use Change Areas are redeveloped, the District aspires to create high quality environments that include exemplary site and architectural design and that are compatible with and do not negatively impact nearby neighborhoods. 10A DCMR § 223.12

The proposed FLUM amendment would allow for mixed-use development at a site that is presently designated for industrial use only. The existing Generalized Policy Map designation is too restrictive for this area of the District, which has the potential to be developed with mixed-use low density commercial and medium density residential uses. The Land Use Change designation would facilitate new development at the Site, which would have the capacity to become a mixed-use community containing housing, retail shops, services, workplaces, and public spaces. Redevelopment of the Site in this manner will create a high quality environment and enable development that is compatible with and does not negatively impact the surrounding community.

**3. Conclusion**

Overall, the proposed land use change to the Low Density Commercial and Medium Density Residential designation will allow for redevelopment of the Site that is fully consistent with the Comprehensive Plan and the proposed Generalized Policy Map's designation for the Site.

**Comment Regarding Comprehensive Plan Application No. 0149**  
**6000 Chillum Place, NE (Square 3379, Lot 821)**

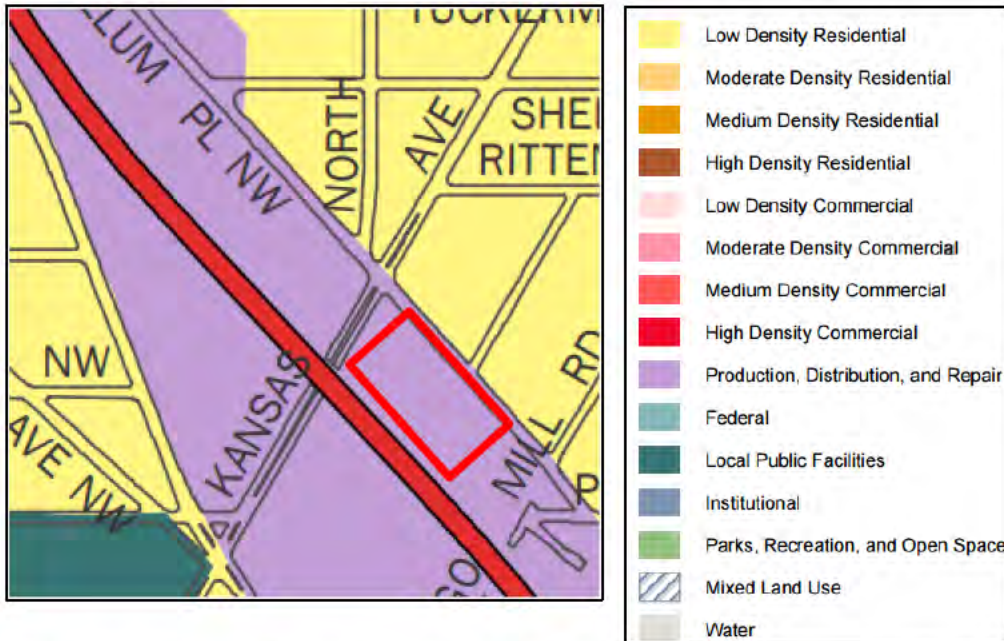
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This application for an amendment to the Comprehensive Plan Future Land Use Map (“FLUM”) and the Generalized Policy Map is submitted on behalf of the owner of property located at 6000 Chillum Place, NE (Square 3379, Lot 821 (the “Site”). The Site is located on the south side of Chillum Place and Kansas Avenue, NE.

**A. Current FLUM Designation**

As shown in Figure 1, the FLUM currently designates the Site for Production, Distribution, and Repair (“PDR”) uses. The Applicant proposes to amend the FLUM to the mixed-use PDR, Low Density Commercial, and Medium Density Residential designations.

*Figure 1: Current FLUM Designation for the Site*



The Site is presently designated as PDR on the FLUM. The PDR designation is used to define areas characterized by manufacturing, warehousing, wholesale and distribution centers, transportation services, food services, printers and publishers, tourism support services, and commercial, municipal, and utility activities which may require substantial buffering from noise-, air pollution- and light-sensitive uses such as housing. This category is also used to denote railroad rights-of-way, switching and maintenance yards, bus garages, and similar uses related to the movement of freight, such as truck terminals. A variety of Zone districts apply within PDR areas, recognizing the different intensities of use and impacts generated by various PDR activities. 10A DCMR § 225.12. Under the 2016 Zoning Regulations, the zone districts listed as being consistent with the PDR designation are PDR-1, PDR-2, PDR-3, and PDR-4.

## **B. Proposed FLUM Designations**

The Applicant proposes to amend the FLUM to the mixed-use PDR, Low Density Commercial, and Medium Density Residential designations.

The Low Density Commercial designation is used to define shopping and service areas that are generally low in scale and character. Retail, office, and service businesses are the predominant uses. Areas with this designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business districts uses that draw from a broader market area. Their common feature is that they are comprised primarily of one- to three-story commercial buildings. 10A DCMR § 225.8. Under the 2016 Zoning Regulations, the zone districts listed as being consistent with the Low Density Commercial designation are MU-3 and MU-4.

The Medium Density Residential designation is used to define neighborhoods or areas where mid-rise (4-7 stories) apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. The Medium Density Residential designation also may apply to taller residential buildings surrounded by large areas of permanent open space. The R-5-B and R-5-C Zone districts are generally consistent with the Medium Density designation, although other zones may apply. 10A DCMR § 225.5. Under the 2016 Zoning Regulations, the zone districts listed as being consistent with the Medium Density Residential designation are RA-2 and RA-3.

The proposed FLUM amendment from PDR to mixed-use PDR, Low Density Commercial, and Moderate Density Residential is consistent with the Comprehensive Plan's vision for an "inclusive city," as defined by its Core Themes and Guiding Principles; the Comprehensive Plan's Citywide and Planning Area Elements; the Generalized Policy Map; and the District's recently established housing goals.

## **2. Discussion of the Amendment**

The proposed FLUM amendment will benefit the surrounding neighborhood and the District of Columbia as a whole by allowing for appropriately-scaled mixed-use commercial and residential development at the Site.

The FLUM amendment will assist the District to manage growth and change, particularly as that growth relates to housing. Permitting higher density mixed-use development at the Site will allow for development of additional housing and affordable housing, which is the District's highest priority, including housing for a diversity of incomes, family sizes, and housing types. Moreover, the FLUM amendment will support mixed-use development that will benefit residents by creating jobs and employment opportunities and pathways for less affluent households to increase their income.

Amending the FLUM will also help create successful neighborhoods and improve existing neighborhoods as it allow for the production of new housing and neighborhood serving amenities. The FLUM amendment will also enable development that supports the upgrading and restoration of Chillum/2<sup>nd</sup> Street and Kansas Avenue.

The FLUM amendment will increase access to jobs for District residents by encouraging development at the Site that will lead to both temporary construction jobs and full-time employment jobs within office and retail uses within future development project(s) at the Site. Moreover, increasing shopping and services for the neighborhoods surrounding the Site will help the District reach its full economic potential, and will create more opportunities for local entrepreneurs and small businesses. Finally, given the Site's close proximity to Capital City Charter School, Ideal Academy Charter School, and Fort Slocum Park, amending the FLUM to allow residential use will increase access to education and recreational facilities.

Permitting mixed use development at this infill location will help improve the health of District residents by establishing land use patterns and land uses that reduce air pollution and facilitate pedestrian and bicycle travel. The ability to develop higher density, mixed-use development along transportation corridors is key to reducing development of greenfields, preventing sprawl, and encouraging residents to walk and bike to nearby destinations.

### **3. Conclusion**

Since filing the initial application, the District has established an aggressive goal of achieving 36,000 new housing units by 2025, of which 12,000 shall be devoted to dedicated affordable housing units. This request to amend the FLUM to allow a future rezoning that would allow mixed-use development at the Site is entirely consistent with achieving this important goal. Given the Site's proximity to transit infrastructure, education facilities, and other neighborhood amenities the proposed FLUM amendment is particularly important for this location. In particular, the Site's location immediately adjacent to the Metropolitan Branch Trail route makes the Metrorail stations and neighborhood amenities at Fort Totten and Takoma readily accessible. The FLUM amendment will not have adverse impacts on surrounding neighborhoods. The Site is bordered by the rail tracks to the northeast and is across from retail and commercial development to the northwest (across Kansas Avenue). To the south of the Site is additional commercial / light-industrial uses. Finally, by amending the FLUM on this Site to allow for future mixed-use development, a node of mixed-use activity can begin to form around the intersection of Kansas Avenue and Chillum place that includes the mixed-use area proposed by the Office of Planning along the north side of Chillum Place, NE.

**From:** [Jim Alexander](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [REDACTED]  
**Subject:** TESTIMONY IN SUPPORT OF Comprehensive Plan Application 0149 - 6000 CHILLUM PLACE NE  
**Date:** Wednesday, October 28, 2020 10:58:48 AM  
**Attachments:** [6000 FLUM Application.pdf](#)  
[6000 FLUM App Amended 1.20.pdf](#)

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**I am writing to testify in support of the above captioned application for an amendment to the Comprehensive Plan Future Land Use Map ("FLUM")** and the Generalized Policy Map that has been submitted on our behalf as the Owners of the property located at **6000 Chillum Place, NE (Square 3379, Lot 821)**. A copy of our FLUM Application documents are attached.

The FLUM currently designates our Property for Production, Distribution, and Repair ("PDR") uses.

**Our Application proposes to amend the FLUM to the mixed-use PDR, Low Density Commercial, and Medium Density Residential designations.**

The proposed FLUM amendment will benefit the surrounding neighborhood and the District of Columbia as a whole by allowing for appropriately-scaled mixed-use commercial and residential development at the Property. The FLUM amendment will assist the District to manage growth and change, particularly as that growth relates to housing. Permitting higher density mixed-use development at the Site will allow for development of additional housing and affordable housing, which is the District's highest priority, including housing for a diversity of incomes, family sizes, and housing types. Moreover, the FLUM amendment will support mixed-use development that will benefit residents by creating jobs and employment opportunities and pathways for less affluent households to increase their income.

**For these reasons, we are hereby requesting that the Council support and adopt our Amendment for inclusion in the Comprehensive Plan that is currently under Council review.**

Thank you for your consideration of our Application.

**James A. Alexander | Principal**

Chillum Place NE LLC  
6000 Chillum Place NE  
Washington, DC 20011

[REDACTED] | [REDACTED]



12/01/2020 Written Statement of John Seichter  
on B 23-736, Comprehensive Plan Amendment Act of 2020 (Plan Act)

I, John Seichter, live at 2450 Virginia Ave NW, one of the 5 residential rental buildings within the Columbia Plaza complex. I have been a resident there since January 2008. In addition, I have been a member of the Foggy Bottom community for 40+ years having served as a Founding Director of the Foggy Bottom/West End Village. Lastly, I am a member of the Columbia Plaza Tenants Association.

I am submitting this statement in my individual capacity in objection to a request made by Emily Vaias, an attorney with Ballard Spahr (Requester) to change the density requirements for Columbia Plaza from its current designation as high density residential/moderate density commercial to high density residential/high density commercial through a proposed amendment to the Plan Act as submitted by the Office of Planning to the DC Council in April 2020 for the Council's consideration. The request was made as part of the Requester's oral testimony at the Committee of the Whole's November 13, 2020 public hearing on the Plan Act conducted by Chairman Mendelson. [See public hearing video from 3:26:52/7:44:04 to 3:30:18/7:44:04 (oral testimony) and 3:41:15/7:44:04 to 3:45:39/7:44:04 (Chairman Mendelson's Q&As)].

My objections have three bases: potential negative impact on the number of available moderate-income residential housing units in Foggy Bottom; circumvention of the Planned Unit Development (PUD) process which allows for community input; and premature planning actions.

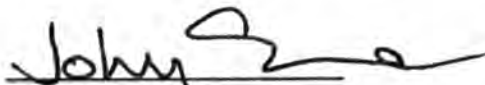
**Negative Impact on Available Residential Units.** Columbia Plaza is a rent-controlled property containing approximately 800 residential units which are geared to a moderate-income population. A project of this size is a rarity in Foggy Bottom and contributes significantly to Foggy Bottom's appeal as a growing and diverse residential community. If commercial density is changed from moderate to high, the property could be reconfigured as a matter of right to a lesser number of or no residential units as Chairman Mendelson rightly observed in his questioning of the Requester. Such a result would be in conflict with the District's goal of expanding its residential housing supply, especially for affordable housing units.

**Circumvention of PUD Process.** Increasing the commercial density of Columbia Plaza through an amendment to the Plan Act is highly prejudicial to the interests of the Foggy Bottom community and is unprecedented in our neighborhood. Traditionally a change such as this would be handled by the Zoning Commission through the PUD process, and the community would be able to provide input and obtain public benefits and amenities commensurate with the value of the change(s) granted. For example, the PUD process has yielded the Foggy Bottom community public benefits and amenities from the following

properties: 2100 Pennsylvania Ave NW; 2100 K ST NW; and 2112 Pennsylvania Ave NW. If the requested amendment were incorporated into the Plan Act, Foggy Bottom would have no input into reconfiguration of a major piece of property and receive no public benefits or amenities.

**Premature Action.** Given that a transportation plan for better access to the Potomac River waterfront is inchoate at best, it is premature to significantly up-zone the most significant parcel of privately-owned land which most likely will be needed to accomplish that objective. For example, it may make no sense to include high density commercial from a livability/diversity standpoint. In any case, an up-zoning change in commercial density should be a topic for discussion in conjunction with the consideration and adoption of a new transportation plan for the area and not several years before. This is a case of putting the cart before the horse.

For the reasons set forth above, I respectfully request that the Plan Act not include a change in Columbia Plaza's commercial density from moderate to high.

A handwritten signature in black ink, appearing to read "John Seichter", with a horizontal line underneath the name.

John Seichter



# **COUNCIL OF THE DISTRICT OF COLUMBIA**

## **Bill 23-736: Comprehensive Plan Amendment Act of 2020**

### **Comments of Kalorama Citizens Association**

#### **December 3, 2020**

1. In its proposed amendments, OP has mounted a systematic effort to weaken statements of important land use policy aimed at protection of established low and moderate density neighborhoods, thereby increasing its own future freedom of action to propose up-zoning, and enhancing the ability of the Zoning Commission – newly enlarged by §227.2 of the Framework element -- to place zone districts in higher-density land use categories without fear of judicial interference. The Council should reject this effort.

Proposed texts scattered throughout the Land Use, Area and Historic Preservation elements exhibit a recurring theme: *Impediments to achieving greater density in low and moderate residential neighborhoods should be diminished or removed.* To this end OP set about systematically weakening provisions in the current Plan aimed at protection of these neighborhoods. Again and again, an array of rhetorical devices is mobilized to make particular provisions that might serve to place some restraint on increasing density in established residential neighborhoods less imperative and more nearly simply optional -- if they are not deleted altogether. “Shall” becomes “should”; “ensure” becomes “promote”; “protect” becomes “respect” or “enhance”, “pursue” becomes “consider”. Protective provisions are falsely labeled as “completed” and disappear in a black hole labeled “implementation table”. (Samples of this effort are included in the

section-by-section comments below.) It is as if someone in OP was tasked to cruise through the Plan and kneecap anything that might be suspected of placing a real restraint on denser development in low and moderate density neighborhoods. They may have missed a few sections, but in the end whoever had this unenviable assignment did a pretty good job.

**We believe Councilmembers will reject these proposed changes once they reflect on their immediate and long-term practical effects.** Only the least harmful effect is that *they would send DC citizens in the affected neighborhoods the demoralizing – if perhaps confirmatory -- message that these protective provisions in the Comp Plan are really not to be taken all that seriously.*

Of greater practical importance is the resulting *increase in OP's own future freedom of action to propose zoning for greater density --* OP being first in line among those charged with carrying out the land use directives of the Comp Plan. By these changes OP is seeking, in effect, to give itself instructions not to be inextricably pinned down by what the Comp Plan says, when drafting proposals to the Zoning Commission for upzoning of established neighborhoods.

Finally, systematically watering down these protective provisions in the Plan will *enlarge even further the unprecedented discretion that the Council ceded to the Zoning Commission last year, in Section 227.2 of the Framework Element, to place zones in higher density land use categories in support of proposed map amendments that are sought to facilitate development projects.* Section 227.2 transferred that authority under terms that are so subjective and open-ended as to leave the Commission with virtually unfettered discretion to make these determinations and effectively insulate them from judicial appeal by adversely

affected citizens. The nearest thing to a real constraint on the Commission's freedom of action is that Section 227.2 did at least require the Commission to scour the Comp Plan for evidence that its action meets the "not inconsistent with the Comp Plan" standard. Consequently, the weaker the Comp Plan's neighborhood protections, the greater the power of the Commission to increase the density allowed within residential Land Use Areas on the Future Land Use Map.<sup>1</sup>

**What these proposed changes portend is a major further shift of prerogatives in the District's land use regulation from the Council to the Executive Branch and the unelected Zoning Commission, and a further diminishment of the role of ANCs, neighborhood groups and residents in decisions about the future of their neighborhoods.**

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<sup>1</sup> Here's how it works: Suppose Developer Rudolph owns a tract of land developed with rowhouses in an RA-2 district located in a Moderate Density Residential area on the FLUM. He wants to do a residential development that exceeds the density and height limits of any of the zones (R-3, RF and RA-2) that the Council has listed in the plan as consistent with that Land Use Category, so with OP support he asks the Commission to map his parcel RA-3. The Commission can't change the land use category, but Framework Element Section 227.2 gives it highly discretionary authority to decide that RA-3 is appropriate for the Moderate Density Residential Land Use Category and change the zoning for Rudolph's parcel as requested. The Commission checks the Comp Plan and finds that relevant provisions have been so significantly watered down as to warrant a finding that such a change in zoning in the Moderate Density Residential Land Use Category is "not inconsistent" with the Plan, a decision that applies not just to Rudolph but to anyone seeking the same relief in the future – in effect an across-the-board potential upzoning for all parcels in that Land Use Category.

The intended target of a substantial portion of OP's proposed watering down of neighborhood-protective measures seems to be rowhouse neighborhoods. This may be based on the misguided assumption that increases in the quantity of housing in these areas, by conversions of individual rowhouses to multi-unit use, can be achieved only by sacrificing the unique aesthetic integrity and charm of the neighborhood. Decades of experience in Adams Morgan and elsewhere contradicts this assumption.

Or it may be based on the equally misguided premise that rowhouse neighborhoods are appropriate targets for increases in affordable housing by major new development that entails destruction of existing housing in good condition in successful neighborhoods.

The District's chronic shortage of affordable housing is a major challenge. We agree with the many commentators who have identified the deficiencies of the Mayor's proposed amendments -- with their tilt in favor of more market rate housing development -- in addressing this overriding problem.

**2. The Mayor's proposals leave major data needs unmet. We join with those urging the Council to set aside for the time being any proposals for which you do not yet have reliable demographic and other information sufficient to warrant proceeding, either (1) because of continuing uncertainties about the ultimate impact of the Covid-19 pandemic, or (2) because supporting data in the Mayor's proposed amendments is contradicted by relevant data from the District government or other reliable source, or (3) because the Mayor's proposals are not accompanied by adequate data on the effects of proposed changes on key variables such as displacement of vulnerable populations**

## **and gentrification or the net increase in affordable housing.**

This appeal applies to any of the currently pending proposals – all of which were necessarily based on pre-Covid data -- if that information may reasonably be presumed to have been rendered wholly or partly obsolete by the pandemic. Chief among these are proposals based on assumptions of continued population growth in the near term and resultant growing demand for market-rate housing: for now the ultimate demographic effect of Covid-19 is unknowable. Additionally, by now the Council has before it ample information calling those demographic assumptions into question, some of it recently emanating from the District's Chief Financial Officer. Finally, the Mayor's proposals provide no basis for assessing the risk of displacement of vulnerable populations entailed by broadly dispersed increases in density in established low and moderate density neighborhoods – discussed above -- or the construction of the proposed 36,000 new housing units.

It is commonly accepted that the District's land use policies have displaced many thousands of economically vulnerable, mainly Black, residents in this century, earning DC the title of gentrification capital of the nation. The Council should not endorse any proposal without adequate data confirming that it will not perpetuate this trend.

This is not a question of preference for one vision for the future city over another, but a matter of common prudence: Rational people don't take important actions involving irretrievable commitments of land resources if they don't yet have the justifying facts in hand -- even less so if they *do* have plausible information counselling restraint.

The imperative need for reliable information is felt most acutely in evaluation of proposed changes in the Future Land Use Map. In view of the fact that the object of proposed FLUM amendments is typically to enable a particular development to proceed as a matter of right after seeking and obtaining the newly authorized zoning change. One result is that the developer can then opt to avoid seeking a PUD-related zoning change, with the opportunity for public participation and requirement of public amenities that the PUD process entails.

At this moment it is the Council, rather than the Zoning Commission, that is charged with evaluating, with community input, these potential changes in zoning. We urge you to take that responsibility seriously – for example, to look with a fresh critical eye at each and every proposed FLUM change, with a view to asking whether you now know enough to justify it. The Council's job, and duty, under the Home Rule Charter, is to draft and enact a Comprehensive Plan, not to ratify proposals from the Mayor (although, incidentally, it appears that the Office of Planning would have you think differently: see comment on Plan section 102.1, immediately below, regarding the respective Comprehensive Plan roles of the Council and Mayor under the Home Rule Charter).

### ***3. Comments and recommended changes on specific sections of the Mayor's proposed amendments.***

#### ***Introduction***

102.1 The ~~DC Code~~ **District Charter** vests the ~~Mayor~~ **mayor** with the authority to initiate, develop and submit a Comprehensive Plan to the DC Council, as well as the power to propose amendments following the **Comprehensive Plan's** adoption. ~~In the course of adoption, the~~ DC Council ~~may alter~~ **adopts** the

Comprehensive Plan, subject to the approval of the ~~Mayor~~ **mayor** and review by the ~~National Capital Planning Commission (NCPC)~~ and Congress. 102.1

**Proposed change:** Replace the proposed text with the following:

102.1 The DC Code requires the Mayor to submit the District elements of the Comprehensive Plan and amendments thereto to the DC Council for revision or modification, and adoption by act, following public hearings, subject to the approval of the Mayor and review by the National Capital Planning Commission (NCPC) and Congress. 102.1

**Rationale:** The current version of this section in the Comp Plan is an accurate if abbreviated statement of the respective legal authorities of the Mayor, the Council and the National Capital Planning Commission with respect to the adoption and amendment of the Comprehensive Plan. Its legal basis is found in the following language that is repeated in essentially identical form twice in the Home Rule Act, as well as the provision in the DC Code requiring submission of acts of the Council to the Mayor for approval.

“(a) The Mayor shall be the central planning agency for the District. He [sic] shall be responsible for the coordination of planning activities of the municipal government and the preparation and implementation of the District's elements of the comprehensive plan for the National Capital. . . .”

“(b) The Mayor shall submit the District's elements and amendments thereto to the Council *for revision or modification, and adoption by act, following public hearings*. Following adoption and prior to implementation, the Council shall submit such elements and amendments thereto to the National Capital Planning Commission for review and comment with regard to the impact of such elements or amendments on the interests and functions of the federal establishment, as determined by the Commission.” DC Code §1204.23. See also DC Code §§21002.

OP now proposes to strike the reference to the Council’s explicit authority to revise the Mayor’s proposals. Why? The only discernible reason is to promote the idea that that the Council’s “adoption” is to be a rubber stamp – an act automatically performed once the Mayor’s proposals are in hand – a frankly sleazy little piece of misrepresentation apparently designed to bolster the chances that OP’s proposals will slide through without serious scrutiny.

This is consistent with Director Trueblood’s misguided assertion, during the Council’s recent deliberation on the Framework Element, to the effect that the Council lacked authority under the Home Rule Act to tell the Zoning Commission what to do. The Chairman properly called him out on that point. Sadly, the Council then promptly relinquished a big piece of that authority to the Commission in §227.2 of the Framework element.



## Land Use Element


Between 2005 and 2025, approximately 30 percent of the District's ~~of Columbia's future~~ housing growth and 70 percent of its job growth occurred, and will have occurred, within the District's urban core ~~of the city and adjacent close-in areas along the Anacostia River.~~ After 2025, growth is anticipated to occur throughout Washington, DC, including outside of the urban core. This growth ~~must~~ should be accommodated in a way that ~~protects~~ respects the area's historic ~~texture~~ character, including the ~~street and open space frameworks~~ civic vistas and monumental spaces established by the ~~L'Enfant and McMillan Plans~~ Plan of the City of Washington ~~the 1910 height limit,~~ and the ~~vistas and monumental spaces that define the central city~~ concentration of architectural landmarks downtown. Infill and redevelopment will take place within the established business districts west of ~~5th~~ 5th Street NW, but a majority of the central ~~city's~~ Washington, DC's future growth will be achieved through redevelopment of areas on its east side.

**Suggested change:** Replace the text above with the following:

Between 2005 and 2025, approximately 30 percent of the District's ~~future~~ housing growth and 70 percent of its job growth occurred, and will have occurred, within the District's urban core and adjacent close-in areas along the Anacostia River. After 2025, growth is anticipated to occur throughout Washington, DC, including outside of the urban core. This growth must be accommodated in a way that protects the area's historic character, including the street and open space frameworks and civic vistas and monumental spaces established by the L'Enfant and McMillan Plans and the 1910 height limit, and the concentration of architectural landmarks downtown. Infill and redevelopment will take place within the established business districts west of 5th Street NW, but a majority of central Washington, DC's future growth will be achieved through redevelopment of areas on its east side.

**Rationale:** What OP is proposing is a really quite radical revision of widely agreed bedrock principles that should guide growth not only in the urban core but especially throughout the city: The MacMillan plan is to be scrapped; the Height Act is to be scrapped; concern for historic resources is no longer imperative but more nearly optional. We think the city is a long way from being ready to sign on to this revision, and rightly so.

**Policy LU-1.1.32.2:** ~~Central Employment Area~~ CEA Continue the joint federal/District designation of a "~~Central Employment Area~~ CEA" (~~CEA~~) within ~~the District of Columbia~~

**Washington, DC.** The CEA shall include existing “core” federal facilities, such as the U.S. Capitol Building, the White House, and the Supreme Court, ~~and as well~~ as most of the legislative, judicial, and executive administrative headquarters of the ~~United States~~ U.S. ~~G~~government. Additionally, the CEA shall include the greatest concentration of the ~~city’s~~ **District’s** private office development, and higher-density mixed land uses, including commercial/retail, hotel, residential, and entertainment uses. Given ~~federally-imposed~~ **federally imposed** height limits, the scarcity of vacant land in the core of the ~~city~~ **District**, and the importance of ~~protecting~~ **respecting** historic resources, the CEA may include additional land necessary to support economic growth and federal expansion. The CEA may be used to guide the District’s economic development initiatives, and may be incorporated in its planning and building standards (~~for example~~ **e.g.**, parking requirements) to reinforce urban character. The CEA is also important because it is part of the “point system” used by the General Services Administration (**GSA**) to establish federal leases. The boundaries of the CA are shown in Map 3.4. 

**Suggested change:** Restore “protecting”, strike “respecting”.

**Rationale:** The change proposed by OP is one of many gratuitous down-grades of the interest in maintaining the city’s historic resources that OP has scattered throughout the Plan. There is no good reason for it, and OP offers none.

## LU-2 ~~CREATING AND MAINTAINING SUCCESSFUL NEIGHBORHOODS~~ 308 Creating and Maintaining Inclusive Neighborhoods

308.1 This section of the Land Use Element focuses on land use issues within ~~the District’s~~ **Washington, DC’s** neighborhoods. It begins with a set of broad policies which state the ~~city’s~~ commitment to sustaining neighborhood diversity and ~~protecting~~ **enhancing** the defining characteristics of each community. This is followed ~~by a discussion of~~ **information about** neighborhood appearance, particularly the treatment of abandoned and ~~blighted under-utilized~~ properties. This section then turns to ~~a discussion of~~ residential land use compatibility issues, followed by a discussion of neighborhood centers and commercial land use compatibility issues.

~~308.1~~ **309**

**Proposed change:**

(1) Change the heading to read: “Creating and Maintaining Successful and Inclusive Neighborhoods”,

**Rationale:** A neighborhood’s inclusiveness is only one of the factors that determine whether it may be considered broadly successful; overall success should be the goal.

(2) Restore “protecting”, delete “enhancing”. This change proposed by OP is another example, among many, of its systematic effort to weaken statements of important land use policy aimed at neighborhood protection, thereby increasing its own future freedom of action to propose increased density, and enhancing the ability of the Zoning Commission – newly enlarged by §227.2 of the

Framework element -- to place zone districts in higher-density land use categories without fear of judicial interference. It should be rejected.

### ***Policy LU-2.1.1: Variety of Neighborhood Types***

Maintain a variety of ~~residential~~ neighborhood ~~types in the District~~, ranging from low-density, ~~single-family neighborhoods~~ to high-density, ~~multi-family mixed-use neighborhoods~~. The positive elements that create the identity and character of each neighborhood should be preserved and enhanced ~~in the future~~, while encouraging the identification of appropriate sites for new development and/or adaptive reuse to help accommodate population growth and advance affordability and opportunity... ~~309.5-310.7~~. 309.5-310.7

**Proposed change:** None.

**Rationale:** This states a fundamentally important land use policy and should be maintained.

### ***Policy LU-2.1.3 Conserving, Enhancing, and Revitalizing Neighborhoods***

Recognize the importance of balancing goals to increase the housing supply including affordable units and expand neighborhood commerce with parallel goals to ~~protect~~ respect neighborhood character, preserve historic resources, and restore the environment. The overarching goal to “create ~~successful~~ vibrant neighborhoods” in all parts of the city requires an emphasis on conservation conserving units and character in some neighborhoods and revitalization in others, although all neighborhoods have a role to play in helping to meet broader District-wide needs, such as affordable housing, public facilities, and more. [REDACTED] 309.8

**Proposed change:** (1) Restore “protect”. (2) Restore “successful”.

**Rationale:**

(1) Dropping “protect” in favor of “respect” is another example, among many, of its systematic effort to weaken statements of important land use policy aimed at neighborhood protection, thereby increasing its own future freedom of action to propose increased density, and enhancing the ability of the Zoning Commission – newly enlarged by §227.2 of the Framework element -- to place zone districts in higher-density land use categories without fear of judicial interference. It should be rejected.

(2) In this context, “vibrant” is an overused and essentially content-less piece of planner-speak jargon. And the suggestion that neighborhoods should be “vibrant” *rather than* “successful” falls a bit short of a sound planning principle.

~~309.10-310.12~~ **Policy LU-2.1.5: *Conservation of Single-Family Neighborhoods*** Support ~~Protect and conserve~~ Support the District’s established ~~stable, low-density neighborhoods and ensure that their zoning reflects their established low-density character~~. Carefully manage the

development of vacant land ~~and the alteration of existing structures~~ in and ~~adjacent to single-family around~~ neighborhoods in order to ~~protect low-density~~ respect character, housing, affordable housing, and civic space, as well as preserve open space, and maintain neighborhood scale. ~~309.10~~310.12

**Suggested change:** Restore original text.

**Rationale:** In a radical departure, OP has simply struck concern for single family neighborhoods in all zones as an item of legitimate attention in District planning, and inserted in this slot an vacuous substitute purportedly about neighborhoods in general. The District still has extensive single family neighborhoods in various Wards, supported by single-family zoning, and until that changes they and the values these neighborhoods contribute should be properly taken into account – notwithstanding OP’s pretense that they should simply be ignored.

#### **Policy LU-2.1.7. ~~Conservation of~~ Row House Neighborhoods Character**

~~Protect~~ Respect the character of row house neighborhoods by requiring the height and scale of structures to be consistent with the existing pattern, ~~considering additional row house neighborhoods for “historic district” designation, and regulating the subdivision of row houses into multiple dwellings.~~ Upward and outward extension of row houses which compromise their design and scale should be discouraged.~~309.14~~

**Proposed change:** Delete “Respect” and restore the deleted portion of the first sentence...

**Rationale:** The need for this policy, particularly to guide the Zoning Commission, the Board of Zoning Adjustment and the Historic Preservation Review Board, remains undiminished. It should be maintained. There are still portions of rowhouse neighborhoods remaining under zoning that is inconsistent with the built environment, reflecting assumptions manifest in the 1958 Zoning Regulations that these areas were suitable only for demolition and redevelopment... OP’s apparent position that it is not permissible even to “consider” additional historic designation for rowhouse neighborhoods, in accordance with the body of District law that OP itself is charged with implementing, is astounding.

#### **Policy LU-2.1.8. Zoning of Low and Moderate Density Neighborhoods:**

Where indicated through neighborhood planning efforts, ~~Discourage~~ consider the rezoning of areas currently developed with single family homes, duplexes and rowhouses ~~(e.g., R-1 through RFR-4)~~ for missing middle forms of housing ~~multi-family apartments (i.e., R-5)~~ where such action would ~~likely~~ result in the appropriate production of new ~~demolition of~~ housing and particularly new affordable housing. Infill and new development should respect ~~in good condition and its replacement with structures that are potentially out of character with the~~ existing neighborhoods and should minimize the demolition of housing in good condition. .

**Proposed change:** Replace the proposed text with the following:

“Consider the rezoning of areas currently developed with single family homes, duplexes and rowhouses for missing middle forms of housing only where such action would result in production of new affordable housing and would not result in the demolition of existing housing or the erection of structures that are out of character with the existing neighborhood.”.

**Rationale:** OP’s proposed new text is a 180-degree reversal of the existing text, a headlong rush to embrace a policy of upzoning low and moderate density neighborhoods to produce denser housing. In so doing it prescribes no effective standards by which this move – likely to be regarded as at least unprecedented if not radical by residents and owners in an affected neighborhood – is to be governed. It does not even mandate that the new housing be affordable, but could be used to justify destroying a single-family neighborhood to accommodate yet another market-rate housing development.

**Policy LU-2.1.9: ~~Addition of Floors and Roof Structures to Row Houses and Apartments~~ Alterations to Rowhouses and Apartments**

Generally discourage alterations to buildings that result in a loss of familysized units ~~increases in residential density~~ resulting from new floors and roof structures (with additional dwelling units) being added to the tops of existing row houses and apartment buildings, ~~if particularly where~~ such additions would be architecturally undistinguished and out of character with the other structures on the block. Roof structures should only be permitted if they ~~would not harm the~~ aim to respect the architectural character of the building on which they would be added or other buildings nearby. 309.14

**Proposed change:** Replace the proposed text with the following:

Generally discourage alterations to buildings particularly where they result in a loss of family sized units resulting from new floors and penthouses (with additional dwelling units) being added to the tops of existing row houses and apartment buildings, if such additions would be architecturally undistinguished and out of character with the other structures on the block. Such alterations should only be permitted if they would not harm the architectural character of the building on which they would be added or other buildings nearby. 309.14

**Rationale:** (1) There is no reason to limit this policy to alterations that result in loss of family-sized units, although in practice commercial conversions of rowhouses and renovations of multifamily buildings typically involve an increase the number, and a reduction in the size, of dwelling units,

(2) Substitute “penthouses” for “roof structures”, to be consistent with the current nomenclature of the Zoning Regulations.

(3) The second sentence should be consistent with the first, which is not limited to roof structures.

(4) There is no reason why this policy should not forthrightly state that these alterations should not harm the architectural character of a building. A requirement that they “aim to respect” (whatever that means) architectural character is no effective requirement at all in practical terms.

**Policy LU-2.1.10. Multi-Family Neighborhoods**

Maintain the multi-family residential character of the District's Medium- and High-Density residential areas. Limit the encroachment of large scale, incompatible commercial uses into these areas, unless those uses would likely provide jobs for nearby residents, and make these areas more attractive, pedestrian-friendly, and transit accessible. 309.15

**Proposed change:** Modify the original text to read as follows:

Maintain the multi-family residential character of the District's Medium- and High-Density residential areas. Limit the encroachment of large scale, incompatible commercial uses into these areas and make these areas more attractive, pedestrian-friendly, and transit accessible, while encouraging commercial uses that would likely provide jobs for nearby residents, 309.15

**Rationale:** No one should want to *invite* incompatible commercial uses into these or any other residential neighborhood, as the proposed policy clearly does. Preserving neighborhood character and welcoming job-providing easily accessible commercial uses are not incompatible objectives.

#### **Action LU-2.1-A. Rowhouse Zoning District**

~~Develop a new rowhouse zoning district or divide the existing R-4 district into R-4-A and R-4-B to better recognize the *their* unique nature of rowhouse neighborhoods and conserve their architectural form (including height, mass, setbacks, and design).~~ Completed – see implementation table. 309.19

**Proposed change:** Strike “Completed – see implementation table” and modify the original text to read as follows:

Encourage and facilitate rezoning of RA-zoned rowhouse neighborhoods to the recently created RF-4 and RF-5 rowhouse districts to better recognize the unique nature of rowhouse neighborhoods and conserve their architectural form (including height, mass, setbacks, and design). 309.19

**Rationale:** All that has happened by way of “implementation” is that the new zones were created in the 2016 zoning re-write. It is now important to move forward proactively to implement the steps taken in ZR16 to promote bringing zoning into line with the built environment in the row-house areas which these zones were intended.

#### **Action LU-2.1-B. Amendment of Exterior Wall Definition**

~~Amend the city's procedures for roof structure review so that the division-on-line wall or party wall of a row house or semi-detached house is treated as an exterior wall for the purposes of applying zoning regulations and height requirements.~~ Completed – See implementation table. 309.20

**Proposed change:** Change title and text to read as follows:

#### **Penthouse setback on detached dwellings, semi-detached dwellings, row houses and flats**

In the city's procedures for penthouse review, continue the requirement that the division-on-line wall or party wall of a row house or semi-detached house is treated as an exterior wall for the purposes of applying zoning regulations and height requirements. and that penthouses be set back from all walls



of detached dwellings, semi-detached dwellings, row houses and flats and buildings in R-1 though RF zones.

Strike “Completed – See implementation table”.

**Rationale:** (1) Language should be consistent with the current nomenclature of the Zoning Regulations.

(2) These important protections against visually intrusive penthouses should be maintained as a matter of policy.

### **Action LU-2.1-CA: Residential Rezoning**

Provide a better match between zoning and existing land uses in ~~the city's~~ residential areas, with a particular focus on:

- (a) Blocks of well-established single family and semi-detached homes that are zoned ~~R-5-A~~ RA-1 or higher
- (b) Blocks that consist primarily of row houses that are zoned ~~R-5-B~~ RA-2 or higher
- (c) Historic districts where the zoning does not match the predominant contributing properties on the block face.

In all these instances, ~~pursue~~ **consider** rezoning to appropriate densities to ~~protect~~ **respect** the predominant architectural character and scale of the neighborhood. 309.21

#### **Proposed change:**

1. Insert, at the end of the foregoing text, “utilizing the two recently created row house zones RF-4 and RF-5 where applicable.”

**Rationale:** Except for the recently reformed RF-1 zone, the need for this action remains widely unmet throughout the city. It should be pursued, and in the process changes in ZR16 designed to facilitate this action should be utilized. These new zones were created as a response to this specific need.

2. Restore “pursue” and “protect”.

**Rationale:** These changes proposed by OP are another example, among many, of its systematic effort to weaken statements of important land use policy aimed at neighborhood protection, thereby increasing its own future freedom of action to propose increased density, and enhancing the ability of the Zoning Commission – newly enlarged by §227.2 of the Framework element -- to place zone districts in higher-density land use categories without fear of judicial interference. It should be rejected.

### **Policy LU-2.3.1: Managing Non-Residential Uses in Residential Areas**

Maintain zoning regulations and development review procedures that prevent the encroachment of inappropriate commercial uses in residential areas; ~~and (b) limits~~ the scale and extent of non-residential uses that are generally compatible with residential uses, but present the potential for conflicts when they are excessively concentrated or out of scale with the neighborhood. 311.3



**Proposed change:**

1. Slightly modify the proposed text to read as follows:

“Maintain zoning regulations and development review procedures that prevent the encroachment of inappropriate commercial uses in residential areas limit the scale and extent of non-residential uses that are generally compatible with residential uses, but present the potential for conflicts when they are excessively concentrated or out of scale with the neighborhood.” 311.3

**Rationale:** Changes needed for grammatical correctness only.

2. Add a new sentence at the end: “Avoid converting residential use to non-residential use.”

**Rationale:** The need for this policy remains undiminished after the enactment of ZR16. It should be maintained and strengthened. The problem of conversion of residential use to non-residential (e.g.unauthorized transient accommodation) should be explicitly noted.

***Policy LU-2.3.2: Mitigation of Commercial Development Impacts***

Manage new commercial development so that it does not result in unreasonable and unexpected traffic, parking, litter, shadow, view obstruction, odor, noise, and vibration impacts on surrounding residential areas. **To deliver on the benefits of commercial development in enlivening neighborhoods, generating taxes, and creating jobs, appropriate requirements for transportation demand management and noise control, parking and loading management, building design, hours of operation, and other measures as needed be approved before commercial development is approved.** ~~Before commercial development is approved, establish requirements for traffic and noise control, parking and loading management, building design, hours of operation, and other measures as needed to avoid such adverse effects...~~ 311.4

**Proposed change: None.**

**Rationale:** The need for this policy, particularly to guide the Zoning Commission and the executive branch, remains undiminished.

***Policy LU-2.3.5: Institutional Uses***

Recognize the importance of institutional uses, such as private schools, child care facilities, and similar uses, to the economy, character, history, **livability**, and future of **Washington, DC and its residents**. ~~The District of Columbia. Ensure that W~~~~when~~ such uses are permitted in residential neighborhoods, their ~~y are~~ designed and operation ~~ed in a manner that is~~ **should be** sensitive to neighborhood issues and neighbors' ~~that maintains~~ quality of life. Encourage institutions and neighborhoods to work proactively to address issues such as ~~traffic~~ **transportation** and parking, hours of operation, outside use of facilities, and facility expansion. 311.7

**Proposed change:** Restore the original second sentence (beginning with “Ensure that”). The text will then read as follows:

Recognize the importance of institutional uses, such as private schools, child care facilities, and similar uses, to the economy, character, history, livability, and future of Washington, DC and its residents. ~~..~~ Ensure that when such uses are permitted in residential neighborhoods, their design and operation is sensitive to neighborhood issues and neighbors’ quality of life. Encourage institutions and neighborhoods to work proactively to address issues such as transportation and parking, hours of operation, outside use of facilities, and facility expansion. 311.7

**Rationale:** There is really no reason why the language of this important policy should be watered down from the imperative “ensure” certain objectives to the merely hortatory statement that they they “should” be achieved. This change proposed by OP is another example, among many, of its systematic effort to weaken statements of important land use policy aimed at neighborhood protection, thereby increasing its own future freedom of action to propose increased density, and enhancing the ability of the Zoning Commission – newly enlarged by §227.2 of the Framework element -- to place zone districts in higher-density land use categories without fear of judicial interference. It should be rejected....

### **Policy LU-2.3.7: Non-Conforming Institutional Uses**

Carefully control and monitor institutional uses that do not conform to the underlying zoning to **promote** ~~ensure their~~ long-term compatibility. In the event such **institutions** ~~uses~~ are sold or cease to operate ~~as institutions~~, encourage conformance with existing zoning and continued compatibility with the neighborhood. 311.9

**Proposed change:** Strike “promote” and restore “ensure their “. Insert, after “compatibility”, “discouraging special exceptions or variances that allow them to operate at a different scale from the underlying zoning”.

**Rationale:** The need for this policy, remains undiminished. It should be strengthened and maintained. Again, OP seems never to have missed an opportunity water down provisions aimed at neighborhood protection, substituting merely hortatory language – e.g. “should” – for imperative (e.g. “ensure”). . See comment on the preceding section.

### **Policy LU-2.3.8: Non-Conforming Commercial and Industrial Uses**

**Limit** ~~Reduce the number of~~ nonconforming uses in residential areas, ~~particularly those uses~~ that generate noise, truck traffic, odors, air and water pollution, and other adverse effects. Consistent with the zoning regulations, limit the expansion of such uses and fully enforce regulations regarding their operation to avoid harmful **effects** ~~impacts~~ on their surroundings. 311.10

**Proposed change:** Strike “and” before “other adverse effect”, and insert “or” in its place...

**Rationale:** As written this policy would “limit” only those harmful nonconforming uses that have *all* the adverse effects enumerated in the first sentence. That should be corrected.

### **Policy LU-2.3.9: Transient Accommodations in Residential Zones**

Continue to distinguish between transient uses—such as hotels, bed and breakfasts, and inns—and permanent residential uses such as homes and apartments in the District’s Zoning Regulations. The development of new hotels on residentially-zoned land should continue to be prohibited, ~~incentives for hotels (such as the existing Hotel Overlay Zone) should continue to be provided on commercially-zoned land~~, and owner-occupancy should continue to be required for transient accommodations in residential zones, consistent with applicable laws. Short Term housing for persons receiving social services is outside the scope of this policy’s prohibitions. 311.11

**Proposed change:** None.

**Rationale:** The need for this policy remains undiminished. It should be maintained.

### **Policy LU-2.3.10: Conversion of Housing to Guest Houses and Other Transient Uses**

Control the conversion of entire residences to guest houses, bed and breakfast establishments, clinics, and other non-residential or transient uses. Zoning regulations should continue to allow larger bed and breakfasts and small inns within residential zones through the special exception ~~Special-Exception~~ process, with care taken to avoid the proliferation of such uses in any one neighborhood. 311.12

*Please refer to Policy 2.4.11 of this Element for additional guidance on hotel uses and the need to address their impacts.*

**Proposed change:** Strike “larger”. Strike “through the special exception process” and insert in its place “as Home Occupations”.

**Rationale:** Bed and breakfasts of limited size are allowed in residential zones as Home Occupations -- not through special exceptions. The need for this policy remains undiminished and it should be maintained.

### **Policy LU-2.3.11: Home Occupations**

Maintain appropriate regulations (including licensing requirements) to address the ~~growing~~ trend toward home occupations, accommodating such uses but ensuring that they do not ~~negatively impact~~ hurt residential neighborhoods. 311.13

**Proposed change: None.**

**Rationale:** The need for this policy remains undiminished. It should be maintained.

~~**Action LU 2.3.A: Zoning Changes to Reduce Land Use Conflicts in Residential Zones**~~

~~As part of the comprehensive rewrite of the zoning regulations, Develop text amendments which:~~

- ~~——— a. Expand buffering, screening, and landscaping requirements along the edges between residential and commercial and/or industrial zones;—~~
- ~~——— b. More effectively manage the non-residential uses that are permitted as a matter of right within commercial and residential zones in order to protect neighborhoods from new uses which generate external impacts;—~~
- ~~——— c. Ensure that the height, density, and bulk requirements for commercial districts balance business needs with the need to protect the scale and character of adjacent residential neighborhoods;—~~
- ~~——— d. Provide for ground level retail where appropriate while retaining the residential zoning along major corridors; and,—~~
- ~~——— e. Ensure that there will not be a proliferation of transient accommodations in any one neighborhood.—~~ **Completed – See Implementation Table.**<sup>311.14</sup>

**Proposed change:** Strike “As part of the comprehensive rewrite of the zoning regulations”, restore the remaining deleted text and strike “Completed – See Implementation Table”.

**Rationale:** This Action lays out an extensive mandate for managing the relationship between residential and non-residential uses so as to nurture and protect residential neighborhoods. Significant portions, if not all, of this mandate remain unfulfilled post-ZR16, and OP’s ludicrous pretense that it has been somehow magically “completed” is in line with its systematic effort to preserve its own freedom of action to propose increased density and that of the Zoning Commission by weakening (or in this case eliminating) Comp Plan imperatives aimed at neighborhood protection..

**Action LU-2.3-B: Analysis of ~~Non-Conforming~~ Nonconforming Uses**

Complete an analysis of non-conforming commercial, industrial, and institutional uses in ~~the District’s~~ residential areas. Use the findings to identify the need for appropriate actions, such as zoning text or map amendments and relocation assistance for problem uses.

**Proposed change:** None.

**Rationale:** The stated objectives of this action remain valid; it should be retained.

#### **Policy LU-2.4.7: Location of Night Clubs and Bars**

*Provide zoning and alcoholic beverage control laws that ~~discourage the excessive concentration and encourage a mix of ground floor uses in commercial areas creating stronger retail environments~~ and minimizing potential negative effects of liquor licensed establishments (e.g., night clubs and bars) in neighborhood commercial districts ~~and adjacent residential areas~~. New uses that generate late night activity and large crowds should be ~~located away from low and moderate density residential areas and should instead be concentrated~~ **prioritized** Downtown, in designated arts or entertainment districts, and in areas where there is a limited residential population nearby.*

**Proposed change:** Modify the proposed text to read as follows:

Provide zoning and alcoholic beverage control laws that discourage the excessive concentration and minimize potential negative effects of liquor licensed establishments (e.g., night clubs and bars) in neighborhood commercial districts and adjacent residential areas, and encourage a mix of ground floor uses in commercial areas creating stronger retail environments. New uses that generate late night activity and large crowds should be located away from low and moderate density residential areas and should instead be concentrated Downtown, in designated arts or entertainment districts, and in areas where there is a limited residential population nearby.

**Rationale:** The revisions proposed by OP obscure what should be the main objective of this policy, namely, to forestall excessive concentration of ABC establishments near residential areas. Such concentration creates real problems for affected neighborhoods, and there is no reason that it should not be clearly addressed in the Comp Plan.

#### **312.13 Policy LU-2.4.9: High-Impact Commercial Uses**

~~Ensure that the District's zoning regulations~~ Limit the location and proliferation of ~~fast-food fast-food~~ restaurants, ~~sexually oriented sexually-oriented~~ businesses, ~~late-night late-night~~ alcoholic beverage establishments, 24-hour mini-marts and convenience stores, and similar high-impact commercial establishments that generate excessive late night activity, noise, or otherwise affect the quality of life in nearby residential neighborhoods. 312.13

**Proposed change:** Restore the initial deleted phrase, amended as follows: "Ensure that the District's zoning and Alcoholic Beverage Control regulations".

**Rationale:** The need for this policy is undiminished. If it is to be met, it will be through the zoning and ABC regulations, and the Comp Plan should provide a mandate to ensure that this is done...

### **312.15 Policy LU-2.4.11: Hotel Impacts**

Manage the impacts of hotels on surrounding areas, particularly in the Near Northwest neighborhoods where large hotels adjoin residential neighborhoods. Provisions to manage truck movement and deliveries, overflow parking, ~~tour bus~~ **motor coach** parking, and other impacts associated with hotel activities should be developed and enforced. 312.15

Please refer to Policies 2.3.9 and 2.3.10 of this Element for additional guidance on hotel uses within residential neighborhoods.

**Proposed change:** None.

**Rationale:** The problems that this policy seeks to address remain have not abated.

### **Action LU-2.4-B: Zoning Changes to Reduce Land Use Conflicts in Commercial Zones**

~~As part of the comprehensive rewrite of the zoning regulations, consider text amendments that: (a) more effectively control the uses which are permitted as a matter of right in commercial zones; (b) avoid the excessive concentration of particular uses with the potential for adverse effects, such as convenience stores, fast food establishments, and liquor licensed establishments; and (c) consider performance standards to reduce potential conflicts between certain incompatible uses, if they do not require frequent and extensive monitoring. Completed -- See Implementation Table.~~

**Recommended change:** Strike “As part of the comprehensive rewrite of the zoning regulations“, restore the remainder of the deleted text, and strike “Completed – See Implementation Table”...

**Rationale:** At least some of the problems that this Action seeks to address – e.g. excessive concentration of liquor-licensed establishments -- remain unabated and were not effectively addressed if at all by ZR16. It should be maintained.

## **Historic Preservation Element**

### **Policy HP-1.6.5: Commercial Signage**

Control commercial signage to avoid the visual blight of billboards and intrusion upon the city's monumental grandeur and residential neighborhoods. Support the city's economic vitality and quality of life through carefully considered policies and regulations for commercial signage in designated entertainment areas.

### **Recommended change:**

**Replace the text proposed by the Office of Planning with the following:**

**Control commercial signage by continuing the District's longstanding ban on billboards and the intrusion of their visual**

**blight upon the city's monumental grandeur and elsewhere throughout the city. Continue to restrict digital billboards to the existing "Entertainment Areas" that have been designated by the Council.**

**Move this Policy to the Land Use element, since its implications clearly extend beyond historic preservation.**

**Rationale:**

A new policy to this effect is timely and highly important, in view of the unrelenting efforts of the commercial billboard industry to chip away at the District's longstanding restriction on billboards – as exemplified by litigation brought by the District and pending the Court of Appeals as of this writing...But as written, the policy merely advances the preferred position of the billboard industry for widespread proliferation of billboards throughout the city, i.e.: *Limit restrictions on billboards to residential zones, historically designated buildings and districts and the monumental core, with any other neighborhood or downtown commercial area being open for billboard proliferation -- including proliferation of digital billboards through the designation, preferably by simple Mayoral decree, of additional "Entertainment Areas".* The industry claims, with a straight face, that billboard proliferation is the way to enhance quality of life and promote economic vitality in the city.

A new policy to this effect is timely and highly important, in view of the unrelenting efforts of the commercial billboard industry to chip away at the District's longstanding restriction on billboards – as exemplified by litigation brought by the District and pending the Court of Appeals as of this writing...

Policy ~~HP-2.4.6~~**HP-2.4.1: Preservations Standards for Zoning Review**~~Ensure~~ **Encourage** consistency between zoning regulations and design standards for historic properties. Zoning for each historic district ~~shall~~ **should** be ~~consistent~~ **compatible** with the predominant height and density of contributing buildings in the district. **Monitor the effectiveness of zoning controls intended to protect characteristic features of older neighborhoods not protected by historic designation.** Where needed, specialized standards or regulations should be developed to help preserve the characteristic building patterns of historic districts and minimize design conflicts between preservation and zoning controls.

**Proposed change:** Restore "Ensure", "shall" and "consistent".

**Rationale:** The importance of this policy – unsullied by OP's attempts to water it down -- continues to increase. It should be maintained.



The changes proposed by OP here provide another example, among many, of its systematic effort to weaken statements of important land use policy aimed at neighborhood protection, thereby increasing its own future freedom of action to propose increased density, and enhancing the ability of the Zoning Commission – newly enlarged by §227.2 of the Framework element -- to place zone districts in higher-density land use categories without fear of judicial interference. It should be rejected.

## Mid-City Element

### Mid-City Area Element -- Overview, 2000.9.

The 14th Street NW and U Street NW corridors experienced remarkable change over the last 10 years. Reinvestments made by the District and the private sector reinvigorated the Logan Circle area. The vitality of these two corridors is demonstrated by a mix of dining, retail, residential, entertainment, and cultural offerings. ~~A different set of urban tensions is present along the area's rapidly developing corridors such as 14th Street and U Street.~~ Revitalization has increased the need to **increase mobility, manage traffic and parking, and assist small businesses.** ~~manage traffic and parking and assist small businesses. brought traffic and parking pressures, caused construction-related street disruptions, and has burdened small businesses trying to keep up with rising costs.~~ There are also visible threats to the historic integrity of many of the area's residential structures, particularly in ~~areas like Adams Morgan~~ Lanier Heights, Reed Cooke, Park View, Columbia Heights, Bloomingdale, and Eckington, which are outside of designated historic districts. In some instances, ~~row houses are being converted to multi-family flats, demolitions and~~ poorly designed alterations are diminishing an important part of Washington's architectural heritage. ~~Revitalization must be recognized to be offset by the perception and fact of longstanding residents being priced out of their historic homes even as some persons benefit from the tremendous rise in property values.~~ **Revitalization should be offset by long-standing residents being displaced from their historic homes, even as some persons benefit from the tremendous rise in property values.** 2000.9

**Proposed change:** In the interest of factual accuracy, modify the sentence beginning "There are also visible threats" as indicated below, and restore "row houses are being converted to multi-family flats, demolitions and". In the interest of intelligibility, amend the final sentence as indicated below. The text will then read as follows:

"The 14th Street NW and U Street NW corridors experienced remarkable change over the last 10 years. Reinvestments made by the District and the private sector reinvigorated the Logan Circle area. The vitality of these two corridors is demonstrated by a mix of dining, retail, residential, entertainment, and cultural offerings. Revitalization has increased the need to increase mobility, manage traffic and parking, and assist small businesses. There are also visible threats to the historic integrity of

many of the area's residential structures, particularly in Lanier Heights, Reed Cooke, Park View, Columbia Heights, Bloomingdale, and Eckington, which are outside of designated historic districts, along with portions of Adams Morgan. In some instances, row houses are being converted to multi-family flats, demolitions and poorly designed alterations are diminishing an important part of Washington's architectural heritage. Revitalization must be constrained by the need to avoid long-standing residents being displaced from their historic homes, even as some persons benefit from the tremendous rise in property values."

**Rationale:** With these modifications, the text provides an accurate overview.

### ***Policy MC-1.1.1: Neighborhood Conservation***

Retain and reinforce the historic character of Mid-City neighborhoods, particularly its row houses, older apartment houses, historic districts, and walkable neighborhood shopping districts. **The Planning Area's squares, alleyways, and historic alley buildings offer opportunities for preservation and creative development.** The area's rich architectural heritage and cultural history should be ~~protected~~ **preserved** and enhanced. 2008.2

**Recommended change:** None. This is an important and reasonably well-balanced endorsement of neighborhood protection and the use of historic preservation for that purpose.

### ***Policy MC-1.1.5: Conservation of Row House Neighborhoods:***

Recognize the value and importance of Mid-City's row house neighborhoods as an essential part of the fabric of the local community. Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect the desire to retain the row house pattern. Land use controls should discourage the subdivision of single family row houses into multi-unit apartment buildings but should encourage the use of English basements as separate dwelling units, ~~in order to~~ retain and increase the rental housing supply.

**Proposed change:** None (other than restoring "in order to", for purposes of grammatical coherence). The need for this important statement of policy remains undiminished. It should be retained.

**Rationale:** The need for and importance of this policy remain undiminished, and it should be retained.

### ***Policy MC-1.1.1: Neighborhood Conservation***

Retain and reinforce the historic character of Mid-City neighborhoods, particularly its row houses, older apartment houses, historic districts, and walkable neighborhood shopping districts. The Planning Areas squares, alleyways, and historic alley buildings offer opportunities for preservation and creative development. The area's rich architectural heritage and cultural history should be ~~protected~~ and enhanced.

**Proposed change:** None.

**Rationale:** The need for and importance of this policy remain undiminished, and it should be retained.

### **Policy MC-1.1.6: Mixed-Use Districts**

Encourage preservation of the housing located within Mid-City's commercially zoned areas. Within mixed-use ~~(commercial/residential)~~ areas, such as Mount Pleasant Street **NW** and Columbia Road **NW**, encourage commercial uses that do not adversely impact the established residential uses.

**Proposed change:** None.

**Rationale:** The need for and importance of this policy remain undiminished. It has particular applicability in Adams Morgan...

### **Policy MC-1.1.7: ~~Protection~~ Preservation of Affordable Housing**

Strive to retain the character of Mid-City as a mixed-income community by ~~protecting~~ **preserving** the area's existing stock of affordable housing units and promoting the construction of new affordable units. **Give attention to the most rapidly changing neighborhoods and encourage the use of historic preservation tax credits to rehabilitate older buildings for affordable housing.** 2008.8

**Proposed change:** None.

**Rationale:** The need for and importance of this policy, and in particular its acknowledgment of the usefulness of historic preservation in meeting the need for affordable housing, remain undiminished.

### ***Action MC-1.1.A: Rezoning Of Row House Blocks***

~~Selectively rezone well-established residential areas where the current zoning allows densities that are well beyond the existing development pattern. The emphasis should be on row house neighborhoods that are presently zoned R-5-B-RA-2 or higher, which include the areas between 14th and 16th Streets NW, parts of Adams Morgan, areas between S and U Streets NW, and sections of Florida Avenue, Calvert Street, and 16th Street. Completed – See implementation table. 2008.12~~

**Proposed change:** Restore the deleted text, and delete “Completed – See implementation table”.

**Rationale:** For “completed”, read “OP no longer wants to pursue this”, for the need for this action remains widely unmet, including in some of the areas cited in the text. A sustained and systematic effort is needed. OP’s proposal to get rid of this important provision is another example, among many, of its systematic effort to weaken statements of important land use policy aimed at neighborhood protection, thereby increasing its own future freedom of action to propose increased density, and enhancing the ability of the Zoning Commission – newly enlarged by §227.2 of the Framework element -- to place zone districts in higher-density land use categories without fear of judicial interference. It should be rejected....

### **Action MC-1.1.B: Overconcentration of Liquor-Licensed Establishments**

~~Identify the potential for regulatory controls to address the problem of excessive concentrations of liquor-licensed establishments within the neighborhood commercial districts, particularly on 18th Street and Columbia Road. Completed – See Implementation Table. 2008.12~~

**Proposed change:** Restore the deleted text, and delete “Completed – See implementation table”.

**Rationale:** This action should be permanent part of the District’s long-term planning tool kit, even for areas like 18<sup>th</sup> and Columbia Road that are presently covered by a liquor license moratorium.

### **Policy MC-2.4.1: ~~Protecting~~ Preserving the Character of Adams Morgan**

~~**Protect**~~ **Preserve** the historic character of the Adams Morgan community through historic landmark and district designations, and by ensuring that new construction is ~~consistent~~ **compatible** with the prevailing heights and densities in the neighborhood **and provides opportunities for affordable housing.** 2014.59.

**Proposed change:** Restore “consistent”, strike “compatible”.

**Rationale:** Long experience has shown that the use in this context of open-ended terms like “compatible” has the intent and effect of conferring on planners, the BZA and the Historic Preservation Office and Board an unacceptably broad discretion to deviate from prevailing heights and densities. As modified, need for this important policy remains undiminished. OP’s proposed change is another example, among many, of its systematic effort to weaken statements of important land use policy aimed at neighborhood protection, thereby increasing its own future freedom of action to propose increased density, and enhancing the ability of the Zoning Commission – newly enlarged by §227.2 of the Framework element -- to place zone districts in higher-density land use categories without fear of judicial interference. It should be rejected.

**From:** [Katie Thomas](#)  
**To:** [Allen, Charles \(Council\)](#); [Committee of the Whole \(Council\)](#)  
**Cc:** [Robb Dooling](#)  
**Subject:** Comment on DC Comp plan  
**Date:** Thursday, December 3, 2020 4:25:13 PM

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December 3, 2020

My name is Katie Thomas. I am a renter resident of Ward 6 and a proud member of the Ward 6 Mutual Aid society. I have been a DC resident for ~7 years. I write today to express extreme frustration with Mayor Bowser and the Council's insistence in setting up the DC Comp plan to serve the needs of foreign investors and wealthy developers, instead of the needs of our most vulnerable neighbors. I worry that the current proposal is going to weaken -- not strengthen -- our response to D.C. Housing crises.

My heart breaks every time I see my neighbors who are forced to sleep on the street, but especially in the middle of a health crisis. The DC government should be taking aggressive action to end homelessness in DC. I think the Comp plan could provide such an opportunity to be vastly improved before it's finalized by integrating the People's Demands, which you can read [here](#). Beyond ending homelessness, we have a major affordability crisis. We need rent controls, including cancelling rent for our neighbors who are unable to pay. Our public housing needs serious capital improvements. There are also thousands of vacant private housing units in this City. No one should be forced to sleep outside because they cannot find safe, affordable housing. We need better affordable housing options and equitable development policies.

The same goes as the City is using the Comp plan to address our resiliency and sustainability. We have a moral obligation to address related social ills. We should be addressing racial justice. We have an opportunity to reverse the systemic racial injustices that are written into our laws. To that end, density is very important, but so is affordability. I implore the DC government to prevent harmful gentrification as we meet our climate action goals.

We should not be focused on developing more expensive, small units. The Comp plan should be used to preserve and expand low-income and affordable housing. The Comprehensive plan should be looking to capture empty space and use it for more low income and affordable housing. The plan should be strengthening -- not weakening -- protections for our vulnerable and low-income neighbors.

Thank you for your time and consideration,

Katie Thomas  
Washington, DC  
Ward 6

[REDACTED]

--

Katie R. Thomas

Cell:

[REDACTED]

<https://www.linkedin.com/in/katierthomas/>



**From:** [Davis, Elizabeth](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Kinlow, Tonya](#); [Koster, Julia \(Council\)](#)  
**Subject:** Children's National Hospital Written Testimony: B23-736 The Comprehensive Plan Amendment Act of 2020  
**Date:** Tuesday, November 10, 2020 4:43:42 PM  
**Attachments:** [B23-736 Comprehensive Plan Amendment Act of 2020- Children's National Hospital Written Testimony 11.10.20.pdf](#)

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Dear Committee of the Whole,

Please see the attached written testimony on behalf of Children's National Hospital for the Committee of the Whole Hearing on B23-736, the Comprehensive Plan Amendment Act of 2020 scheduled for **Thursday, November 12th at 9:00am**. I have copied the witness Tonya Vidal Kinlow for your reference. Please let us know if you have any questions or concerns regarding our written testimony. If you can kindly [confirm receipt of this email](#) and I would greatly appreciate it.

Best,  
Elizabeth

*Elizabeth Davis, MHA*  
*Government Affairs Specialist*  
Child Health Advocacy Institute  
Children's National Hospital  
2233 Wisconsin Ave, NW, Suite 317  
Washington, DC 20007

[REDACTED] (Phone)

[REDACTED] (Mobile)

[REDACTED]

[www.childrensnational.org](http://www.childrensnational.org)

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**From:** [Henry, Alicia \(Council\)](#) on behalf of [Mendelson, Phil \(COUNCIL\)](#)  
**To:** [Koster, Julia \(Council\)](#)  
**Subject:** FW: Comp Plan + MPD  
**Date:** Wednesday, November 11, 2020 1:59:05 PM

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fyi

**Alicia Henry**

Scheduler/Executive Assistant  
Office of Chairman Mendelson  
John A. Wilson Building  
1350 Pennsylvania Ave N.W. Suite 504  
Phone: [REDACTED]  
Email: [REDACTED]

---

**From:** Lauren Paulk <[REDACTED]>  
**Sent:** Wednesday, November 11, 2020 1:19 PM  
**To:** Nadeau, Brianne K. (Council) <[REDACTED]>  
**Cc:** Mendelson, Phil (COUNCIL) <[REDACTED]>  
**Subject:** Comp Plan + MPD

Dear Councilmember Nadeau,

First, thank you for your work on behalf of Ward 1. I know your job isn't an easy one and I am grateful for all you do for us. Second, I'd love to talk to you about why I hope you'll hold the line on a Comp plan that promotes a fair way forward for all of us. I want development in our city that is balanced with social justice, and right now, the Comp plan is on track to speed displacement in a city where low income and affordable housing is lacking. The pandemic makes it extra clear that we must spend our dollars preserving and expanding low income and affordable housing, rather than preparing for new DC residents that may not come. With the coronavirus, more and more residents are leaving for the suburbs and homes with yards, giving us an opportunity to convert empty residences and office space into more affordable housing. What is most important to me right now is that we are a Housing First city - we get people into stable and secure housing before we worry about addressing other problems. There is so much data on how important stable, safe housing is for folks to be able to address other issues they may be facing, such as poverty, addiction, domestic violence, and hunger. The Comp plan as it stands would water down already weak protections for my neighbors living in low incomes. I would love to hear your plan and actions on the Comp plan and how to ensure that we focus on preserving and expanding affordable housing rather than pouring money into new developments when more and more residents are moving OUT of the city.

Additionally, I want to ask you to continue the fight to ensure that MPD does not receive another dime of district money. I appreciated your public efforts, along with Charles Allen and Robert White, to ensure the DC public understands how low the mayor has stooped with her most recent redistribution of funds to MPD. We as a city have seen protestors gassed, kettled, and shot with

rubber bullets as they protested against the pain of police violence. We have also seen other cities attempting to find paths forward to decrease the budget of their police departments while ensuring that essential services like wellness checks are still happening via other, non-police means. I know that we can do this together. I know that there are so many tasks that the MPD performs that could be done by other agencies or citizen groups. I hope you will continue to stand up against the Mayor's attempts to increase their budget, and fight for a decreased budget in the future. Thank you.

Sincerely,

Lauren Paulk

Ward 1

**Testimony by Lawrence A. Johnston**

December 3, 2020

Thank you for taking comments regarding Reservation 13/Hill East. My name is Lawrence Johnston. I am a 40-year resident of Capitol Hill and a member of Capitol Hill Village.

Earlier this year, the Village submitted amendments to the Comprehensive Plan to the Office of Planning. These addressed the pressing long-term support needs of senior DC residents of the city at all income levels (including the need for adult day health services). The Village obtained support from the local ANCs, and they included the Village amendments in their own set of amendments. Unfortunately, few of these amendments have been adopted. Last month, the Executive Director of the Village offered a similar set of Plan amendments during the hearings conducted by the Committee of the Whole. The various elements that were addressed included the Capitol Hill Area Element, and some specifically addressed Reservation 13.

These efforts reflect an ongoing effort by the Village to direct attention to the burgeoning population of senior residents in Ward 6 and surrounding neighborhoods and their need for long-term services and support. Those services must include adult day health services to assist these seniors, along with their family members, who are often the primary caregivers. The Village envisions an adult day health center with memory care in a facility of approximately 9000 square feet that could serve at least 50 people per day. There is currently no such facility that is reasonably accessible to residents of neighborhoods in and around Ward 6.

Fortunately, the Village was successful in obtaining from ANC 6B support for obtaining a proffer from the developer of planned residential units at 1333 M Street, SE. The proffer, as envisioned by the Village and as supported by the ANC, would be in furtherance of a proposal

by the Village for the establishment of an ongoing campaign to site, plan, fundraise for, and help establish adult day services accessible to residents in Ward 6 and surrounding neighborhoods. Eventually the developer did proffer \$225,000 to be spent on efforts promised to be consistent with the Village's proposal. The details for how all this will be accomplished, and by whom, are still to be worked out by the developer and staff of the Zoning Commission, and the Village is looking forward to the final order of the Commission.

Happily, the Mayor has recently announced her desire to open up several parcels of Reservation 13 for private development. One such parcel is Parcel A, right next to the existing site of the St. Coletta School. That parcel would be an ideal site for an adult day health center, along with amenities serving long-term care and rehabilitation needs. The current zoning for that Parcel already would accommodate such a use for that site, along with related educational opportunities for health care workers. The Village's proposed amendments include an amendment to section 1513.12 which further accommodates these new possibilities, and I hope that the Village can obtain support by the City Council for that amendment.

Lawrence A. Johnston





Chairman Phil Mendelson  
1350 Pennsylvania Avenue, NW  
Washington, D.C. 20004

November 3, 2020

Subject: Casey Trees Comments on the D.C. Comprehensive Plan

Dear Chairman Mendelson,

Casey Trees is a D.C. based nonprofit with the mission to “restore, enhance and protect the tree canopy of the nation’s capital”. We are committed to helping the District reach its 40 percent tree canopy goal by 2032 and appreciate the opportunity to provide input on the Mayor’s draft Comprehensive Plan.

The Comprehensive Plan is one of the most important pieces of policy the D.C. government creates. The breadth of this document means that its impacts last for generations, making the language that is included, or excluded, from the final plan extremely important. We were glad to see that the Mayor continued to incorporate resiliency as a major theme throughout the Comprehensive Plan and recommended trees as a tool to do this. The inclusion of resiliency highlights the District’s recognition of our changing environment and the need to build in a way that fortifies us for that future.

The Comprehensive Plan also recognizes that trees do more than decrease stormwater runoff and mitigate the heat island effect, they also support mental and physical health, improve traffic safety and create a sense of community. However, development can put trees at risk. Casey Trees is happy to see that the Mayor’s amendments kept the requirement for all new developments to retain or plant trees (Policy E-2.1.2). However, there is a discrepancy between this policy and actual practice. With no agency assigned to regulate this task and no consequence for noncompliance, there is no way to hold developers accountable. **A responsible agency should be identified to perform this task.** Having an entity that can levy fines and administer stop work orders will provide teeth for this goal.

Policy E-2.1.2 (Tree Requirements in New Developments) promotes “tree retention and planting, as well as the removal and replacement of dying trees when new development occurs”, however, only to the extent that planning, zoning and building regulations require. This is not enough. **As the Office of Zoning and Office of Planning update the planning, zoning and building codes to reflect new Comprehensive Plan priorities, we ask them to add language that supports the District’s overall capacity to retain its trees and green space.** This can include updating streetscape design standards to include trees or creating tree protection requirements during construction to protect existing trees. There is a limited amount of undeveloped space in the District and, once that land is developed, the potential for it to go back to green space is extremely slim. However, Casey Trees understands that the District is growing and needs to develop to accommodate that growth. Therefore, **Casey Trees supports provisions that call for denser development along major corridors.** Increasing density will support the District’s need for more housing, while also retaining the ground level green spaces that give neighborhoods their character. These spaces bring communities together in a way that no single apartment complex or main street can. They provide a welcoming environment for neighbors to get together and recreate, communicate and establish meaningful relationships with one another.

Additionally, the mayor's amendment to Policy E-2.1.2 that changed requiring ongoing maintenance to be a part of a permit that includes tree planting and landscaping to something that should be done, does not support her stated tree canopy and green space goals. If we want a tree to thrive in an urban environment, it cannot be planted and left alone. To survive, a young tree requires care and maintenance, especially in its first three years after planting. Not requiring a new development to maintain new trees will mean that any planting done at the end of a construction period will be checking a box, not something that supports the long term growth of the District's tree canopy.

It is not just individual mature trees on single plots that build our tree canopy, it is also the areas with continuous, high tree canopy that cover multiple parcels. Large swaths of green space provide some of the largest environmental benefits to the District. However, these areas are constantly at risk because they can be owned by many different entities. One development can easily break up that green space, diminishing the benefits the entire area provides. **We ask the Council to add Section LU-2.2.C back into the Comprehensive Plan, which was removed in the Mayor's version of the Plan.** This language proposed incentives to preserve privately-owned forested land through methods such as easements, forest mitigation bank programs, and transfer of development rights. It also reinforces the laws preserving Special and Heritage trees.

While large parcels provide green space for many District residents, not everyone has access to forest areas of that magnitude. For many, it is the small public spaces, the green corridors, street trees and triangle parks, that they use to connect with nature. These meeting places are extremely important, not just because of the environmental benefits they provide a neighborhood, but because of the social, emotional and physical health benefits that come with them. According to the Department of General Services, there are 1,149 small open spaces around the District that cover almost 150 acres of land. These underutilized spaces have the potential to be designed in such a way that it encourages socializing and placemaking. As the District goes about creating public space design guidelines (Action UD-3.3.C), **we ask them to include biophilic design as a standard landscaping method for these spaces.** Biophilic design is a landscape design tool that builds a natural environment where there otherwise would not be one. Especially in dense cities, having these spaces increase a person's connectedness to nature, providing them with benefits such as lower stress levels, improved cognitive function and overall enhanced moods. By designing our public spaces in this way, we can beautify our city and provide a relaxing and restorative environment for all who live in it.

Casey Trees was excited to see the addition of Action E-1.1.A (Update Regulations for Resilience) to the Comprehensive Plan. Updating existing regulations to guard against future climate change is and will continue to be extremely important. While the language in this section has the right goal, it does not contain the urgency that this action requires. To make sure that the District is expeditious in these updates, **we ask the Council to change the language in this section from "Continue to monitor and update Washington, DC's regulations..." to "Evaluate and update Washington, DC's regulations..." and remove "where appropriate" from the end of this section.** Changing the beginning of this section would promote swift action, rather than long term evaluation and eventual change, and removing "where appropriate" encourages these changes to occur beyond the obvious environmental policies.

Every Comprehensive Plan, Generalized Policy Map and Future Land Use Map has had parks, recreation and open space designations. These designations demonstrate the District's dedication to maintaining parks and green spaces. However, the D.C. Zoning Code does not have a zoning designation specific for parks and open space, only use permissions in residential, commercial or mixed use zones. In order to



build resiliency as a city, we must also have policies that protect resilient spaces. **Casey Tees recommends creating a parks and open space zoning designation.** This new zoning designation would provide additional protection for existing parks, green spaces in mixed use commercial corridors and areas that are used for green infrastructure (such as stormwater retention infrastructure). By protecting green space around the District, we can ensure that all residents are protected for the inevitable hotter summers and stronger storms and preserve the verdant park-like character that makes our city great. **We also ask that any zoning changes amend the general zoning rules and the development standards for each zone designation, not the use permissions of each zone, and that there are limited regulatory exceptions.** There are many different use permissions within each zone, but not all use permissions are in every zone. By amending the general rules and development standards, all use permissions will automatically be included.

All trees, no matter their age, provide a multitude of community benefits that all link together. A shade tree will mitigate the heat island effect, making hot days more comfortable. This welcoming environment encourages outdoor activity, which decreases obesity and cardiovascular disease and creates a space for communities to gather and interact, giving neighbors a chance to develop bonds with one another and develop a sense of place within their community. For all that our trees do for us, we must now do our part to protect them by working aggressively to embed sustainability and resiliency into all aspects of our policy. This version of the Comprehensive Plan takes initial steps, but it has the potential to go further and we urge the Office of Planning to use our recommendations as a way to get there. Trees and green space was a main feature of our city's original design and are still a defining feature of the District today. These places are our legacy, and it is vital that we take all possible steps to protect them.

Thank you for the opportunity to comment on this draft of the Comprehensive Plan. If you have questions regarding our comments or would like further explanation, I can be reached at 202-349-1905 or [REDACTED]

Sincerely,



Jessica Sanders, PhD, PMP  
Director, Science and Policy  
Casey Trees

From: Linnea Warren  
To: Chae, Mary (COWU@dc.gov); Muehlen-Patt, (COWU@dc.gov); Stacey McElroy; [REDACTED] Committee of the Whole (Council)  
Cc: Thomas Hutcheson; John Goodman; Cleveland Park Email List  
Subject: Put DC's Comp Plan on hold  
Date: Monday, October 19, 2020 1:05:06 PM

I am writing to urge the Council to hold off on approving DC's updated Comprehensive Plan until we get a clearer idea of what life will be like after COVID-19 has gotten under some degree of control and the Plan can be revised to take into account the pandemic's effects.

I find it incredible that the Mayor submitted this Plan to the Council scarcely a month after declaring a Public Health Emergency and has pushed for it to be approved despite the ongoing turmoil. It's obvious that, as Andrew Trueblood wrote Chairman Mendelson in August, "The Executive has a sense of urgency in finalizing the Comp Plan." But it seems clear that the primary reason is her desire to make it easier for developers to fill DC with still more new housing, since she keeps insisting that we "must" build 36,000 new units by 2025, even though it's not at all clear whether we'll actually need them. Supplying affordable housing for those who have been displaced by gentrification and some of DC's earlier developments, especially families, is not enough justification for approving the Plan; there are other ways to address that.

The first comment I made last December was that not enough data was given to support the Plan's rosy assumptions, which were touching but unrealistic. It is not good planning to ignore the possibility that current trends may not persist and even worse not to provide contingencies in case things don't go as expected.

Change is inevitable, but growth is NOT. DC's population may have increased since 2000, but it fell even more during the preceding sixty years. Studies already are finding evidence that the Plan's basic assumption – that DC's recent population boom will continue – is incorrect. The Pew Research Center reported in July that about one-fifth of American adults had moved because of the pandemic or knew someone who had. <https://www.pewresearch.org/fact-tank/2020/07/06/about-a-fifth-of-u-s-adults-moved-due-to-covid-19-or-know-someone-who-did/> According to a company that tracks moves, during the first half of 2020, 58% more people moved out of DC than in; it experienced one of the highest net outflows of any state. <https://www.hireahelper.com/moving-statistics-covid-19-migration-report/#moves-by-city> Realtor.com's most recent quarterly Cross Market Demand Report (published July 2020) looked at "Where Else are Homebuyers Looking for a Home?" and found that a whopping 91% of the properties viewed on its website by residents of DC were homes in other states; only 9% were in DC. <https://www.realtor.com/research/reports/cross-market-demand/> According to a study based on USPS change of address filings, three times more people moved out of DC in the first half of 2020 than in the same period in 2019 – 15,520 vs 5,896. <https://www.anymove.com/moving/covid-19/coronavirus-moving-trends/> And The Washington Post reported on October 16<sup>th</sup> that Stanford's Institute for Economic Policy Research found that about 42% of Americans worked from home in June, apparently successfully enough that "many companies plan to extend the option of working at home indefinitely." [https://www.washingtonpost.com/realestate/choosing-the-suburbs-over-city-life-during-the-pandemic/2020/10/15/01c94c5e-2716-11ea-97e0-94d2e46c759b\\_story.html](https://www.washingtonpost.com/realestate/choosing-the-suburbs-over-city-life-during-the-pandemic/2020/10/15/01c94c5e-2716-11ea-97e0-94d2e46c759b_story.html)

This situation is unprecedented and ongoing and its outcome is still uncertain; who knows which trends will continue. That's why I think it would be unconscionable for the Council to adopt parameters designed to guide DC's future – we don't know what the country and world will be like in 6 months, let alone the District.

Some of my neighbors recently shared on the Cleveland Park list-serve the difficulties they'd experienced recently in renting out local units. The conversation segued into a discussion of the Comp Plan and I thought several of the comments were especially good. Their authors gave me permission to share them with you, so I've copied them below.

I urge you NOT to commit D.C. to this complicated and far-reaching Comprehensive Plan.

Thank you,  
Linnea Warren  
Woodley Park

From: [REDACTED] [mailto:[REDACTED]] On Behalf Of Leila Afzal via groups.io  
Sent: Friday, October 9, 2020 10:47 PM  
To: [REDACTED]  
Subject: Re: [clevelandpark] Any other landlords having trouble finding tenants?

Valerie,

I wonder if the issue is that, as reported in BISNOW, residents are leaving the city.

Rent are down 3.3% over the same period last year. Average rents for all of DC apartments fell 3.2% for the last quarter and for Class-A apartments, rents are down 6.1%:

The RealPage Market Analyst Adam Couch said DC is typically in the top 10 in apartment demand among the 50 largest metro areas, but in the last quarter it was in the bottom 10. "Demand is significantly lower in the DC area, that's why rents and occupancy have fallen so much," said Couch.

Abiad Zernubabel, whose firm owns a large portfolio of DC apartments, said he has had tenants move out of the District and has had trouble filling the vacant units. He said "We noticed there is a massive demand move from the urban community in DC to Alexandria, Bethesda and other submarkets that give you more space."

Full story here: [https://www.bisnow.com/washington-dc/news/multi-family/dc-extended-state-of-emergency-policies-adding-hurdles-to-struggling-apartment-market-1062812?utm\\_source=outbound\\_pub\\_67&utm\\_campaign=outbound\\_issue\\_42700&utm\\_content=outbound\\_newsletter1&utm\\_medium=email&utm\\_source=outbound\\_pub\\_67&utm\\_campaign=outbound\\_issue\\_42700&utm\\_content=outbound\\_newsletter1&utm\\_medium=email](https://www.bisnow.com/washington-dc/news/multi-family/dc-extended-state-of-emergency-policies-adding-hurdles-to-struggling-apartment-market-1062812?utm_source=outbound_pub_67&utm_campaign=outbound_issue_42700&utm_content=outbound_newsletter1&utm_medium=email&utm_source=outbound_pub_67&utm_campaign=outbound_issue_42700&utm_content=outbound_newsletter1&utm_medium=email)

[If the long link above is broken in processing, try this: <https://bit.ly/3lBEJc3>]

Leila Afzal  
Cleveland Park

From: [REDACTED] [mailto:[REDACTED]] On Behalf Of John Goodman via groups.io  
Sent: Sunday, October 10, 2020 10:49 PM  
To: [REDACTED]  
Subject: Re: [clevelandpark] Any other landlords having trouble finding tenants?

All of this says that we should call a halt to the Comp Plan amendment process. The proposed amendments were written in a pre-pandemic world, based on the assumption that such a world would continue for the foreseeable future. That plainly is not the case. We don't know what post-COVID DC will look like – less demand for office space, which could become residential; less population growth? We should wait to see what that world looks like before finalizing a Plan for the District for the next ten years.

John

From: [REDACTED] [mailto:[REDACTED]] On Behalf Of John Goodman via groups.io  
Sent: Sunday, October 11, 2020 4:41 PM  
To: [REDACTED]  
Subject: Re: [clevelandpark] Any other landlords having trouble finding tenants?

It's certainly true that some of the proposed changes would give the Zoning Commission greater leeway in approving new projects. But the Comp Plan is hundreds of pages of detailed instructions to guide the running of the District in the future. These include instructions on economic development, transportation, infrastructure etc etc, as well as instructions relating to every neighborhood in the city. The problem is that the pandemic has called into question the fundamental assumptions underlying these proposed amendments. For example:

"Today, the continued strength of the Washington economy, coupled with transportation and environmental limits to regional expansion, suggest that the city will continue to grow and capture a larger share of the region's growth in the future than it has in the past." significantly higher share than forecast in 2005."

"The employment forecasts suggest that the District of Columbia will capture 22 percent of the region's job growth during 2010-2045. By 2045, the District will have essentially retained its share of the region's jobs, as it drops slightly from 25 to 24 percent, a significantly higher share than forecast in 2005."

"These projections anticipate a greater pace of growth and increased household size than was used in 2006."

"Unlike the 2006 household and population forecasts, which suggested that the District of Columbia would capture 10 percent of the region's growth during 2005-2025, the Plan now expects the District to gain an increasing share of the region's population. By 2045, the District will represent as much as 14 percent of the region's population."

These assumptions were formulated in 2017. Are you confident that they are still reasonable? Doesn't it make sense to base our planning on something that takes intervening factors into account rather than on assumptions that we know are out of date.

John

From: [REDACTED] [mailto:[REDACTED]] On Behalf Of Carren Kaston  
Sent: Monday, October 12, 2020 9:56 AM  
To: Thomas Hutcheson; John Goodman; Cleveland Park Email List  
Subject: Re: [clevelandpark] Any other landlords having trouble finding tenants? - DC's Comp Plan

Neighbors,

It would be a terrible mistake, in my view, to green-light the Comp Plan at this point. It seems to be premised on the assumption that any growth is good growth.

Not only may the whole growth premise be flawed, now that we live in a post-pandemic world, as pointed out below. But the type of growth that the Comp Plan envisions is hurtful and lacking in transparency. The growth is to be achieved by the city giving huge subsidies to private developers to build luxury housing, a small percentage of whose units will supposedly be devoted to "affordable housing." But very few of those who need housing affordability will make enough money to live there. And many of those who do make enough will be shuttled off to another building in another neighborhood through a developer loophole called "offsite compliance." I don't understand why the model of constructing affordable housing promoted by the Comp Plan is to build more and more luxury residential buildings. Why not subsidize non-profits to construct buildings in which all the units are affordable?

Another reason to hit the pause button on the Comp Plan is that the residents the mayor envisions benefiting from "affordable housing" in Ward 3 are, to a large extent, according to the Comp Plan, subsidized or voucher residents. There is nothing wrong with that if the city's voucher programs as administered by the Department of Human Services (DHS) were being implemented safely and accountably. But that is not the case. I wonder how many people know that, as Laura Zeilinger, director of DHS, gleefully conceded to me and others in our group who met with her, there are virtually no safeguards in the way that vouchers are distributed.

Applicants are assessed, but those who are assessed as unable to live in independent housing are told, "We don't think you're ready. But it's your choice. This is Housing Choice. It's up to you. If you want the voucher, here it is." In this way, unfortunately, applicants who are known to the city as drug users and drug traffickers, prostitutes and organizers of prostitution rings, some individuals with a criminal record, as well as individuals with severe mental instability, are subsidized to move into previously well-functioning building communities where "in some cases" they cause dire disruption. I know this because many residents experienced it firsthand at Sedgwick Gardens, where both conventional renters and most subsidized renters were frightened and deeply distressed by what was happening. I'm very concerned that in the rush to reduce DC's homelessness statistics, little to no attention is paid to the way that buildings and neighborhoods are impacted by voucher programs and little to no attention is paid to fostering harmonious communities that work for everyone.

I'm hearing now of similar kinds of dire disruption taking place in other buildings around us where large numbers of voucher holders live, including multiple police visits when previously there were almost none. And that's another aspect of the city's dangerous and irresponsible approach to its voucher programs. DHS and DCHA (the DC Housing Authority, another city agency that's a source of housing vouchers) make no attempt to prevent over-concentration in particular buildings.

It would be one thing if the vouchers given to those not quite ready to live independently were accompanied by a requirement that they accept support and assistance of various kinds. But there is no such requirement because "It's their choice" whether they want to accept assistance and almost all do not. Likewise, there is no concept of "harm reduction," originally a central tenet of HUD's Housing First / Housing Choice model. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC5442650/> Not long ago I spoke with someone from one of the organizations through which DHS vouchers are funneled to applicants. When I asked about "harm reduction," I was told, "Oh yes, of course. We warn our voucher recipients who are prostitutes to be sure and use condoms." Nothing much said about moving people away from prostitution or drug dealing.

I would suggest that the Comp Plan be paused until the city gets its voucher programs under control, so that they operate in a safe and responsible way. And I would urge that the Comp Plan be reoriented to provide truly affordable housing (not tiny percentages of buildings) right here among us, not somewhere else through offsite compliance, not only to voucher holders, but more generally to a broad cross-section of renters, including low-, modest-, and middle-income families and individuals, seniors among them, who need housing affordability.

Finally, I would urge that meeting "affordable housing" targets not depend upon subsidizing private developers to build luxury residential buildings. There are other models of affordable housing and they should be written into the Comp Plan as a condition of its approval. These include subsidizing nonprofits to build affordable housing and a model of affordable housing that has worked successfully for years in, for example, Vienna and Singapore, and that should be given a try here.

<https://www.npr.org/local/2020/10/25/809315455/how-european-style-public-housing-could-help-solve-the-affordability-crisis>  
<https://www.peoplespolicyproject.org/2018/04/05/a-plan-to-solve-the-housing-crisis-through-social-housing/>

But while funding construction of housing along different housing models is the best way forward toward affordable and mixed housing \*in the long term,\* the best way forward toward those goals \*in the short term\* is to expand rent-controlled housing. The Omnibus rent control reform bill is currently awaiting a hearing by the DC Council and I hope that many will testify in its favor. <https://jims.dccouncil.us/Legislation/B23-0873> Rent-controlled housing, for all its deplorable depredations over the years, still \*is\* affordable housing. And it's the only form of affordable housing that's available now, since everything else will take years of construction to bring to market.

Carren Kaston  
Sedgwick Gardens

**From:** [LOIS ORR](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** PROPOSED AMENDMENTS to D. C. COMPREHENSIVE PLAN  
**Date:** Wednesday, December 2, 2020 7:56:38 PM

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

From: LOIS ORR <[REDACTED]>

To: [REDACTED]

Date: 12/02/2020 7:45 PM

Subject: PROPOSED AMENDMENTS to D. C. COMPREHENSIVE PLAN

I oppose passage of the proposed amendments to the current comprehensive plan and assume many other DC residents do so as well because the proposed plan is not a good road map for now and the immediate future. The projections and assumptions underpinning the proposed amendments are either not current or not as relevant as we need them to be.

First, the substantial population growth rate (especially persons with high labor force participation rates) that characterized the earlier part of the 2019 decade no longer does. Well before the pandemic and unrelated to it, population growth in D.C. had stopped. The population projections used in the plan unfortunately are based on the earlier data.

Second, because of the pandemic many of the other projections and assumptions are not ones in which we can have a lot of confidence. For example, work practices and long-held requirements of "going to the office daily" are changing and most likely will never return to the lockstep of pre-pandemic days. A recent "Washington Post" opinion page article asked: "What Will Change After the Pandemic?" The answer was: Everything!

Now certainly is not the time to adopt and implement changes not aligned with today's reality.

Lois Orr

3416 34th Street N.W.

From: [REDACTED]  
To: [Committee of the Whole \(Council\)](#)  
Subject: Fwd: Zoning Meeting - Urgent  
Date: Wednesday, December 2, 2020 9:41:43 PM

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Members,

As a long term resident, and President of the Columbia Plaza Tenants Association, I heartily concur with a message recently sent to you by resident, John Seichter.

I, and many other residents that I've discussed this matter with, are very much opposed to any zoning changes to this beautiful property, for the purpose of adding more commercial venues on it.

Though the applicant feels that the buildings are 'old' and should be replaced, that simply is **not** the case. The buildings were very well constructed and the spacious and unique apartments in the complex, allowed it to receive an "award" for its design.

Additionally, one section of the property has already been taken and a very large office building was built. It is now used by the State Dept. A second piece of property is now used as a day care facility.

So, in addition to the various commercial businesses surrounding our plaza, these 2 sites have already added to our commercial space.

Then, as the 1st PUD in the City, it was promoted as "moderate income apts. for professional people wanting to live and work in the City" At one time, there was a 2-3 year wait to get in.

And, finally, the walk **to** the river, and **along** the river, are convenient, and great exercise.

Please vote "**No**" for those of us who love living here.

Sincerely,

Marilyn Rubin

**From:** [Mary Alice Levine](#)  
**To:** [Mendelson, Phil \(COUNCIL\)](#); [Cash, Evan W. \(Council\)](#); [Koster, Julia \(Council\)](#); [Cheh, Mary \(COUNCIL\)](#); [Silverman, Elissa \(Council\)](#); [White, Robert \(Council\)](#); [Bonds, Anita \(Council\)](#); [Grosso, David \(Council\)](#); [Allen, Charles \(Council\)](#)  
**Subject:** Do not approve Comp Plan revisions  
**Date:** Thursday, December 3, 2020 4:56:26 PM

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Committee of the Whole  
DC Council

Chairman Mendelson and Councilmembers:

Please do not approve the proposed revisions to the DC Comprehensive Plan. Given the recent acute changes in the DC economy and the precarious health and living conditions of DC citizens, the assumptions made about housing in this revised plan are no longer valid or acceptable.

In addition, with the possible curtailment of DC Metro and subway services, transit oriented development planning is tentative at least. Even if the Metro cuts are temporary, one will have an extended period of low ridership, with increased reliance on cars.

I believe that the current DC Comprehensive Plan should be kept in place for the foreseeable future, at least up to the time it is due to expire. Changing the Plan during unstable times while we cannot predict the future wellbeing of the City and its residents is senseless.

Please do not pass the revisions to the DC Comprehensive Plan.

Sincerely,

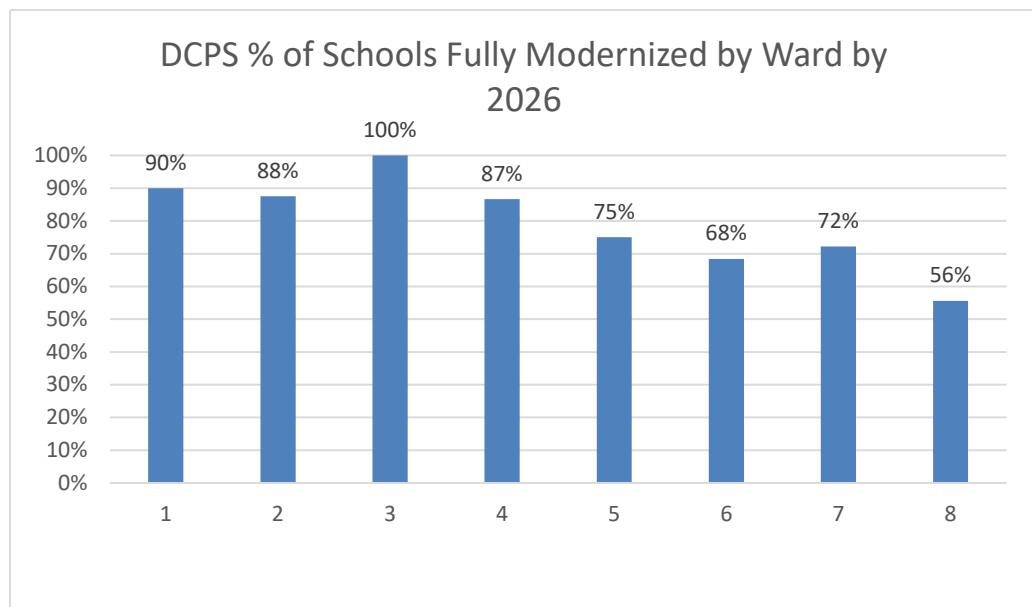
Mary Alice Levine  
3804 Alton Place, NW  
Washington, DC 20016  


**TESTIMONY BEFORE THE COMMITTEE OF THE WHOLE, DISTRICT OF  
COLUMBIA COUNCIL  
On Bill 23-736, the “Comprehensive Plan Amendment Act of 2020”  
November 19, 2020**

As an education finance lawyer, a budget and policy analyst, and a DCPS parent, I have studied DCPS budget, expenditures, data and policies for 40 years, including the period when both our daughters were going through DCPS, from pre-kindergarten through graduation from grade 12. This testimony is limited to the Education Section of the Comprehensive Plan Amendment.

We need a comprehensive education facilities plan covering both DCPS and the charter sector, one that actually is a plan, unlike the one the Council has already rejected. And it needs to restrict both sectors. Specifically:

- The proliferation of new schools, both by the PCSB and DCPS needs to stop. There is way too much excess capacity now, running up costs. The District is responsible for providing neighborhood schools—schools of right that students can get to--and we have reached the limits on closing neighborhood schools.
- Please eliminate all references to co-location of charter with DCPS schools. Charter school autonomy means that having two independent authorities in one school building will not work. DCPS used to co-locate programs, especially special ed centers, and there were serious disputes between the principals and the program heads, and that was within DCPS, with a superior authority. Just as there is one captain and crew on a ship, one principal and staff in a school.
- Finish modernizing the DCPS inventory. The current level of inequity is shocking, and the current capital plan does almost nothing to correct it.





## WRITTEN TESTIMONY

by Mary Procter  
Capitol Hill Village

DC Council Committee of the Whole on the DC Comprehensive Plan  
Chair: Councilmember Phil Mendelson  
December 3, 2020

Thank you, Mr. Chairman, for this opportunity to give written testimony. My name is Mary Procter. I have been a member of Capitol Hill Village (CHV) for 13 years and served as its Board Chair for 5 of them.

In her testimony, Judy Berman, our Executive Director, spoke of the looming crisis in long-term care for older adults in D.C. We were disappointed that the Comprehensive Plan did not call attention to this crisis and did not lay out the demographic information that would equip DC government and citizens with an understanding of what problems need to be addressed in housing, workforce, and healthcare over the next ten years.

Valuable information on older adults in DC is available in the U.S. Census including data on: how many cannot live safely independently, what kind of households they live in, and the incomes of these households. To help us understand the big picture of long-term care, Capitol Hill Village obtained the help of a skilled statistician who worked with this data for the U.S. Census Bureau for more than two decades-

These are the highlights of what we learned.

- About 20% of DC households (59,000 of them in 2017) include someone 65 or over. Of these households, about 19% have one or more older adults who cannot live on their own without substantial support. That means that they are being cared for by family members, neighbors, or friends. Or, they are paying for care from someone who comes to the home or they are being cared for partly at an Adult Day Center, or they have had to move to an Assisted Living Community.

- Such care is very expensive: \$30,000 a year for Adult Day Services. \$58,000 a year for 8 hours a day from a paid caregiver; \$45,000 to \$78,000 a year for assisted living; \$90,000 to \$170,000 a year for skilled nursing.
- In the United States, health insurance, including Medicare, does not pay for long-term care. Medicaid pays for long-term care only for very low-income people. In D.C, about 44% of households with one or more adults 65 or over who cannot live independently **are** eligible for Medicaid. That leaves 56% who must pay for these services themselves.
- In DC about 20% of these households with dependent older adults have incomes above the area median and can probably pay for long-term care through home health aides, or Adult Day Services, or assisted living or skilled nursing.
- **However, there are about 35% of these households with dependent older adults** who have incomes too high to be eligible for Medicaid, but cannot pay for any long-term care or only a fraction of what might be needed. This group is beginning to be referred to as *“the forgotten middle”*.
- The D.C. Comprehensive Plan needs to call attention to the “forgotten middle,” and provide a framework for developing innovations that are being tried in other states and other countries. Some examples of these are: senior housing with live-in nurses or housing with subsidized apartments for home health aides who can assist multiple older adults.

In our comments to the Office of Planning on their Draft Amendments, we submitted a summary of our data for the section on Aging (section 1109) in Element 1100 dealing with healthcare facilities. We also attached a seven-page paper with more demographic information.

Regrettably, this data is not included in the Final Amendments nor even referred to. This might not be so significant if the city had begun work on the Ten Year Senior Strategic Plan, but that plan is yet to be started. In her introductory remarks tonight, Judy Berman also called attention to the

Senior Strategic Plan required by a law passed by the DC Council at the end of 2018, but defunded this year due to the pandemic.

Since this Strategic Plan will take at best a couple of years to complete, it is important that **our amendments for this demographic data be included now** in the Comprehensive Plan.

I have submitted my suggested addition to Element 1100 in the pages on Aging as follows:

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**Insert Text box in Section 1109.1 as follows**

**The Demographics of Long-term Care and the “Forgotten Middle.”**

Long term care of older adults is complicated. It includes housing designed for persons with disabilities, personal care services (e.g. help with dressing or bathing), and health-related care (e.g. hospital and physician treatment or help with medications or physical therapy). Since it involves multiple private organizations and government agencies, this split responsibility dilutes attention to the overall challenge of long-term care.

About 20% of DC households include someone 65 or older who cannot safely live independently. Some of these have cognitive disabilities and some have difficulty with self-care. Caring for them can be done by family members or friends, but often at the cost of the caretaker’s ability to hold a job. When caring for them is paid, there are very steep expenses, either for a paid home health aide for 40 up to 168 hours a week, or for care in an assisted living or skilled nursing facility.

Thirty-nine percent (44%) of these DC households have incomes below 30% of Median Family Income (MFI) that entitle them to Medicaid payments for long-term care by one or more home health workers, or in a care facility. Twenty percent (20%) of households have incomes above MFI, and can pay for some or most kinds of long term care. **However, another 35% with incomes less than the median family income (MFI) but above the eligibility income for Medicaid cannot pay for any long-term care or only a fraction of what may be needed. This group is beginning to be referred to as the “forgotten middle.”**

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**Source:** U.S. Census Bureau, American Community Survey, 2013-2017, Public Use Microdata Sample (PUMS), analysis by Doug Hilmer, retired U.S. Census Bureau, American Community Survey.



# Legal Argument to Save McMillan Park

McMillan Park Working Group

November 29, 2016

Daniel Goldon Wolkoff 202-232- 8391 [REDACTED]

Jerome Peloquin 410-227- 7747 [REDACTED]

Background: When the federal government sold the McMillan Sand Filtration Site to the District of Columbia in 1987, the deed transferring title included Historic Preservation Covenants. The federal GSA (General Services Administration) has jurisdiction over the disposition of federal properties and the authority to place restrictive covenants in the deed.

These federal covenants “run with the land”, in perpetuity, every future owner is bound to the restrictions of the covenants. The covenants require all work, rehab, renovation and new construction on the site, to be in accordance with the Secretary of Interior’s Standards and Guidelines for the Rehabilitation of Historic Properties. The D.C. government cannot unilaterally change the terms and conditions of the original 1987 sale. This is a matter of law. The VMP plan ([www.envisionmcmillan.com](http://www.envisionmcmillan.com)) is NOT in compliance with the covenants.

What the D.C. government and their partners, VMP, have tried to do is confuse the matter, by only following the DC Historic Preservation law, and ignoring these federal covenants they agreed to in 1987. By going through the motions, review by the HPRB(Historic Preservation Review Board) , Zoning Commission and bypassing D.C. Historic restrictions with the “ Mayor’s Agent process”, they basically dare any authority to force them to adhere to the federal covenants in their deed. The DC govt. has systematically ignored legitimate community opposition, channeling us into a Zoning Appeal that can at best repeat the same process, and can only result in a modified VMP/DMPED development behemoth.

DC taxpayers footing at least \$312 million in subsidies, plus “surplusing” OUR 25 acre public greenspace, the biggest land theft since Manhattan.

Our argument:

The VMP plan cannot be executed. The District Government and their development conglomerate partners cannot proceed as a matter of law. District law cannot override Federal restrictions in the deed. The covenants and Secretary of Interior’s Guidelines protecting the site pre-empt D.C. law, “federal preemption”. We can stop the massive plan, we are preparing to file this clear and simple case. McMillan Park supporters, individuals filing pro se, and groups like Friends of McMillan Park, McMillan Coalition and DC For Reasonable Development, are needed as co-plaintiffs. Everyone who is a 200 footer, or otherwise has “standing to sue”, i.e. “is aggrieved” is needed to ensure that the suit can be brought in federal court. There will be no fees and very little required of co-plaintiffs.

Recipient: National Urban league, Mayor Muriel Bowser, Brandon Todd, Eleanor Holmes Norton

Letter: Greetings,

Petition to save Howard University Divinity School Campus from  
Development

# Signatures

Name	Location	Date
Peter Semler	Washington, DC	2019-11-13
Rebecca Taylor	Washington, DC	2019-11-13
Linda Wright	Washington, DC	2019-11-13
Jerry Sample	Washington, DC	2019-11-13
LaShelle Gee	Washington, DC	2019-11-13
austin ward	Albany, OR	2019-11-13
Michael Otiego	Chicago, IL	2019-11-13
Luke Maschue	Washington, DC	2019-11-13
Matthew Briner	Washington, DC	2019-11-13
Tanya Wells	Washington, DC	2019-11-13
Shaday Berrios	brownwood, TX	2019-11-13
Yolanda Barnett	Dolega, Panama	2019-11-13
Nigist Eyassu	Washington, DC	2019-11-13
Charlene McLeod	Washington, DC	2019-11-13
Carrie Gleason	Sedalia, US	2019-11-13
ANDrew Davis	Washington, DC	2019-11-13
hattie Bey	Catonsville, MD	2019-11-14
Hattie Brevard	Washington, DC	2019-11-14
Linda Bostick	Washington, DC	2019-11-14
Traci Hughes (Howard Alum)	Washington, DC	2019-11-14



Name	Location	Date
Keith Dennis Baker	Washington, DC	2019-11-14
Nicole Ray	Washington, DC	2019-11-14
Teresa McCain	Washington, DC	2019-11-14
Brooke Goodwin	Washington, DC	2019-11-14
Carla Roberts	Washington, DC	2019-11-14
Earl Carson	Washington, DC	2019-11-14
David Cumber	Washington, DC	2019-11-14
Julissa Garcia	Monroe, US	2019-11-14
Enrique Matabar	Washington, DC	2019-11-14
Irma Salley	Washington, DC, DC	2019-11-14
Sandra Barnes	Washington, DC	2019-11-14
Jacqueline Kazil	Washington, DC	2019-11-14
Dennis Junius	Washington, DC	2019-11-14
Stephanie Milbergs	Washington, DC	2019-11-14
Bryan Woerner	Washington, DC	2019-11-14
JACOB DAVIS,JR	Bridgeton, NJ	2019-11-14
Robert Hardison	Stroudsburg, PA	2019-11-14
Danladi Whitten	Washington, CA	2019-11-14
Justin Meiers	Wichita, US	2019-11-14
Delena Perkins	Washington, DC	2019-11-14
Huel West	Washington, DC	2019-11-14
Daniel Goldon Wolkoff	Washington, DC	2019-11-14



Name	Location	Date
Jonathan Barnes	Washington, DC	2019-11-14
Julia Duncan	Washington, DC	2019-11-14
Joel Taylor	Washington, DC	2019-11-14
Rebecca Cusic	Washington, DC	2019-11-14
Andrew Davis	Tracy, CA	2019-11-14
Anna Hartsfield	Washington, DC	2019-11-14
SUre YEET	Ocala, US	2019-11-14
Nestride Yumga	Washington, DC	2019-11-14
Lenford Lloyd	Washington, DC	2019-11-14
Linda Green	Mt Rainier, MD	2019-11-14
Colin Soloway	4105 13th place NE Washington, DC	2019-11-14
Carrie Gleason	Littleton, CO	2019-11-14
Juliana Whitten	Berkeley, CA	2019-11-14
Ivorie Gaskins	Washington, DC	2019-11-14
Patricia Bennett	Washington, DC	2019-11-14
Yolanda Powers	Washington, DC	2019-11-14
Bernadette Brady	Washington, DC	2019-11-14
Crystal Robinson	Washington, DC	2019-11-14
Ken Jackson	Silver Spring, MD	2019-11-14
Daman Kang	North Haven, US	2019-11-15
Renee Taylor	Fort Washington, MD	2019-11-15
Bruce Wayne	Camden, US	2019-11-15

Name	Location	Date
Perique Wimes	Washington, DC	2019-11-15
Lauraline Gregory	Washington, DC	2019-11-15
LeROY HALL	Washington, DC	2019-11-15
Joseph Harrington	Washington, DC	2019-11-15
katie skirvin	Bloomington, IN	2019-11-15
Paul Daley	Bronx, US	2019-11-15
Doresa Payton	Washington, DC	2019-11-15
Destiny Bulloch	Memphis, US	2019-11-15
Yaretzy Madrid yepez	Las Vegas, US	2019-11-15
Lynette Barber	Washington, DC	2019-11-15
hailey dawn	US	2019-11-15
Cassaundrya Dozier	Washington, DC	2019-11-15
Tyler Gabaldon	Albuquerque, US	2019-11-15
Lesa Gibson	Washington, DC	2019-11-15
Magdalene Fitzgerald	Washington, DC	2019-11-15
Laura Nesmith	Washington, DC	2019-11-15
Yolanda Hawthorne	Washington, DC	2019-11-15
Susan Skelly	Gwynn Oak, MD	2019-11-15
deven johnson	Washington, DC	2019-11-15
Sonja Briscoe	Washington, DC	2019-11-15
ronnie Watkins	US	2019-11-15
Sandra Thompson	College Park, MD	2019-11-15

Name	Location	Date
Maria Salvadore	Washington, DC	2019-11-15
April Quiroz	Los Angeles, US	2019-11-15
Angela Lee	Washington, DC	2019-11-15
Courtney Delagraentiss	Washington, DC	2019-11-15
sydney fair	Columbia, US	2019-11-15
Tyler Moss	Santa Clarita, US	2019-11-15
ellis spaulding	orono, US	2019-11-15
Earl Davis	South Ozone Park, NY	2019-11-15
Denise Ryles-McKoy	Washington, DC	2019-11-16
Zoe Mariner	Delaware, US	2019-11-16
Weeb Trash	Philadelphia, US	2019-11-16
Marquan Lowe	Severna Park, MD	2019-11-16
Alex mantooth	Wills Point, US	2019-11-16
John Hanrahan	Washington, DC	2019-11-16
Temika Young	Annapolis, MD	2019-11-16
raine dela vega	Las Vegas, US	2019-11-16
Noah Rake	Spokane, US	2019-11-16
Dollie Chen	Pomona, US	2019-11-16
Kali Smith	Kill Devil Hills, US	2019-11-16
Lamont Campbell	Pittsburgh, US	2019-11-16
Critikal Orange	Kenosha, US	2019-11-16
Naimah Beal	Rio Rancho, US	2019-11-16

Name	Location	Date
Layla Sandenaw	Rio Rancho, US	2019-11-16
Holly Purdy	La Habra, US	2019-11-16
Anna Davis	Greer, US	2019-11-16
River Meyer's	Twin Lake, US	2019-11-16
Sami Wilson	Milwaukee, US	2019-11-16
Kyuia Star	Virginia, US	2019-11-16
Marlee Fields	Knoxville, US	2019-11-16
Zach Sexton	South Point, US	2019-11-16
Claudia Beaudoin	Leominster, US	2019-11-16
Jacklien Abdelmalak	Oviedo, US	2019-11-16
Jesus Rodriguez	Panorama City, US	2019-11-16
Kirby Vining	Washington, DC	2019-11-16
Sean Tyler	Washington, DC	2019-11-17
Katelyn Sales	Mantua, US	2019-11-17
Tonia Patricio	Dighton, US	2019-11-17
Carol Nielson	Las Vegas, NV	2019-11-17
Willis Bradwell	Washington, DC	2019-11-17
Paula Allen	Washington, DC	2019-11-17
Georgia Banks	Amelia Court House, US	2019-11-17
Korbynn Buss	Riverton, US	2019-11-17
Anna Martinez	Oak Grove, US	2019-11-17
Amanda Jameson	Cuyahoga Falls, US	2019-11-17

Name	Location	Date
Jocelyn Christian	Seattle, US	2019-11-17
Destinee Sturgis	Bronx, US	2019-11-17
Briyonna Seeney	Wilmington, US	2019-11-17
Sophia Torre	Clermont, US	2019-11-17
Elijah Hernandez	Hollywood, US	2019-11-17
Yeet Boi	Navarre, US	2019-11-17
Rice Dobbins	Washington, DC	2019-11-17
Judith Ross	Washington, DC	2019-11-17
Nina Nicholas	Sterling, US	2019-11-17
Jenny Gonzalez	Salinas, US	2019-11-17
Emma Calvan	Honolulu, US	2019-11-17
Maya Fazio	Portland, US	2019-11-17
Larkyn H	Fort Pierce, US	2019-11-17
emily foley	Arlington, US	2019-11-17
Haisha Nieves	Newark, US	2019-11-17
Daniel Feeley	Las Vegas, US	2019-11-17
Rosalynne Wendt	Washington, DC	2019-11-18
Sekou wendt	Rockville, MD	2019-11-18
Lanie Lott	Evanston, US	2019-11-18
Keith Stephenson	Washington, DC	2019-11-18
HARENI REDDY	BURBANK, US	2019-11-18
Lily Crespo	Plainfield, US	2019-11-18

Name	Location	Date
Jordy Baca	Seattle, US	2019-11-18
Little Rat uwu	Memphis, US	2019-11-18
Florence Treboutte	France	2019-11-18
Marlen Salaises	Dalton, US	2019-11-18
Raj Tiller	Detroit, US	2019-11-18
Grace Wilson	Las Vegas, US	2019-11-18
Charlize Brown	Overland Park, US	2019-11-18
Colin Merriman	Overland Park, US	2019-11-18
Fatima Guzman	Golden, US	2019-11-18
Alaina Mills	Cincinnati, US	2019-11-18
Dana Nino	Dallas, US	2019-11-18
Shanell Coleman	Augusta, US	2019-11-18
Vanessa Curry	Washington, DC	2019-11-18
Danica Williams	Washington, DC	2019-11-18
Ertol Thompson	Silver Spring, MD	2019-11-19
Effie Forde	Washington, DC	2019-11-20
Hannah Miller	Fishers, US	2019-11-20
Oneyda Vera	Dallas, US	2019-11-20
anita KOUL	Overland Park, US	2019-11-20
Megan Rickard	US	2019-11-20
Dillon Taylor	Roswell, US	2019-11-20
Rory Burks	North Berwick, US	2019-11-20

Name	Location	Date
Jazzz Bazzz	Palatine, US	2019-11-20
Frank Addison	Lafayette, US	2019-11-20
Jacob Conaway	New Port Richey, US	2019-11-20
Anonomys Signer	Cape Coral, US	2019-11-20
laalaa teletubby	North Bergen, US	2019-11-20
stella marcotte	Dover, US	2019-11-20
Lakisha Myrick	Washington, DC	2019-11-21
Kimberly Woods	Washington, DC	2019-11-21
Andrea Olley	Crofton, MD	2019-11-21
Maribel Marulanda	New York, US	2019-11-21
Angelika Kappus	Germany	2019-11-21
Zack Triebel	Manahawkin, US	2019-11-21
Serena Flick	Onalaska, US	2019-11-21
Bryan Torres	Plainfield, US	2019-11-21
Elijah Agard	Brooklyn, US	2019-11-21
Jonique Kiser	Harrisburg, US	2019-11-21
Josh Steich	Telford, US	2019-11-21
Tanner Teta	Shakopee, US	2019-11-21
Suha Gaddam	US	2019-11-21
Rolando Reyes	Houston, US	2019-11-21
Jaxon Hardman	Las Vegas, US	2019-11-21
Sandra Wertz	Cheyenne, US	2019-11-22



Name	Location	Date
Maryann Nardelli	Milton, US	2019-11-22
George Quenga	Richmond, US	2019-11-22
Jullien Briceno	Miami, US	2019-11-22
Gabriel Soltero	San Jose, US	2019-11-22
Nicole Green	Washington, DC	2019-11-23
Judah Gutierrez	Plainfield, US	2019-11-23
Lala Lala	Rob, US	2019-11-23
Xander Gish	West Hartford, US	2019-11-23
Seth Rodriguez	Houston, US	2019-11-23
Danielle Jacobs	Hilton Head Island, US	2019-11-23
Eileen Findlay	Washington, DC	2019-11-24
Carole Young	Washington, DC	2019-11-25
Perolyn Williams	Washington, DC	2019-11-25
Terry Wood	Washington, DC	2019-11-25
Maya Gadson	Detroit, US	2019-11-25
Rosamarie Gill	Washington, DC	2019-11-25
Frances Hamilton	Washington, DC	2019-11-25
PJ Barbour	Washington, DC	2019-11-26
Rita Campbell	Washington, DC	2019-11-26
Robin Willis	Washington, DC	2019-11-27
Anita Corley	Brentwood, MD	2019-11-27
Rochelle Jones	Washington, DC	2019-11-29

Name	Location	Date
Tracy Nutall	Washington, DC	2019-11-30
Tyra Harris	Washington, DC	2019-11-30
Deborah Overs	Washington, DC	2019-11-30
Adrienne Riviere	Washington, DC	2019-11-30
Denise Jefferson	Washington, DC	2019-12-01
Andrei Ponze	Washington, DC, DC	2019-12-01
Anonymous Anonymous	Kalamazoo, US	2019-12-01
Daniela Romero	Miami, US	2019-12-01
Beverly Carpenter Nickens	Hyattsville, MD	2019-12-01
Torri Hayslett	Washington, DC	2019-12-02
Lavinia Wohlfarth	Washington, DC	2019-12-02
marilyn payne	washington, DC	2019-12-02
Rosina Memolo	Washington, DC	2019-12-02
Dan Kandy	Washington, DC	2019-12-02
Lorielle Akintunde	Washington, DC	2019-12-03
Maria Jones	Hyattsville, MD	2019-12-03
Tasha Mckethan	Washington, DC	2019-12-03
Ronnett Dunn	Cincinnati, OH	2019-12-03
Kim Washington	Mason, OH	2019-12-03
Amy B	Washington DC, DC	2019-12-03
Derrick B	Washington, DC	2019-12-03
Roderick James	Bethesda, MD	2019-12-03

Name	Location	Date
Rod Youngs	Greenwich, England, UK	2019-12-03
nina angela mercer	bronx, NY	2019-12-03
Sowande Tichawonna	Washington, DC	2019-12-03
Bella Doe	Bethlehem, US	2019-12-03
Abayomi Huria	Washington, DC	2019-12-03
Byron Ezell	Washington, DC	2019-12-03
Samuel DINKINS III	Houston, TX	2019-12-03
jordyn orange	Wallingford, US	2019-12-03
cain jefferson	Lithonia, US	2019-12-03
Rose Flanagan	Freeland, US	2019-12-03
Kayla Henson	Denton, US	2019-12-03
Larry Garmon	Buffalo, NY	2019-12-03
Angelita Kawaguchi	Chicago, US	2019-12-03
Regina Bracey	Washington, DC	2019-12-03
Kenneth Carroll	Washington, DC	2019-12-03
Reuben Jackson	Washington, DC	2019-12-03
James Early	washington, DC	2019-12-03
LaShondra Matthews	Savannah, GA	2019-12-03
Leigh Craddock	Arlington, VA	2019-12-03
Natalie Young	Winston Salem, NC	2019-12-03
Peter Montgomery	Washington, DC	2019-12-03
Derrick Adams	Baltimore, MD	2019-12-03

Name	Location	Date
Anita Smith	Brandywine, MD	2019-12-03
Katherine Ford	Washington, DC	2019-12-03
Reggie Moore	Potomac, MD	2019-12-03
Gregory Mundy	Narberth, PA	2019-12-03
Sonia Pruitt	Laurel, MD	2019-12-03
Chloe Greer	Lexington, US	2019-12-03
Jacob Pressley	Concord, US	2019-12-03
daanen Strachan daanen Strachan	Washington, DC	2019-12-03
Diamond Plater	Washington, DC	2019-12-03
Neidy Garcia	Douglasville, US	2019-12-03
Aziza Alam	Tampa, US	2019-12-03
Asia Butler	Kansas City, US	2019-12-03
Anusha Chilipi	Leander, US	2019-12-03
Stephen Leday	Bethesda, US	2019-12-03
Helen Washington-Feaster	La Plata, MD	2019-12-03
Isabella Hageman	Phoenix, US	2019-12-03
Hans Neumann	Pharr, US	2019-12-03
Lisette Zuniga	Mount Prospect, US	2019-12-03
Shanika Gray	Winston-Salem, NC	2019-12-03
Christopher White	Cincinnati, OH	2019-12-03
Anita Brown	Philadelphia, PA	2019-12-03

Name	Location	Date
Karein May	Washington, DC	2019-12-03
Sonia Hazard	Stone Mountain, GA	2019-12-03
Linda Lewis	Washington, DC	2019-12-03
Deborah Feist	Cincinnati, OH	2019-12-04
Jocelyn Coleman	Washington, DC	2019-12-04
Keith Jenkins	Washington, DC	2019-12-04
Monee Remsen	Washington, DC	2019-12-04
Quinton Taylor	Suitland, MD	2019-12-04
Veda Giles-Weeks	Akron, OH	2019-12-04
Joy Austin	Washington, DC	2019-12-04
Khairiya Bryant	Tailors, SC	2019-12-04
Kelley Harrison	Sandy Springs, GA	2019-12-04
Victoria Milam	Lanham, MD	2019-12-04
Nicole Leary	New York, NY	2019-12-04
Gerard Gibson-Serrette	Lanham, MD	2019-12-04
Mariska Williams	Clinton, MD	2019-12-04
Brian Torbit	Baltimore, MD	2019-12-04
Dorothy C Floyd	North Myrtle Beach, SC	2019-12-04
Keith Harvest	East Orange, NJ	2019-12-04
Valerie Toyer	Clinton, MD	2019-12-04
samuel qian	Germantown, US	2019-12-04
Bryce Bearden	Corinth, US	2019-12-04

Name	Location	Date
Racquel Brockington	Detroit, MI	2019-12-04
Baxter Jay	Augusta, US	2019-12-04
Carol Gibson	Washington, DC	2019-12-04
Timothy Swinford	Dalton, US	2019-12-04
Lisa Sims	Stow, OH	2019-12-04
Alan Merino	Canyon Country, US	2019-12-04
Kalesia Davis	Tallahassee, US	2019-12-04
JUDY BOWERS	Washington, DC	2019-12-04
Andrea Kirkland	Upper Marlboro, MD	2019-12-04
Susan Moody	Washington, DC	2019-12-04
James Jackson jr	Saint Petersburg, FL	2019-12-04
Ryan Akins	Washington, DC	2019-12-04
Bronwyn Ware	Atlanta, GA	2019-12-04
Charles Colbert	Cincinnati, OH	2019-12-04
Lynn Armstrong	Washington, DC	2019-12-04
Michelle Hawkins	Silver Spring, MD	2019-12-04
Ronald Stokes	Annapolis, MD	2019-12-04
Courtney Hooker	Atlanta, GA	2019-12-04
Bernardette Lambert	Sterling, VA	2019-12-04
Sharon Robinson	Washington, DC	2019-12-04
Richard Flaherty	Burtonsville, MD	2019-12-04
Keri Williams	Waldorf, MD	2019-12-04

Name	Location	Date
Carolyn Dawes	Silver Spring, MD	2019-12-04
Camila Sanchez	Pasadena, US	2019-12-04
maureen stapleton	Detroit, MI	2019-12-04
Danielle Gleason	Ogallala, US	2019-12-04
Zackary Allan	Chandler, US	2019-12-04
Tracey Stewart	Charlottesville, VA	2019-12-04
Brittany Ellis	Fort valley, US	2019-12-04
Yolanda Smith	Washington, DC	2019-12-04
Deborah Jefferson	Silver Spring, MD	2019-12-04
Porter Myrick	Chicago, IL	2019-12-04
Mildred Allen	Newport News, VA	2019-12-04
Paris Nassiri	Herndon, US	2019-12-04
Yvette Aidara	Washington, DC	2019-12-04
Tara Layton	Lima, US	2019-12-04
Lisa Whatley	Washington, DC	2019-12-04
Justin Bond	Dallas, US	2019-12-04
Kamryn Lienerth	De Graff, US	2019-12-04
Devin Arasa	Bedford, US	2019-12-04
Willow Perry	Lufkin, US	2019-12-04
Lafayette Smith	Washington, DC	2019-12-04
PHYLLIS WARING	Accokeek, MD	2019-12-04
Nicora Long	Washington, DC	2019-12-04



Name	Location	Date
Monzelle Anderson	Atlanta, GA	2019-12-04
Gerl Brandon	Washington, DC	2019-12-04
Allister Demas	Silver Spring, MD	2019-12-04
Terry Kush	Washington, DC	2019-12-04
Tyra Yiare	Accokeek, MD	2019-12-04
Roxanne Edwards	Germantown, MD	2019-12-04
Juju Hernandez	Phoenix, US	2019-12-05
Grace Reynolds	Montgomery, US	2019-12-05
Ella Tale	Seattle, US	2019-12-05
Katie Barr	Norfolk, US	2019-12-05
Alexis Thomas Mabin	Kansas City, MO	2019-12-05
Marilyn Coates	Atlanta, GA	2019-12-05
Barbara Mitchell	Fayetteville, GA	2019-12-05
Deborah Holmes	Washington, DC	2019-12-05
Alta Cannaday	Silver Spring, MD	2019-12-05
Freya Goetz	Washington, DC	2019-12-05
Wayne Archibald	Severn, MD	2019-12-05
Ashlyn Henderson	Austin, US	2019-12-05
Pamela Jenkins	Montclair, NJ	2019-12-05
Erica Quist	Atlanta, GA	2019-12-05
Tanya Moses	Bogalusa, LA	2019-12-05
Jamella Jaglal	Charleston, SC	2019-12-05

Name	Location	Date
Donna Ross	Fort Washington, MD	2019-12-05
Kim Dantzler	Southfield, MI	2019-12-05
Marsha Kelley-Sutton	Birmingham, AL	2019-12-05
Chris Knott	Elkridge, MD	2019-12-05
Shana Tucker	Raleigh, NC	2019-12-05
Elle Lawrence	Washington, DC	2019-12-05
Junius Simon	Conroe, TX	2019-12-05
Brian Austin	Washington, DC	2019-12-05
Max Childers	Lawrence, US	2019-12-05
Dominic Lopez	Machesney Park, US	2019-12-05
Sydney Coker	Highland, US	2019-12-05
Max Maurice	Washington, DC	2019-12-05
JALEEMAH JACKSON	PHILA, US	2019-12-05
Goddess Hylia	Sterling, US	2019-12-05
Alejandro Valdes	Hialeah, US	2019-12-05
Inez Brown	New Jersey, NJ	2019-12-05
Joanne Albano	Panama City, US	2019-12-05
Daria Waters	Coppell, US	2019-12-05
Zac Lovier	Fort Worth, US	2019-12-05
Alexandra Soboloff	Philadelphia, US	2019-12-05
Dustin Harrell	Greenville, US	2019-12-05
Wyatt Julian	Pickerington, US	2019-12-05

Name	Location	Date
Susana Montiel	East Stroudsburg, US	2019-12-05
Donna Monsey	Clyde, US	2019-12-05
Anthony Diallo	Washington, DC	2019-12-05
Patrice Fulcher	Odenton, MD	2019-12-06
Richard Fulcher	Odenton, MD	2019-12-06
Corey Lawrence	Charlotte, NC	2019-12-06
Lacresha Green	Winder, GA	2019-12-06
Jeanne Aik	East Flatbush, NY	2019-12-06
Tassa Nieta Wigginton	Lexington, KY	2019-12-06
Timothy Byrd	Washington, DC	2019-12-06
Charlene Wren	Fort Washington, MD	2019-12-06
Sean Yu	Murrys ville, US	2019-12-06
Taisha Robinson	Brooklyn, NY	2019-12-06
Gary Miranda	Alpharetta, GA	2019-12-06
Dursa Mohamed	Minneapolis, US	2019-12-06
Zella Major	Eagan, US	2019-12-06
Grace Zeppi	Manteno, US	2019-12-06
Doreen Starkes	Annapolis, MD	2019-12-06
Richard McNair	Newark, DE	2019-12-06
Tameka Barber	McDonough, GA	2019-12-06
Telina Lloyd	Carmel, NY	2019-12-06
Thom Woodward	Washington, DC	2019-12-06

Name	Location	Date
Mark H	Silver Spring, MD	2019-12-06
CHERYL COOPER	Tampa, US	2019-12-06
Tianna Gopal	Teaneck, US	2019-12-06
Marcine McBride	West Babylon, NY	2019-12-06
Jasmine Vicencio	Washington, DC	2019-12-06
Jeanie Carr	Washington, DC	2019-12-06
Karen Johnson	Alexandria, VA	2019-12-06
Fran Klestinec	Buda, TX	2019-12-07
Keisha Wilson	Charlotte, NC	2019-12-07
Paula Settles	Washington, DC	2019-12-07
Brenda Welburn	Great Falls, VA	2019-12-07
Justin Wilson	New Orleans, LA	2019-12-07
Iris Viera	Berkeley, CA	2019-12-07
Shaun Moore	Chicago, US	2019-12-07
Harvey Mitchell	Oakland, US	2019-12-07
Brandon Vance	Columbus, US	2019-12-07
Russell Croker	Ilford, UK	2019-12-09
Marcus Alfred	Kensington, MD	2019-12-10
Will Bailey	Fort Washington, MD	2019-12-10
Olivia Wilder	Fort Lauderdale, FL	2019-12-10
Carla Boccella	Washington, DC	2019-12-11
Sherri Jackson	Bowie, MD	2019-12-11

Name	Location	Date
Lance Chase	Bronx, US	2019-12-11
Harva Miller-Tate	Orlando, FL	2019-12-12
Rodney Saucier Sr	Long Beach, CA	2019-12-13
Eric Walters	Washington, DC	2019-12-16
MERCEDES TIBBITS	Bethesda, MD	2019-12-17
Vernessa White-Jackson	Hyattsville, MD	2019-12-17
Leslie Harris	Bowie, MD	2019-12-17
Jane Melvin	Newburgh, NY	2019-12-18
Akilah Bell	Baltimore, MD	2019-12-22
Roberta McLeod Reeves	Washington, DC	2019-12-27
Kimberly McFarlane	Baldwin, NY	2019-12-27
Mary Pitman	Washington, DC	2019-12-27
Jacquelynn Thompson	Silver Spring, MD	2019-12-27
Christy Aden	Washington, DC	2019-12-27
Tiye Hayes	Chicago, IL	2019-12-27
R. Featherstone	Washington, DC	2019-12-27
Tanya Mitchell	Hyattsville, MD	2019-12-27
Angelique Gayle	Dallas, TX	2019-12-27
Yara Allen	Rocky Mount, NC	2019-12-28
Sylvester Battle	Rocky Mount, NC	2019-12-28
Marquita Clark	Washington, DC	2019-12-28
LaShonda Scott	Owings Mills, MD	2019-12-28

Name	Location	Date
Dr. Stephen Jackson	Washington, DC	2019-12-28
Linda Studivant-Stacy	Virginia Beach, VA	2019-12-28
TI Tyree	Washington, DC	2019-12-28
LAKEISHA SCOTT	CAPITOL HGTS, MD	2019-12-28
Vincent King	Buffalo, NY	2019-12-28
Nicole Sirkot	Washington, DC	2019-12-28
Toxi clark Clark	College Park, MD	2019-12-29
Sarah McLeod	Hackettstown, NJ	2019-12-30
Jennifer Love	Washington, DC	2019-12-31
Denise Dawson	Washington, DC	2020-01-01
Robert Haferd	Washington, DC	2020-01-02
Emma Makuch	Springfield, US	2020-01-02
Astra Fire	US	2020-01-02
Gavin Flurry	Chicago, US	2020-01-02
Ana Kenny	Washington, DC	2020-01-02
Kiarra Miles	Chicago, IL	2020-01-02
Cherri Taylor	St. Louis, MO	2020-01-03
Charissa Moyer	Elkridge, MD	2020-01-03
Jacob Haars	Maple Valley, US	2020-01-03
aurora aho	US	2020-01-03
Jolanda Best	Elkridge, MD	2020-01-03
Henry Bloom	Kenilworth, US	2020-01-03

Name	Location	Date
Spencer Cook	West Jordan, US	2020-01-03
Marion Taylor	Washington, DC	2020-01-04
Gary Hill	Wash,dc, VA	2020-01-05
Todd Jones	Washington, DC	2020-01-06
Jennifer Ashburn	Sandusky, OH	2020-01-06
Joi Ridley	Lanham, MD	2020-01-06
Lorvyyy Cme	Miami, US	2020-01-06
Madison Newlander	Murrieta, US	2020-01-06
Bryanni Pangelinan	San Jose, US	2020-01-06
Nate Granillo	Tempe, US	2020-01-06
Save HP German	Wantage, US	2020-01-06
Kristen Dine	Douglas, US	2020-01-06
Marlin Klein	Kathleen, US	2020-01-06
William West	Las Vegas, US	2020-01-06
Rose Davila	Miami, US	2020-01-06
Charlene McCallum	Philadelphia, US	2020-01-06
nia anthony	Botkins, US	2020-01-06
Terry Stovall	Lincoln, US	2020-01-06
Sarah Cardona	Pembroke Pines, US	2020-01-06
Kyle Scavezze	Pinehurst, US	2020-01-06
tori Ramos	Denver, US	2020-01-06
Ana Umana	Manassas, US	2020-01-06



Name	Location	Date
Dean Sanchez	Glenview, US	2020-01-06
alexis avelar	Alexandria, US	2020-01-06
Maxwell Elwood	Bennington, US	2020-01-06
Lil Curt	San Jose, US	2020-01-06
Marissa Pilcher	Tampa, US	2020-01-06
Shakeem Holmes	Bronx, US	2020-01-06
Sofia Kpop	Ladera Ranch, US	2020-01-06
Kevin Juarez🔞	Auburndale, US	2020-01-06
Cailyn Jackson	Houston, US	2020-01-06
Van Tran	Riverside, US	2020-01-06
Carime Calixto	Fullerton, US	2020-01-06
Leslie. Carlisle	Sacramento, CA	2020-01-06
Rosalind Lynch	Washington, DC	2020-01-06
LaVerne Foster	Washington, DC	2020-01-06
Eric Walcott	Bethesda, MD	2020-01-06
Sharon Lopez	Sag Harbor, NY	2020-01-06
Lynda Gravatt	Edison, NJ	2020-01-07
Jeanette Corley	Washington, DC	2020-01-08
sherri hodes	Phoenix, US	2020-01-09
vanesia smith-dias	brooklyn, US	2020-01-13
Raymond Matthews	Lanham, MD	2020-01-13
Sahon Johnson	Philadelphia, PA	2020-01-15

Name	Location	Date
Inayah Cannon	Philadelphia, PA	2020-01-16
Clarence Spencer	Philadelphia, PA	2020-01-16
Marta Berkley	Washington, DC	2020-01-22
Lexi Eleopoulos	Minneapolis, US	2020-02-12
Nancy Lopez	Owings Mills, US	2020-02-12
Adam Rhoads	Atlanta, US	2020-02-12
Josh Perez	Richardson, US	2020-02-12
Alexis Cosme	Elkridge, US	2020-02-12
Abel Narvaez	Bedford, US	2020-02-12
Melodee Hester	Washington, DC	2020-02-13
Nisaa Ali	Washington, DC	2020-02-14
Betty Handy	Washington, DC	2020-02-14
Jennifer Moss	Washington, DC	2020-02-15
Grace Moss	Washington, DC	2020-02-15
Michelle Moss	Washington, DC	2020-02-15
Nathan McCoy	Suitland, MD	2020-02-15
Chisa Johnson	Hyattsville, MD	2020-02-16
Ciatt Johnson	Washington, DC	2020-02-16
Quashi Mensah	Parkville, MD	2020-02-16
Michael Johnson	2107 ridgecrest court southeast, DC	2020-02-17
Sharon Dendy	Washington, DC	2020-02-18
Carla Seals	Washington, DC	2020-02-18

Name	Location	Date
Rosanna Delance	Santo Domingo, Dominican Republic	2020-02-21
Cynthia Tabraue	Pembroke Pines, U.S. Outlying Islands	2020-02-21
Isabella Swann Correa	Bogotá, Colombia	2020-02-21
Brendon Brown	Miami, US	2020-02-21
Mindy Lopez	Miami, US	2020-02-21
Andre Paz	Miami, US	2020-02-21
Louis Axen	Oviedo, US	2020-02-21
Khaja Johnson	Miami, US	2020-02-21
Austin Perry	Naples, US	2020-02-21
Marcus Smith	Washington, US	2020-02-21
Marie Hanson	Fort Lauderdale, US	2020-02-21
Sarinna Reese	Miami, US	2020-02-21
Arturo Arambulo	Hollywood, US	2020-02-21
Sara Otero	Miami, US	2020-02-21
Adam Kaluba	Burleson, US	2020-02-21
Conor Flynn	LOS ALAMOS, US	2020-02-27
dekel yahav	modiin, Israel	2020-03-01
Lynne Kelly	Bowie, MD	2020-03-04
Nicole Collins	Dallas, GA	2020-03-27
Malia Mason	Laurel, MD	2020-03-29
Megan Montalvo	San Antonio, US	2020-04-11
Abrianna Flores	Cocoa Beach, US	2020-04-11

Name	Location	Date
Holly Dycus	Sanford, US	2020-04-11
Caleb Davis	Tampa, US	2020-04-11
idk that guy	Summerville, US	2020-04-11
Evan Pastore	Lafayette, US	2020-04-11
Haley Ringer	Fishers, US	2020-04-11
makennah young	Noblesville, US	2020-04-11
Todd Lentner	Cedar Springs, US	2020-04-11
abdullah malukzai	Apollo Beach, US	2020-04-11
Debbie Rozier	Orange Park, US	2020-04-11
Hellen Rodrigues	Palm Harbor, US	2020-04-11
Rëbêççã Yøõh	Indianapolis, US	2020-04-11
Anne Mia	Randolph, US	2020-04-11
Sharmian Sharmian	Romulus, US	2020-04-11
Nancy Spillmann	Costa Mesa, US	2020-04-11
Justin Kaufman	Fort Wayne, US	2020-04-11
Lord Thiccums	West Haven, US	2020-04-11
Margarita Esparza	Midland, US	2020-04-11
Brandon Sanchez	Lakewood, US	2020-04-11
Beverly L Coleman	Chicago, US	2020-04-11
KL Williams	Washington, DC	2020-04-15
Daniel Hodgeman	Chicago, US	2020-04-16
Chloe Mo'ikeha	Wailuku, US	2020-04-16

Name	Location	Date
Leilani Osorio	Orlando, US	2020-04-16
Martin Wang	Santa Clara, US	2020-04-16
Melissa James	Mineral Ridge, US	2020-04-16
Michael Garcia	Hialeah, US	2020-04-16
Kelly Doty	Sorrento, US	2020-04-16
Anthony Lazo	Miami, US	2020-04-16
Uriel Corona	Homestead, US	2020-04-16
Farhan Shams	Corvallis, US	2020-04-16
Abigail Hinojosa	Lehi, US	2020-04-16
Sydney Lefever	Cincinnati, US	2020-04-16
Michele Compagno	Staten Island, NY	2020-04-16
Charles Coleman	Louisville, US	2020-04-16
Adriano Acosta	Miami, US	2020-04-16
Eric Wang	San Francisco, US	2020-04-16
Abigail Beamish	Batavia, US	2020-04-16
ellie shanahan	Trussville, US	2020-04-16
David Hagan	Airway Heights, US	2020-04-16
Diane Zaragoza	Los Angeles, US	2020-04-16
Frederick Harris	Louisville, US	2020-04-16
Christian Mortenson	Rome, US	2020-04-16
dunya m	Highland Park, US	2020-04-16
Myriam Centeno	Arvin, US	2020-04-16

Name	Location	Date
Queen Agcaoili	Pensacola, US	2020-04-16
Thed Bostic	Bennettsville, US	2020-04-16
Alli Gwinner	Cleves, US	2020-04-16
alia peer	Carmichael, US	2020-04-16
Amisha Verghese	Croton On Hudson, US	2020-04-16
Anyieth Alier	Bellevue, US	2020-04-16
Autumn Whiteside	Decatur, US	2020-04-16
Raye Chennault	Savannah, US	2020-04-16
Brooklyn Darsey	East Dublin, US	2020-04-16
Chassity Oubre	White Castle, US	2020-04-16
Tyrone Lewis	Macon, US	2020-04-16
diane galvez	Duluth, US	2020-04-16
lyndy quinn	Blair, US	2020-04-16
Jadie Armbruster	Omaha, US	2020-04-16
Demetrise Gilbert	Pensacola, US	2020-04-16
nicole fryer-nesbitt	creedmoor, US	2020-04-16
Bob Baget	Livonia, US	2020-04-16
Jack Frederick	Tampa, US	2020-04-16
Ashley Cierra	Montgomery, US	2020-04-16
Taraji P	Tallahassee, US	2020-04-16
James Hadden	Highland, US	2020-04-16
Hilary Zeiter	Roseville, US	2020-04-16

Name	Location	Date
Zen Vibration	New York, US	2020-04-16
joe mama	idiot, United Arab Emirates	2020-05-01
Charles Boston	Washington, DC	2020-05-10
Edward Hardy	Hyattsville, MD	2020-05-10
Aaron McCormick	Washington, DC	2020-05-10
Rebecca Morris	Elkridge, MD	2020-05-11
Spring Grimes	Washington, DC	2020-05-11
Eniola Olowofoyeku	Adelphi, MD	2020-05-11
Michael Haresign	Washington, DC	2020-05-13
winifred carson-smith	Washington, DC	2020-05-13
Hazel Cherry	Hyattsville, MD	2020-05-23
Angela Jones	Laurel, MD	2020-05-23
Paulette Davidson	Mt Rainer, MD	2020-05-23
Kinwana McGrigg	Fort Meade, MD	2020-05-23
Jacquelyn Earley	Carmichael, US	2020-05-23
Canaz Wyatt	Hampton, US	2020-05-23
Evelyn Gonzalez	Greenville, US	2020-05-23
gabi ditrapani	Glen Cove, US	2020-05-23
Clive Gahungu	Chicago, US	2020-05-23
Antwainia Boner	Stockton, US	2020-05-23
Zoe Fosse	Wilmington, US	2020-05-23
Charlie Thyroff	Penfield, US	2020-05-23



Name	Location	Date
Kassandra Munoz	Chino, US	2020-05-23
Allan Mukkuzhi	Walpole, US	2020-05-23
David Hall, II	Des Plaines, US	2020-05-23
Austin Matthews	Mansfield, US	2020-05-23
Andres Ruiz	Garden Grove, US	2020-05-23
Rose Ledesma	Mesa, US	2020-05-23
Craig O'Brien	US	2020-05-23
anthony davis	clintontownship, US	2020-05-23
Catherine Frances Valenzuela	Franklin Square, US	2020-05-23
Kobe Escobar	Pasadena, US	2020-05-23
Sebastian Vargas	Miami, US	2020-05-23
Trenece Meadoes	Washington Dc, DC	2020-05-24
Gayle Carley	Washington, DC	2020-05-31
Lizbeth Martinez	Houston, US	2020-05-31
Eryn Scanlon	Mokena, US	2020-05-31
nik koutsogiannis	Williamstown, US	2020-05-31
Lauren Murphy	Andover, US	2020-05-31
Steven Samosky	Gainesville, US	2020-05-31
Havyn Hradec	Tampa, US	2020-05-31
Amelia Yean	Hialeah, US	2020-05-31
jocelyn aguilar	Atlanta, US	2020-05-31
Ma Brown	Jamaica, US	2020-05-31

Name	Location	Date
Morgan Smith	Milton, US	2020-05-31
Keyona smith	Hampton, US	2020-05-31
mia vega	Verona, US	2020-05-31
Haik Zarikyan	Valley Village, US	2020-05-31
Kyla Christian	New York, US	2020-05-31
Samantha Belk	Pinellas Park, US	2020-05-31
Dylan San Luis	Chino Hills, US	2020-05-31
Madison Lammert	Benicia, US	2020-05-31
Anthony Arroyo	Des Moines, US	2020-06-07
Monique Vaz	Seekonk, US	2020-06-07
Blessed Savage	US	2020-06-07
Ayinde Francis	Houston, US	2020-06-07
Gia Vollmer	Daphne, US	2020-06-07
Celia Razon	Atlanta, US	2020-06-07
Jitzel Vasquez	Northridge, US	2020-06-07
Mariah Rodriguez	Lakewood, US	2020-06-07
Cristhian Fernandez	Fort Lauderdale, US	2020-06-07
Iani samms	Carmel, US	2020-06-07
Alyssa Chua	Chantilly, US	2020-06-07
Steffany Contreras	New Port Richey, US	2020-06-07
Celine Tejada	Far Rockaway, US	2020-06-07
Diego Kagurabadza	Lakewood, US	2020-06-07

Name	Location	Date
Patricia Sanchez	Los angeles, US	2020-06-07
Angel Ridenour	US	2020-06-07
Sydney Summers	Virginia Beach, US	2020-06-07
Braden Garcia	Clark, US	2020-06-07
Cydel Subijano	San Luis Obispo, US	2020-06-07
Noel Rockwell	Fairfax, US	2020-06-07
Caleb Castillo	Pompano Beach, US	2020-06-07
jon crossley	Pacifica, US	2020-06-07
Hanneh Kevorkian	college Grove, US	2020-06-07
Libby Nam	Cary, US	2020-06-07
Carissa Gonzalez	Houston, US	2020-06-07
Rachita Sharma	Brookfield, US	2020-06-07
Kaylee Kelly	Rockwood, US	2020-06-07
Megan Wehrstedt	Washington, DC	2020-06-07
Jim Brennan	Washington, DC	2020-06-08
Nick Brennan	Washington, DC	2020-06-08
Lilly Coffman	Columbia, US	2020-06-08
florence TREBOUTTE	Paris, France	2020-06-11
elda cerrano	US	2020-06-18
Marsha Foust	Washington, US	2020-06-19
Christina Adams	Arlington, VA	2020-06-19
David Foust	Charlotte, NC	2020-06-19

Name	Location	Date
Sharon Foust	Sylva, NC	2020-06-21
Kristen Buroojy	Medford, US	2020-07-08
Matthew Lopez	Henderson, US	2020-08-02
Michael Chandler	Montgomery Village, MD	2020-08-09
Harold Brooks	Spotsylvania, VA	2020-08-09
Ninette Dean	US	2020-08-09
Jeffrey Johnson	Atlanta, GA	2020-08-09
Rainey D	Rosedale, NY	2020-08-10
Seth Shapero	US	2020-08-10
Tiffany Dayemo	Washington, US	2020-08-10
Kevin Slayton	Baltimore, MD	2020-08-10
Michael Newheart	Berwyn Heights, MD	2020-08-11
Lila Denning	San Diego, US	2020-08-24
Margery Perko	Washington, DC	2020-09-09
Kate Tenerowicz	Cleveland, US	2020-09-18
Javiah Jordan	Pearland, US	2020-09-18
JustDance BB	England, US	2020-09-18
Shauntea Black	Lewistown, US	2020-09-18
naomi bixen	charlotte, US	2020-09-18
Simone Jones	Aroura, US	2020-09-18
hannah tien	rome, US	2020-09-18
Mari Pritchard	Stamford, US	2020-09-18

Name	Location	Date
Ciara Barcelon	Redlands, US	2020-09-18
Juliette Santos	New York, US	2020-09-18
Grant Perry	West Monroe, US	2020-09-18
Jeremy Anderson	Houston, US	2020-09-18
autumn t	Hackettstown, US	2020-09-18
Sophia Dambra	Fort Lauderdale, US	2020-09-18
payten stull	Statecollege, US	2020-09-18
Jordyn Green	Fort Lauderdale, US	2020-09-18
lorena resendiz	Bear, US	2020-09-18
Amanda Johnson	Houston, US	2020-09-18
Hailie jade Castensa	Hialeah, US	2020-09-18
lia tomczak	Toms River, US	2020-09-18
Laura Eyring	Colorado Springs, US	2020-09-18
Shamarion Williams	Homestead, US	2020-09-18
Querrida Johnson	Memphis, US	2020-09-18
Epic Gamer	Towson, US	2020-09-18
mariah zerillo	West Sacramento, US	2020-09-18
Shannon Joseph	Marion, US	2020-09-18
Nat Ramirez	Highland, US	2020-09-18
sophia labonte	anaheim, US	2020-09-18
Lillian harris	Newport News, US	2020-09-18
Ali Mendez	Toccoa, US	2020-09-18

Name	Location	Date
Zachariah Czechi	Ogden, US	2020-09-18
John Kramer	Marshfield, US	2020-09-18
Maura Brown	Salisbury, US	2020-09-18
Davi Jones	Hickory, US	2020-09-18
Margaret Archer	Waterford, US	2020-09-18
chelsea hardy	camas, US	2020-09-18
Jayden Hill	Los Angeles, US	2020-09-18
Logan Torosian	Bakersfield, US	2020-09-18
Andrew Haussman	Roscoe, US	2020-09-18
Caitlin Donnelly	Syracuse, US	2020-09-18
Nicole Sihler	Indialantic, US	2020-09-18
alma silva	Chatham, US	2020-09-18
Crystal E	Pittsburg, US	2020-09-18
Maddie Wildermuth	Minneapolis, US	2020-09-18
Skye Taylor	San Anselmo, US	2020-09-18
Dan Nelson	Buffalo, US	2020-09-18
K Smith	East Stroudsburg, US	2020-09-18
Brenda Ruiz	Bakersfield, US	2020-09-18
macey hill	Houston, US	2020-09-18
Lola Diaz	Miami, US	2020-09-18
Harrison Wilder	Bossier city, US	2020-09-18
Dr. Deborah Jenkins	Bronx, NY	2020-09-30

**Marya Pickering, Ward 3 Resident**

Testimony before the D.C. Council

Re: D.C. Comprehensive Plan

December 3, 2020

**Summary:** This written testimony is in support of recommendations by numerous organizations and individuals for a complete rewrite of the draft Comprehensive Plan now before the Council. The draft as written is too long and complicated, does not protect our neighborhoods and residents from displacement, and needs to take into account the multiple economic, social, population, transportation and other impacts of the Covid-19 pandemic. The Plan must be readable, comprehensible and up-to-date.

**Background:** The Committee of 100 on the Federal City has written to the Mayor and City Council: “Instead of the massive rewrite reflected in the draft Plan, we recommend that the Office of Planning (OP) shelve the current outdated draft and focus on instead on a smaller set of amendments that focus on current needs,” including small business recovery, universal broadband access, much more affordable housing, environmental justice, and job opportunities. The Plan must also account for the massive service cuts proposed by Metro

In addition, the Plan should deal with the “sweetheart deals” between the Bowser Administration and large developers that result in massive projects which displace residents and do not address the needs of neighborhood residents. Examples include the Hill East Project, the Howard University School Divinity School property, and McMillan Reservoir.

**Recommendation:** I respectfully ask the Council to return the draft to OP for a complete rewrite that is short, understandable, and follows the Committee of 100 recommendations. The new document must also stop large projects that foster displacement and destabilize communities by, for instance, requiring that developers meet their affordable housing promises before being approved for new projects, and that major development be approved in advance by voters.

Contact: [REDACTED] cell

Attachments:

- A. Legal Argument to Save McMillan Park submitted by McMillan Park Working Group, November 29, 2016
- B. Petition to Save Howard University Divinity School from Development



**From:** [Max Richman](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Deborah Jones](#); [Deanwood Citizens](#); [Holmes Antawan \(ANC 7C07\)](#); [Norflis Terrance \(Council\)](#)  
**Subject:** B23-726 Testimony  
**Date:** Monday, November 30, 2020 9:38:15 AM  
**Attachments:** [Screen Shot 2020-05-19 at 8.25.22 PM.png](#)  
[Screen Shot 2020-05-19 at 8.29.41 PM.png](#)

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Dear DC Council:

The Deanwood community noticed that the April 20th comprehensive plan update includes some ANC 7C resolutions but others were not accepted. We understand that not all amendments can be accepted but there is one big gap that we are especially concerned about.

The main concern is that the historic retail corridors of Division Avenue, Sheriff Rd NE and Nannie Helen Burroughs are not on the Generalized Policy Map. They were recommended to be added by ANC 7C resolution after submission by the Deanwood Citizens Association and by Deanwood Heights Main Streets (doing business as Ward 7 Business Partnership). Deanwood Heights Main Streets has been providing Main Streets services to this corridor for the last 10 years. The boundaries are also reflected in the map of Main Streets Boundaries by DSLBD (see below).

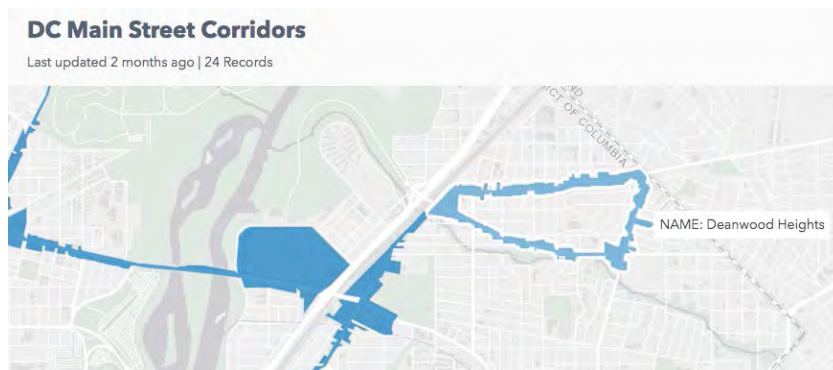
Here is a table showing that only one portion of one side of the retail triangle (Nannie Helen Burroughs) was added in the Generalized Policy Map (also Sheriff Rd was misspelled):

Comment #	Map	Proposer	Tracking #	2019 Release	Proposed from Public Review	Location	Status
68	GPM	7C	NEW	Neighborhood Enhancement Area	Main Street Mixed-Use Corridor	NHB Ave NE	Accept with modification
69	GPM	7C	NEW	Neighborhood Enhancement Area	Main Street Mixed-Use Corridor	Sherriff Rd NE	Not Recommended

Here is the April 20 Comp Plan [GPM Map](#) but it is missing Sheriff Road Main Streets and only has half of Nannie Helen Burroughs. If you look at other Main Streets corridors like H St NE or Rhode Island Avenue or Kennedy Street, you don't see gaps like this. In fact, Pennsylvania Avenue NE in Hill East just received more Main Streets areas recognized as part of this comprehensive plan:



Here is the official [Main Streets map](#) which has the Deanwood Main Streets Triangle:



We look forward to this vibrant and revitalizing predominantly African-American retail corridor returning to greatness by recognizing its historic and current business corridors where millions are being invested. Otherwise in-fill developers will continue to replace aging retail spaces with housing and the area will remain devoid of groceries and food businesses that

the community so desperately wants.

Please update the Generalized Policy Map to designate Sheriff Rd NE, Division Ave, and Nannie Helen Burroughs a "Main Street Mixed-Use Corridor" just like the other main streets corridors in the city. The updated narrative text of the Far Northeast Southeast Area Element supports this designation, the map is lagging behind.

Thank you for your consideration,

Max Richman  
Vice President - Deanwood Citizens Association

**From:** [M Coffey](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Friday, November 13, 2020 10:59:27 AM

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Dear Council,

Please oppose these revisions that will continue to reward big builders, big corporations, and powerful monied interests.

The middle class and working class and working poor will not see the purported benefits on this Comprehensive Plan Amendment Act of 2020.

Please oppose these changes and take a new look at providing for those most in need, instead of passing the largesse of taxpayers' money to privileged corporations!

Michael Coffey  
4800 8th St NW

**From:** [Nkozia Bethune](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comprehensive Plan Testify  
**Date:** Monday, November 9, 2020 5:21:39 PM

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Greetings,

I respectfully request to testify on the DC Comprehensive Plan. As a member of the district, that has worked alongside the Office of Planning it is imperative that the reject the Mayor's proposed changes to the Comprehensive Plan until data about existing plan progress is provided and a true accounting is done for all the displacement the last 15 years has brought, as well as impact studies of what future development and construction activities will bring onto our communities. There must be efforts in the city postured to develop in a truly equitable way that develops without displacement.

with solidarity & gratitude,

**From:** [Nkozia Knight](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Monday, November 9, 2020 7:52:36 PM

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## To Whom It May Concern

On December 8<sup>th</sup>, 2019, I attended an annual meeting with Empower DC to discuss the many efforts around equity development projects and anti-gentrification achievements in the city of Nation's Capital. As a community organizer of Empower DC, I am proud to announce that we were able to title Barry Farms as a historical landmark. The Nation's Capital was the center of capturing enslaved people and was the first area to create the incarceration camps for the enslaved. Barry Farms was the area where once enslaved people of Afrikan Diaspora came after fighting during the civil war. Later the government would entirely neglect the Nations Capital, thus creating the renowned "CHOCOLATE CITY." Barry Farms became a safe haven and a place where there was an established community to protect each other. Today, these once united communities, such as Barry Farms is broken by the increasing corruption and lack of support by the government and Mayor Bowser of the Nation's Capital. Empower DC addressed the egregious attitudes of some of the newcomers who represent new residents of Black communities, sometimes characterized as "invaders" or "neo-colonialists," including representatives of the Office of Planning. This is because some newcomers are not content to become a part of the community; they arrogantly attempt to change the rhythms, culture, and character of the city.

In the Ward 8 and 1 meeting, I witnessed along with long term local residents the dismissive, ostracizing, and silencing natures of the DC government. The Office of Planning even integrated an old colonizing technique of Divide and Conquered when met with challenging questions by the residents of these wards. There was a failure to engage and listen, and the only emphasis on allocating information was not backed by the proper feedback of black residents directly. When asking about this to leadership, I was told that some of them could not even write a proper sentence, so it was dismissed. This is unacceptable; as citizens who have rights, we demand you revisit this process thoroughly. To ensure this happens, I am respectfully requesting an audit be done on the DC mayor, council members, and programs such as the Office of Planning. I believe specific allocations of resources are not being permitted to people of color, and I am exercising my rights to ensure this is not the case. Today is June 6<sup>th</sup>, 2020, and I am appalled by the lack of leadership taken on behalf of Mayor Bowser, who had increased the budget for police forces by \$18.5 million and cut \$16 million for housing assistance when the entire comprehension plan was marketed upon housing affordability and equity. This is a mockery to the intelligence of citizens, and it is time for us to speak for justice and become our own leaders. We can no longer be silent as a community, while token pieces seek to enrich the wealthy (developers) and leech from the poor. This is a form of genocide, and I declare we sue this city on the grounds of inequitable actions towards its citizens. Mayor Bowser is proving to perpetrate violence against the community, whereas it is an urban renewal or defunding of programs that were implanted by Mayor Marion Berry; we will no longer remain silent.

Gentrification has emerged as a significant threat to Black communities that have been centers for Black business/economic development, cultural and civic life for generations. Gentrification has become the watch-word for the displacement of Black people and culture. 'Gentrification,' 'Urban Renewal & 'Development', is the "Negro Removal Program" of the 21st Century. There is an urgent need for people of Afrikan descent and all other humanitarians to mount a serious offensive to defend Black communities from this insidious onslaught. I would hope that the government would support in this effort to help seriously end the constant struggles of black communities, but it seem as if it will linger.

Not only do the citizens and long-time residents of the Nations Capital realize the effects of development in DC as a direct threat, the people understand the negligence of the DCgovernment to protect them from the perils of history repeating itself. For these reasons, EmpowerDC has advocated for separate meetings for residents to fully comprehend and understand the comprehension plan to fully exercise their rights against the document. The lack of engagement from the office of planning or Mayor Muriel Bowser has not gone unnoticed, and organizers are arising with particular demands of protections. Empower DC has had over 700 people participate in the monthly meetings of the Grassroots Planning Coalition Meeting. Fifty people in every ward of the city meet every 2nd Saturday of the month. Their goal is to make sure they can shape the power dynamics of the comprehensive in favor of the masses, which are often left forgotten.

I have personally witnessed the lack of integrity of the Office of Planning, and I am utterly disappointed in the absence of integrity witnessed from the DC government and the people representing the board. Without the cognition to understand the history and culture of the people who have habituated this area for centuries, how can you properly serve them? It would be best if you answered this in a very critical manner because working for the government in a democratic system is an important task. America has become a country where evil is dominant, and the people in America think nothing but evil. Some Black politicians would like to use their Black people for selfish greed and will throw them behind any crook with money. Black politicians of this type have sold their Black brothers to suffering and shame for self-elevation.

When attempting to voice my concerns and comments in regards to this meeting, I was met with many conflicts. When I directed my concerns online, I realized how unaccountable and confusing it was to navigate to give proper feedback mechanisms was online. There is only an email that is present to provide feedback, and adequate review has not been offered for residents. Most residents in the area are not even familiar with the comprehension plan. Alongside, the summaries provided on the ward comprehension meetings has been vague and omissive of information. This act is a direct threat to the people of color to

sophisticatedly remove them from their hometown by the failure of addressing their long-time issues in communities.

I have personally spoken with members of the Office of Planning, who have notified me that they plan to increase the number of incoming residents monthly to increase profit for the city. Creating more significant socioeconomic gaps in the city does not address the concern of specific places that are affected by living in food deserts, decreased job availability, increased policing, etc. Mayor Bowser has even stated she is expecting to use taxpayer dollars on developing a new jail despite the real need of the people (mental health facilities, proper after school programming, childcare, food cooperatives, etc.)

If Mayor Muriel Bowser, DC government & Office of Planning continue to ignore the concerns of longterm black and brown residents in the Nation's Capital, there will be voting repels against the entire structure of government because it is not justifiable and lacks extreme integrity. We must request audits of governments, banks, and institutions. This is an institutional (racist) system perpetuating the threat of insecurity and silencing the acts of genocide. Empower DC will have no more and is working with multiple organizations to spread this message across the city.

Please extend the public review, find more culturally competent representatives for the Office of Planning & listen to the concerns of people who have been exploited and deceived continuously.

Being as though this is the Nation's Capital, we must set an example of justice and equity.

In Solidarity,



**From:** [pat and cherie](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Submitted Testimony Pat Bahn  
**Date:** Tuesday, November 17, 2020 7:35:12 PM

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Dear Chairman Mendelson and other members.

I would like to thank the office of planning for the hard work in the plan update and the outreach efforts. I would like to thank Council Members and Staff for the efforts to date.

I would like to express support for upzoning on the 2400 and 2500 block of Benning Road with a focus towards improving street feel and utility. The City has spent significant resources developing the H Street/Benning Road Trolley and Anacostia River Trail. However what we have on the south side of Benning from 21st to 26th street is an unwelcoming stretch of road that leads to a street desert. H Street has been successful because Council and Planning staff have successfully balanced street scape, density and setbacks to allow significant investment while retaining a wonderful mix of restaurant, retail and service firms. The north side of Benning in

the 21-26 hundred block has a nice street scape and potential business, but on the south side we lack that. I believe if the council can recommend Medium zoning which leads to MU-6 or even NC-14 class development on at least 2400 and 2500 Benning would help create a balance of economic value and pedestrian traffic. The current zoning of MU-4 has lead to failed investment as the properties are worth more sold as residential then as redevelopment opportunities. The 2500 Block of Benning is turning into rentals losing the owner occupants and failing to see more housing and business investment on these blocks.

I am a long time resident at 2519 Benning Rd NE and seen disinvestment on these blocks even as the city has invested into the corridor and river trail. As a development property, my house is worth only \$450-500K but houses of equal quality sell for 650-700K in Kingman park. This is causing disinvestment on our blocks that face Benning Rd. That is going against everything the city is trying to do. With the appropriate zoning we could see structures and investment like what we have on H St . We have old R-1/R-2 structures that leave us unable to convert to MU-4 economically, but if we were to zone to MU-6 or NC-14, we would be able to see additional housing and service businesses brought into the corridor.

I would like to be able to sell my house and buy a replacement house in Kingman Park. It would be nice if the zoning would allow me to sell to someone that could build modern structures and provide housing and business. I cannot sell my house and then have to take on a \$200K mortgage just to stay a resident in a neighborhood I like.

I would also ask the council to deprecate increases of the proposed river car road between Pennsylvania avenue and Benning Road along the Anacostia River. The city is doing an amazing job cleaning up the anacostia, having a road there would just set that goal back.

When the CoronaVirus crisis ends, let's have a city and Ward 7 that is better for our residents, not worse.

Thank you and good luck with the plan.

Pat Bahn

Resident  
2519 Benning Rd NE  
Washington DC 20002

**From:** [Payton Chung](#)  
**To:** [Committee of the Whole \(Council\)](#); [Salmi, Erik \(Council\)](#)  
**Subject:** Bill 23-736, Comprehensive Plan Amendment Act of 2020  
**Date:** Tuesday, November 17, 2020 8:31:08 PM

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[Testimony given at the Ward 6 town hall on 17 November 2020. I gave testimony earlier on behalf of the Sierra Club, Washington DC Chapter.]

(An annotated edition, with hyperlinks to learn more, is

at <https://westnorth.com/2020/11/17/testimony-on-comp-plan-update-ward-6/>)

Thanks to Councilmember Allen for this opportunity to speak. I'm Payton Chung, I'm a ten-year homeowner in Southwest Waterfront. I have 20 years of experience in urban planning policy, notably in urban design and affordable housing.

Comprehensive planning is how a city adapts to an inevitable future. No plan, and indeed no action a city can take, can prevent that future from occurring.

One inevitable aspect of the future that deeply worries me, as one of three billion humans living near sea level, is climate change. I previously testified that the updated comp plan does an adequate job of outlining several of the challenges and forward steps that DC will need to take over the next decade to forestall and adapt to the climate catastrophe. If left unchecked, many of Ward 6's most vulnerable areas, for example the James Creek corridor along Delaware Ave SW, will be uninhabitable within my lifetime. I also testified earlier that the next iteration of the Comp Plan should address this existential threat to DC's future as its foundation, not as one element among many.

I'd like to touch upon the price of housing. Increased rents cause new buildings, not the other way around. Once rents surpass a level that can pay the surprisingly high underlying cost to build new houses, then new buildings will get built. Stopping new buildings might avoid offending some people's aesthetic sensibilities, but does absolutely nothing to change the underlying demand for new housing. We can see this in the fact that rents have increased faster in Capitol Hill, with almost no new housing construction, than in Capitol Riverfront, which has lots of new housing construction.

I'm glad that the comp plan accepts that more houses are needed right here in Ward 6. Ward 6 residents enjoy many transportation choices, and so we produce far less carbon per capita than most Americans. The most effective contribution that neighborhoods like ours can make to the climate crisis is to let some more people in on our secret, and allow more neighbors to benefit from this fantastic location. To be clear, almost all of DC's population growth results from babies that are born here, so growth is a matter of letting children stay here, not a matter of outsiders vs. insiders and us vs. them.

DC alone can't change growing income and wealth inequality, or the fact that new houses are expensive to build – though it must continue to expand subsidies to help lower income residents access homes in high opportunity areas. But moderate- and middle-income residents could afford new construction on the private market, if only

it were legal to build new homes everywhere, not just in a few tiny areas that I've called "instant neighborhoods," and the comp plan calls Land Use Change Areas. This comp plan update begins to soften the distinction between Land Use Change Areas and Neighborhood Conservation Areas. That distinction has succeeded too well at comforting the District's already comfortable single-family homeowners, sometimes overwhelming LUCAs with lots of change all at once, and pushing all new housing demand into high-rise apartments, which are the absolute most expensive kind of house to construct.

DC's zoning makes it illegal to build all but the most expensive possible houses: detached palaces surrounded by huge yards in Ward 3, or high-rise studios surrounded by costly concrete and steel in Ward 6. Yet somehow, we act surprised that housing costs are out of reach. Allowing a broader variety of housing choices across the entire spectrum of housing types and neighborhoods, and particularly making it simpler to add new units in less costly low-rise apartments, will better balance the housing market and make sure that our housing dollars, whether private or public, go further.

**From:** [Peter Richman](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Saturday, November 14, 2020 11:31:05 AM  
**Attachments:** [Public Comment on 16th Street NW.pdf](#)

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Hello,

I am writing to submit written testimony on the Comprehensive Plan Amendment Act of 2020. The testimony, which is attached here as a PDF, consists of a letter that was submitted to the Office of Planning on behalf of 43 residents of Crestwood and Sixteenth Street Heights. In short, the letter requests that the FLUM designate a portion of 16th St NW for mixed use of Medium Density Residential and Low Density Commercial.

We would like to resubmit the letter to the Committee of the Whole so that it can be part of the Committee's record.

Please let me know if you have any questions.

Regards,  
Peter Richman

## Public Comment on Comprehensive Plan Draft Update

To whom it may concern:

The undersigned residents of Crestwood and 16th Street Heights recommend that the Future Land Use Map (the **FLUM**) designate 16th St NW between Arkansas Ave and Colorado Ave NW (**Middle 16th Street**) for mixed use of Medium Density Residential and Low Density Commercial.

### Overview of Middle 16th Street

1. Middle 16th Street separates the neighborhoods of Crestwood and 16th Street Heights. This one-mile corridor is home to a large apartment complex, single-family homes, churches, schools, a foreign embassy, and access to Rock Creek Park. There are wide sidewalks and six bus stops serving four bus lines.
2. Many of the existing structures are not in compliance with the current predominant FLUM designation of Low Density Residential.

### Areas for Improvement

3. Currently, the streetscape of Middle 16th Street discourages neighborhood connection and public life. The defining feature of the five-lane-wide thoroughfare is vehicular traffic. In many ways, Middle 16th Street is a wall that separates neighborhoods, rather than a zipper that binds them.
4. There are a number of mobility issues on Middle 16th Street: (i) crossing is hazardous for pedestrians; (ii) there are no bike lanes on or crossing Middle 16th Street; and (iii) bus service is inconsistent with buses bunching and frequently running off schedule.

### Recommendation

5. Amend the FLUM to provide for mixed use of Medium Density Residential and Low Density Commercial on Middle 16th Street, consistent with a number of priorities described in the Comprehensive Plan (e.g., expanding housing supply (*see* 503.1) and fostering development on priority transit corridors (*see* 306.14)).

### Other Considerations

6. Middle 16th Street has considerable unmet capacity to support additional housing, neighborhood retail, multi-modal transit, and pedestrian activity. The proposed change will encourage the transformation of Middle 16th Street from a car-centric highway to a more dynamic corridor that promotes civic life and neighborhood connection. *See* 404.2
7. The proposed change will also support the future extension of the dedicated bus lanes in the 16th St NW Bus Project, which will become even more critically important as the developments at Walter Reed are completed and 16th Street grows even busier. *See* 407.16.

If you have any questions about this comment letter, please contact Peter Richman at



Sincerely,

(in alphabetical order)

1. Marian Budde  
Mathewson Dr and Blagden Ave NW
2. Paul Budde  
Mathewson Dr and Blagden Ave NW
3. Nicolas Cordier  
17th St and Varnum St NW
4. David Culver  
17th St and Varnum St NW
5. Mary-Morgan Culver  
17th St and Varnum St NW
6. Heather L. Dinwiddie  
Mathewson Dr and Blagden Ave NW
7. John Favazzo  
16th St and Buchanan St NW
8. Tom Fletcher  
17th St and Varnum St NW
9. Bernard Fulton  
16th St and Crittenden St NW  
("I'm for more housing to address our affordable housing crisis. I also think more density near Crestwood would bring more commercial services to us.")
10. Kyle Hepner  
17th St and Shepherd St NW
11. Olive Hepner  
17th St and Shepherd St NW
12. Rosemarie Hepner  
17th St and Shepherd St NW  
("The city needs more housing, especially in high opportunity neighbors such as Crestwood, to combat our affordability challenges and reduce the barriers that have led to the economic segregation that currently exists in DC.")



13. Joshua Hertzberg  
Decatur St and Iowa Ave NW
14. Thomas K. Hill  
Mathewson Drive and Blagden Ave NW
15. Molly Hofsommer  
15th St and Crittenden St NW
16. Camille Holmes  
15th St and Buchanan St NW
17. Lukas Kohler  
17th St and Varnum St NW
18. Lucrecia Ledesma  
17th St and Varnum St NW
19. Estefania Marchan  
17th St and Upshur St NW
20. Taryn Morrissey  
17th St and Colorado Ave NW
21. Max Nacheman  
16th St and Webster St NW
22. Anna Nelson  
16th St and Webster St NW
23. Natascha Nunes da Cunha  
Colorado Ave and Blagden Terrace NW
24. Matthias Paustian  
17th St and Upshur St NW
25. Dana Priest  
Crestwood  
("I would love to see a dedicated bike and bus lane. Or any other ideas to make it human friendly.")
26. Pavan Rajgopal  
16th St and Webster St NW
27. Peter Richman  
17th St and Upshur St NW

28. Bill Rock  
17th St and Varnum St NW
29. Marcia Rock  
17th St and Varnum St NW  
("More climate-friendly transport options are critical. Affordable housing is too.")
30. Agustin Rossi  
15th St and Crittenden St NW
31. Jenny Schuetz  
17th St and Taylor St NW
32. Deanne C. Siemer  
Mathewson Dr & Blagden Ave NW
33. Joe Sill  
17th St and Taylor St NW
34. Matt Singerman  
15th St and Webster St NW  
("The lack of housing in our region is an ongoing crisis, and major arterial streets such as 16th St are prime candidates to help house more people.")
35. Natasha Spivack  
Allison St and Blagden Ave NW
36. Jennifer Snyder  
16th St and Shepherd St NW
37. Veronica Vela  
17th St and Argyle Terrace NW
38. Raha Wala  
18th St and Blagden Ave NW
39. Barry Wiggins  
17th St and Varnum St NW
40. Linda White  
16th St and Nicholson St NW  
("I'm for greater density. Many already agree that greater density attracts more business. I think greater density also limits opportunities for crime...few people on the streets create more crime opportunities.")

41. Howard P. Willens  
Mathewson Dr and Blagden Ave NW

42. Michael Yudzon  
Allison St and Blagden Ave NW

43. Andrew Zimdahl  
18th St and Varnum St NW

Date: January 7, 2020

**From:** [Henry, Alicia \(Council\)](#) on behalf of [Mendelson, Phil \(COUNCIL\)](#)  
**To:** [Koster, Julia \(Council\)](#)  
**Subject:** FW: CompPlan Framework: More Changes  
**Date:** Thursday, December 3, 2020 12:32:28 PM

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fyi

Alicia Henry  
Scheduler/Executive Assistant  
Office of Chairman Mendelson  
John A. Wilson Building  
1350 Pennsylvania Ave N.W. Suite 504  
Phone: [REDACTED]  
Email: [REDACTED]

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

**From:** [REDACTED] <[REDACTED]>  
**Sent:** Thursday, December 3, 2020 11:39 AM  
**To:** Nadeau, Brianne K. (Council) <[REDACTED]> [REDACTED]  
Cheh, Mary (COUNCIL) <[REDACTED]> Todd, Brandon (Council) <[REDACTED]>  
McDuffie, Kenyan (Council) <[REDACTED]> Allen, Charles (Council)  
<[REDACTED]> Gray, Vincent (Council) <[REDACTED]> White, Sr., Trayon (Council)  
<[REDACTED]> White, Robert (Council)  
<[REDACTED]> Bonds, Anita (Council) <[REDACTED]> Grosso, David (Council)  
<[REDACTED]> Silverman, Elissa (Council) <[REDACTED]> Mendelson, Phil  
(COUNCIL) <[REDACTED]>  
**Cc:** [REDACTED] Jackson, Tania (Council) <[REDACTED]>  
[REDACTED] Willingham, Jonathan (Council) <[REDACTED]>  
Newman, Sherryl (Council) <[REDACTED]> Turner, Dolly (Council)  
<[REDACTED]> Marks, Laura (Council)  
<[REDACTED]> Phelps, Anne (Council) <[REDACTED]>  
Ngwenya, Mtokufa (Council) <[REDACTED]> Ngwenya, Mtokufa (Council)  
<[REDACTED]> Meadows, David (Council) <[REDACTED]> Tate, Takiyah  
(Council) <[REDACTED]> Rosen-Amy, Samuel  
(Council) <[REDACTED]> McMillon, Anthony (Council) <[REDACTED]>  
[REDACTED] Battle, Mike (COUNCIL) <[REDACTED]>  
**Subject:** CompPlan Framework: More Changes

I am asking you vote NO on the DC Comprehensive Plan Framework Element until the following changes are implemented and the following concerns are addressed:

\* Equity in Reality -- The Framework Element amendments go far in addressing the importance of racial equity and the hurtful income gap in DC, however there is a major breakdown in one key section. Line 1110- 1112, Section 219.1, page 49, references 'segregation' and 'avoiding concentrating poverty' but does so without going further to acknowledge recent new projects that concentrate wealth in new communities like the Wharf, Navy Yard, and Union Market. This is not just a paradox, it is unacceptable in light of the changes to incorporate the concept of equity. I support adding to the line 1110, 'avoid creating class-homogenous communities' or 'avoiding new exclusive projects and communities.'

\* No more displacement -- Each luxury box that goes up put further pressure on existing affordable housing that longtime DC residents and families have relied on to stay in their home city. But the framework ignores them by limiting displacement concerns to 'onsite' residents. While sometimes projects displace people from their onsite homes, ALL projects put pressure on those vulnerable to displacement in the existing affordability adjacent to new projects. We want an analysis done for each project as to who is vulnerable to displacement nearby. Hence, I am

asking that Section 224.9, line 1399-1400 include, 'and to prevent displacement of on-site residents and nearby residents vulnerable to displacement' on page 62.

\* Project impacts are not acceptable -- The Zoning Commission is being granted significant discretion in these Framework changes by the Council. 5 unelected people will have the ability to change the face and look of our city at will. They are determining what is acceptable development and impacts. I want the Council to make very clear that we do not want adverse impacts on existing neighbors as the city develops. Please edit line 1649 on page 73 to read, 'Planned Unit Development[s] should not result in adverse and unacceptable project impacts on the surrounding area and residents.'

\* Affordable housing as a true benefit -- Setting Inclusionary Zoning as the bar for benefits of affordable housing is a real mistake. IZ has been around for a decade. DC has become the Number 1 gentrified city in the nation over the past decade. There is a correlation, both in the pitiful volume of units that IZ requires and the unreal levels of (un)affordability of these units (not to mention lack of family bedroom sizes). The sections on page 70, line 1393 - 1394, and on page 100 on line 1972 - 1973 should strike 'above legal requirements' or 'in excess of Inclusionary Zoning' and should say something like 'in a volume of units and levels of affordability far greater than required.'

\* Public housing must be lifted up -- The fact that public housing gets such short shrift in the Framework changes is frightening. Public housing neglect and now demolition is changing the landscape of affordability in the city, in a very negative way. First the stats of what has been neglected and threatened with demolition are not in the Framework, nor is the lifting up of public housing as a critical tool that needs investment and growth to prevent homelessness. All national trends show how public housing will be a tool to fight displacement in all major cities. I want it in there please.

\* No more appeals -- The reference to 'relevant and material' policies is legalese that must be eliminated, at line 1393, Section 224.8, page 62. It will bring questions of law before the zoning commission and other agencies who will of course ignore it and thus more appeals will continue to happen.

\* Developers fair share -- The Framework should solidify the concept of developers taking on their 'fair share' that the growth burden has on DC's public infrastructure and services. For example, we acknowledge there is a 'budget shortfall' in DC's Capital Improvement Plan funding in new Section 228.9. Developers benefiting from our city's booming real estate market and the air rights value we grant them must be required to share with us the financial burden to upgrade the public systems that support their profit-making new projects. Thus, line 1979 on page 100 should add to the end '... balanced with the developers's interests and sharing of the financial responsibilities.' Instead, the burden is put on us, on in Section 228.11 -- 'using tools like tax increment financing or payments in lieu of taxes to fund the needed infrastructure for the projects.' This is unacceptable. We want developers who are getting millions of square feet granted to them in air rights, to give back and share the burdens of upgrades and other social needs (transportation, education, parks, clinics, etc) that will help the residents investing in the projects and in our city.

\* The Future Land Use Map -- There is no study/testing of what it means to change the Future Land Use Map definitions the way proposed. There is a dramatic shift away from height of buildings in stories or feet (that which by most people basically understand) to the concept of Floor-to-Air ratios. The zoning regulations are malleable as to FAR, where height is clear and direct. This must be eliminated, or at least studied. This will otherwise be an experiment with the future of our city and neighborhoods to our likely detriment.

\* The Comp Plan as a whole -- Finally, the effective date of the Framework Element must be set at the same effective date as the rest of the plan otherwise this will be quite disjointed in process and implementation and unfairly so. You can't change the scope of the overall plan and worry about the details later. This is a whole Comprehensive Plan which should take effect all at the same time to avoid confusion, delay, and more appeals.

Respectfully,  
PETER STEBBINS

18025289185

Ward: 1

Zip: 20010



**From:** [Rebecca Kuntz](#)  
**To:** [Committee of the Whole \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#); [McDuffie, Kenyan \(Council\)](#)  
**Subject:** Reed Street Development  
**Date:** Tuesday, November 10, 2020 9:59:32 AM

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Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at:

[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I am a homeowner within 200 feet of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856). I oppose the mayor's proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use. The Council should amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan. As such, the area should be designated in the Future Land Use Map to blend in with the existing neighborhood of row homes with a corresponding 40 foot height limit next to the homes, and not be identified as high-density residential (up to 80 feet) next to the homes.

The mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind. I hope that as my elected council chair and council member, you will hear my concerns and amend the Future Land Use Map to align with the interests of the neighborhood and the community.

Thank you for helping us to preserve the unique character and charm of Brookland.

Sincerely,

Dave and Rebecca Kuntz  
906 Evarts Street NE, Apt 2  
Washington, DC 20018



DISTRICT of COLUMBIA  
ASSOCIATION OF  
BEVERAGE ALCOHOL  
WHOLESALEERS



Premium Distributors of Washington, D.C., LLC  
A Reyes Holdings Company



November 9, 2020

Delivered Electronically via [REDACTED]

Council Chairman Phil Mendelson  
Committee of the Whole  
Council of the District of Columbia  
1350 Pennsylvania Avenue, N.W.  
Washington, DC 20004

Dear Chairman Mendelson:

Thank you for the opportunity to submit comments on Bill 23-736, the Comprehensive Plan Amendment Act of 2020 on behalf of the membership of the District of Columbia Association of Beverage Alcohol Wholesalers ("DCABAW").

Founded in 1985, DCABAW is the local industry association for the District's beer, wine and spirits distributors. DCABAW is comprised of fourteen member wholesalers, all operating out of D.C.:

*Breakthru Beverage*  
*Capital Eagle, Inc.*  
*Premium Distributors of Washington DC*  
*Republic National Distributing Co.*  
*Bacchus Importers Ltd.,*  
*Constantine Wines, Inc.*  
*DOPS, Inc*  
*Elite Wines*  
*Hop and Wine Beverages*  
*Legends Limited*  
*Opici Family Distributing*  
*Roanoke Valley Wine Company*  
*Southern Glazer's Wine & Spirits*  
*The Winebow Group*

The District's alcohol beverage wholesalers are job creators, accounting for some 1,000 good, local jobs. Collectively, our membership distributes the majority of alcoholic beverages to the District's many retailers, supermarkets, bars, hotels, and restaurants. Wholesalers are job creators, supporting the District's bottom line by effectively collecting and generating District taxes every year, and the lynchpin of the District's three-tier system of alcohol beverage regulation. D.C.'s three-

tier system of independent manufacturers, distributors and retailers allows our modern, innovative alcoholic beverage industry to exist. It supports the greatest consumer choice, protects public safety, and promotes fair competition.- Beer, wine and spirits wholesalers serve an essential role to the District's restaurant and retail industry by getting the broadest selection of goods to these businesses, and by being responsive to the needs and drastic changes in market place especially during this public health emergency

All the alcoholic beverages sold in the District are warehoused and distributed from PDR areas. The District's wholesalers do all this in facilities that were often built decades ago and scaled for the demand of that era—a fraction of today's demand and volume. Additionally, unlike many distributors in other industries, D.C. alcoholic beverage wholesalers are required by law to site their distribution operations within the District's borders. Wholesale operations require large, high-ceilinged ground-level warehouse space with sufficient outdoor space to accommodate the constant flow of large, medium and small delivery vehicles that bring product to the warehouse and safely send it back out to local businesses. Our members' distribution operations also require ready access to roads that can accommodate these vehicles. There are precious few parcels that meet all these requirements in the District, and wholesalers that seek to expand their operations in DC are constrained by these limitations.

It is for these reasons that DCABAW members and businesses like theirs are largely sited in the District's limited industrial space near major arterial roadways such as the V Street NE Corridor. The proposed Amendment notes that PDR land “in Washington, DC play an important role in District operations, in addition to preserving space for industry that make, distribute, and repair goods”<sup>1</sup> .

Bill 23-0736 highlights the serious scarcity of warehouse space in the District. As cited in this proposed Amendment , 333 acres of land are currently zoned for industrial use, which is a steep 85% decline from the 2000 acres noted in the current District Elements for Industrial Land Use, and low when compared to comparable cities such as San Francisco and Boston. (See 10-A DCMR 314.1 and proposed Section 10-A DCMR 711.5 and 10-A DCMR 315.1). This is a drastic depletion of the 13 million square feet of private industrial floor space that was reported in 2005 (See current 10-A 314.1). In an increasingly expensive city with an ever-diminishing supply of PDR-zoned land, the District's alcohol beverage wholesalers face a stark reality where they are tethered to their current facilities, inadequate as they may be, for lack of any other available, appropriate space. Expansion opportunities for an enterprising wholesaler, which would otherwise be welcomed due to job opportunities and potential tax revenue, cannot foreseeably be supported under this amendment.

Similar to the amended Framework Element of the Comprehensive Plan, these proposed Amendments presents stark contrasts that are troubling for our members and businesses like them. On the one hand, the Draft Amendments acknowledge that the District's warehousing inventory is at serious risk due to “lenient zoning standards within industrial areas”<sup>2</sup> and recognizes that

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<sup>1</sup> See proposed 10-A DCMR 711.1

<sup>2</sup> Proposed 10-A DCMR 315.4

economic importance of PDR area preservation to the District.<sup>3</sup> The Amended Plan highlights the critical importance of PDR areas: “PDR areas support a variety of uses, many of which are essential to the delivery of municipal services or that are part of the business infrastructure that underpins the local economy. Furthermore, PDR businesses and uses create opportunities for entrepreneurship, creativity and innovation, and higher paying jobs than comparable jobs for similar education attainment in economic sectors like retail and health care.”<sup>4</sup> PDR businesses frequently provide opportunities for career advancement and on-the-job training. The ability to continue creating this type of job in the District, especially as COVID 19 economic recovery plans are engaged.

The Comprehensive Plan Amendments support of PDR businesses is yet tempered by several other aspects that create a viable pathway toward further reduction of industrial land. The Amendment is replete with recommendations that can result in the decrease PDR land inventory by repurposing industrial land use to retail, mixed use, or residential uses, especially due to perceived utilization inefficiencies, a metric which begs careful consideration when there is a long standing demand and market pressure for increased space by alcohol beverage wholesalers and similar businesses. DCABAW continues to be troubled by proposed changes in the Amendment, and believes it makes future encroachment on and loss of industrial and PDR-zoned land adjacent more likely to this corridor.

Even seemingly innocuous recommendations could have significant negative consequences for preserving PDR land. Draft Amendments call for Districtwide policy to be guided by the *Ward 5 Works, Industrial Land Transformation Study*’s recommendations for existing PDR areas. And while DCABAW finds value in the *Ward 5 Works* report, its recommendation to study the inclusion of mixed-use and residential development in PDR-zoned areas<sup>5</sup> reflects an extremely troubling lack of understanding of the economic forces that PDR-dependent businesses face.

Currently, a substantial portion of our members lease their warehouse space from a third-party property owner. Permitting mixed-use, residential mixed-use at that, developments in the areas that our members are currently located within is having the instant effect of changing the economic calculus for these third-party property owners away from single-story warehouse use to multi-story, mixed-use development. The mere mention could be enough to launch speculative land purchases and lease terminations and has already taken place.

The District’s existing PDR-zoned land must be preserved as is. Industrial land and mixed-use developments are inconsistent with one another and opening these precious few areas of industrial space to any form of mixed-use development would be counter to the economic interests of the District and its residents.

DCABAW members will continue to play their essential role in our local economy and are committed to doing so in the years and decades to come. Our members are a source of high-quality

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<sup>3</sup> Proposed 10-A DCMR 711.4

<sup>4</sup> Proposed 10-A DCMR 315.1

<sup>5</sup> *Ward 5 Works*, Action 2.2

careers with good pay and benefits, while serving as a central component of the District's alcohol beverage regulation and tax collection infrastructure.

If the District is as committed to preservation of this vital real property resource that underpins dozens of industries and thousands of jobs in the District as it claims to be, it will carefully consider our proposed revisions.

Respectfully Submitted,

A handwritten signature in black ink, appearing to read 'Risa Hirao', with a stylized flourish at the end.

Risa Hirao  
President & General Counsel  
District of Columbia Association of Beverage Alcohol Wholesalers

**Bill 23-736, the “Comprehensive Plan Amendment Act of 2020”  
Ward 2 Comp Plan Hearing by CM Boone Pinto  
November 18, 2020**

***Testimony by Robin Diener***

Director Library Renaissance Project, President MLK Library Friends, Immediate Past President Dupont Circle Citizens Association, Past Director Washington Literacy Council, founder and co-owner Chapters Literary Bookstore

**Incorporate basic library services** into the renovation of Stead Park.

**Request an analysis of the West End library deal** under which 3 parcels of public land were given away at no cost to developer EastBank to build luxury housing, and DC paid out \$7 million dollars for workforce housing. What has this public-private partnership delivered?

**Protect small business.** Before the pandemic, storefront retail was already struggling. Long term solutions need to be considered but we are facing immediate catastrophe. For now, consider reducing commercial property tax pass through by 90%, and make rent 10 % of sales for now.

**Protect parks and increase green space.** Encourage acquisition of green space. We missed an opportunity at St. Thomas. Consider a land swap for the Masonic Temple back lot to create a Black Cultural Park as proposed.

**Put in place a moratorium on public land dispositions.** Use public land to build mixed-income housing including deep affordability, on the 30/30/30 or social housing model, which pays for itself over time. As one witness at last week’s Comp Plan hearing put it, “If DC can give away land and subsidy, it can provide affordability.”

**Accelerate the conversion of office to residential downtown.** Request a roundtable be held on the [feasibility study](#) produced under legislation RC23-0108 -- Office to Affordable Housing Task Force Establishment Act 2017. Conversion of just a few office buildings would meet the Mayor’s proposed housing goals for our ward. Do not exempt downtown from IZ. Instead use the conversion subsidy proposed by legislation. Require [balconies](#). Keep Height Limit in effect downtown in the heart of the historic national capitol city. Focusing on downtown for additional housing would take pressure off the surrounding historic districts, invaluable resources that should remain protected.

**Create a public bank to finance affordable housing.** Request a roundtable on the Public Bank [feasibility study](#) per legislation PR22-0188 – Sense of the Council Urging Reassessment of Relationship with Wells Fargo Resolution of 2017. Citizens surveyed about a public bank overwhelming wanted it to be used to build affordable housing and jumpstart green initiatives.

Robin Diener  
1612 Corcoran Street, NW, WDC 20009



From: [Ron Eichner](#)  
To: [REDACTED]  
Cc: [Committee of the Whole \(Council\)](#); [Cheh, Mary \(COUNCIL\)](#); [Speck, Randy \(SMD 3G03\)](#)  
Subject: Comp Plan Amendments  
Date: Monday, November 9, 2020 4:15:38 PM

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Chairman Mendelsohn,

I am a 45 year resident of ANC 3/4G, in Upper Northwest near Chevy Chase Circle.

I am concerned that my neighborhood - and Rock Creek West more generally - has a long history of exclusionary zoning and practices that exacerbate the racial and economic divides in the District.

I believe the amendments to the Comprehensive Plan currently before you for your consideration are a significant first step toward reversing that history. **I urge you to approve them as written.**

I might note that our ANC is supportive of the 'upFLUMming' proposed in these Amendments, and a current Task Force on Racism (that I serve on), has reiterated our neighborhood's support because it gives us a mechanism to do our part to increase the amount of affordable housing in Ward 3.

Approving these amendments which are designed in part to encourage new development of housing in Rock Creek West is the right thing to do in terms of:

- social equity, to counter the sad history of exclusion. That's at the heart of the amendments proposed;
- increase the housing choices available in Rock Creek West, allowing for a broader range of residents;
- increase housing supply District-wide, which will reduce housing costs, over time; and,
- environmental concerns - as you no doubt are aware, building more rather than less in transit rich places is the most environmentally responsible way for a city to grow.

Please do not 'fall' for the comments you will receive that we need to "protect" or "conserve" our existing neighborhoods. That is clearly just a feeble attempt to lay the groundwork for future litigation to stop development proposals that are otherwise consistent with the Comp Plan. (And something of a dogwhistle to many...) Cities grow - that's what they do, they accommodate growth in population - and when they grow, they change incrementally. DC is growing, and will continue to grow because people want to live here (duh...) The amendments before you require that change to be modest, incremental, and consistent with our urban character. That is how it should be; we'll work out the details in the planning and zoning process, but we need to move forward, not stop.

Thank you for your attention,

Ronald Eichner  
Legation St, NW  
WDC 20015



## **Public Comments on Bill 23-736, the “Comprehensive Plan Amendment Act of 2020”**

Our community group, Concerned Residents & Friends for Better Air Quality and Environmental Justice for Buzzard Point & the Old Southwest Community, appreciates this opportunity to comment on the 2020 Comprehensive Plan Amendments. Our public comments will focus on our shared concerns about the Comp Plan amendments and remedies to injustices that our community is currently experiencing.

For over a decade we have experienced non-stop construction in Buzzard Point. Many residents feel like prisoners in our own homes. We wake up to the sound of hammers banging, power drills and soldering irons. We can't open my windows because of clouds of dust and engine exhaust fumes from concrete mixing plants and idling construction vehicles. Sometimes it smells like something is burning. Traffic is horrific with the construction vehicles and the normal everyday traffic. After the workers go home, residents open windows and turn on air filter machines and the indicators go directly to red. This indicates particulate air pollution. Rodents are running through our yards because of the digging of the ground. Parking is impossible. If we leave to go anywhere when we come back we can't even find a space to unload our groceries. The construction workers come to work early to commandeer the residential parking spaces. High rise buildings and hotel projects are a constant, with our homes being sandwiched in between. Over time, some families have been forced out of their homes. The community is feeling suffocated and disenfranchised.

Whenever plans are made, we as a community are the last to be notified. Developers and the city ask our opinion. They give the impression that residents have a voice. But in reality the project is already a done deal when it is presented to the neighborhood. They make presentations of proposed projects, and the neighborhood rejects them, but they get approved anyway. We have no say in these projects but we are the people that are affected.

The Comprehensive Plan needs to address these kinds of injustices. Our group has prepared written comments with specific concerns and recommendations on the Environmental Protection Element and the Housing Element below.

### ***Environmental Protection Element***

- The section on Environmental Justice recognizes that “low-income and minority communities... should enjoy clean, and safe places to live...” (628). What assurances are there that communities can stay in their neighborhoods once they have been cleaned up? Stopping displacement is a crucial component to achieving environmental justice. It defeats the purpose if reduction of pollution is followed by displacement of communities, perhaps to areas that are polluted.

- In the past, presentations to residents about development projects have been rushed, not allowing enough time for residents to fully engage. Presentations in the past have informed residents of decisions that have already been made. This communicates to the residents a lack of caring for communities that have the most at stake about environmental decisions in their immediate neighborhoods, the ones who face the burdens from those decisions.
  - “Fair and meaningful opportunity to participate” (628.2) in environmental decisions needs to be defined with specific requirements, along with a more detailed description of processes for expanded outreach (628.5).
  - We support transparency of environmental decision-making (618.4) and consider it essential. Public information (618.5) needs to be communicated to residents not only before decisions are made, but also with sufficient time for the public to respond.
- Initiatives should involve coordination with the community and using neighborhood-level knowledge. Only one section appears (608.7) to explicitly leverage the knowledge that comes from Advisory Neighborhood Commissions (ANCs) to identify areas of concern. ANCs can provide expertise and community input on all issues, not just on identifying areas for Tree Slope Protection.
- For environmental monitoring to be protective of human health, monitors need to be located in areas where residents experience hazards. We need to be informed in real time and in a meaningful way, so that we can make decisions to protect our health.
  - We support the public availability of environmental monitoring data, and request that data be available in a way that is useful for communities. For example, residents living near industries have asked for fence-line monitoring with mobile phone data updates and alerts.
  - Public access to data is especially important and needs to be explicitly required in 618.6 (Monitoring of Operational and Construction Impacts).
  - We also support increased monitoring and explicit communication of data in sections about hazardous materials (624.6, 624.7, 624.9) and air quality (620.12, 620.13).
  - For education initiatives around environmental monitoring (e.g. 620.17) to be effective, they need to take community input into account. Education programs must be responsive to community needs.
- Environmental regulations are only as good as the enforcement. For example, residents report neighborhood trash and rats as common, which means that current DC trash and littering laws are not being enforced right now. Visitors to DC stadiums leave trash in neighborhood streets, when officers should be in place to fine them for littering. Expanded trash collection and street sweeping (626.7) only puts a band aid on trash by cleaning it up but not correcting the source. To make sure that the plan’s intentions are



indeed realized, we would like to see more details and specifics of how enforcement will be conducted in each case. Who will be responsible for enforcement in each case? There are several sections that outline enforcement specifically, and the same level of specificity should be throughout, for example in Sections 628.4, 624 (hazardous material transport).

- There are several environmental hazards that communities like ours experience but are not explicitly addressed in the Environmental Element. We would like to see these included.
  - The section addressing environmental injustice (628.4) needs expansion beyond “adverse effects of industrial uses.” Adverse effects also come from construction, demolition of old structures that contain hazards such as asbestos and PCBs, cleanups of contaminated land.
  - The current plan recognizes that zoning affects air quality (621), but fails to address zoning that leads to industrial air polluters or bus parking lots adjacent to residences.
  - Current, not just future, EMF and toxic industrial facility hazards need to be addressed. Making sure that facilities are not located in areas that will lead to “involuntary public exposure to potential adverse effects” (627.2) does not protect those who are currently living in such areas. How will the Comp Plan protect those who live near substations, especially the one in Buzzard Point? Similarly “new municipal or industrial facilities that use toxic materials... should not be sited in residential... areas.” (624.10) How will the Comp Plan protect those who already have such facilities in their neighborhoods? Instead of giving re-permitting opportunities to facilities such as concrete batching plants, the District could have moved the facilities. Not only should there be no new facilities but existing ones should also be removed.
  - While DC’s air quality overall has improved, we do not feel that our quality has. Many pollutants from industry and traffic are localized within several hundred meters of their sources. These include particulate matter (PM), nitrogen oxides (NOx), polyaromatic hydrocarbons (PAHs) and black carbon (BC). We support the addition of air quality monitoring (in 620.22) that recognizes local pollution hot spots that pose health hazards.
- Environmental justice should be integrated throughout the entire Environmental Element, and not as a separate issue. Explicitly including environmental justice as an integral part of planning ensures that all areas of DC, especially the ones who need it the most, receive benefits of ecosystem services and climate change resilience planning. Explicitly putting environmental justice considerations into every deliberation from the start will avoid conflict between any initiatives and environmental justice, or prioritization of initiatives over environmental justice. DC should continue to look for synergies between environmental initiatives and environmental justice.

## ***Housing Element***

*The Housing element fails in critical aspects as a professional, public planning document. We propose the following changes to the draft amendments to improve its quality.*

1. **The effects of new housing outlast planners and residents** – The *Housing Element* does not convey the lasting and permanent effect of housing. How we build today, including the materials that we use, will outlast city leaders, planners, and residents. It will be felt for generations. The use of lead paint in housing nearly 60 years ago still represents a major public health threat in 2020. When city planners concentrated public housing in Southwest in the 1950s, they created one of the greatest concentrations of Black poverty in the US that survives today. Given the known association between neighborhood poverty concentration and health, these communities have likely suffered immeasurably from poor planning. The District must commit to better evidence-based tools and approaches to housing while avoiding a repeat of the past.
  - **Action** – Require forecasting on long-term impact of neighborhood-level determinants of aggregate housing with an objective assessment of positive and negative trade-offs.
  - **Action** – Assess historical and current impact and effectiveness of housing policy, including adverse impacts. The following programs or projects should be evaluated to inform the annual evaluation of the *Comprehensive Plan*: Strategic Neighborhood Improvement Program (SNIP), the New Communities program (NCI), DC Housing Authority projects (2009-2019), Downtown Tax Abatement Program/Credit Trade Area, tax abatement, deeply subsidized or free public land giveaways, and Homes for an Inclusive City
2. **The *Housing Element* is not comprehensive and is highly fragmented** – The *Housing Element* does not directly reference the major equity provisions of the *Comprehensive Plan Framework*, much less the laws of the District of Columbia. Further, the *Housing Element* is not comprehensive despite its inclusion under the *Comprehensive Plan*. Poor housing planning occurs when aspects of neighborhood life other than buildings are not accounted for and not integrated within a larger framework where people live and work. Southwest has experienced major new construction, but concomitant neighborhood health, cultural, and economic assets are not keeping pace. Despite hundreds of millions in tax subsidies including tax abatement, direct cash, and public land giveaways, Southwest remains a medical underserved area and lost its only medical clinic in 2017. Neighborhood-serving retail is anemic. Once new retail appears, it is often too expensive and caters to the new resident population.
  - **Action** – Require city planners to be trained on technical writing for public consumption

- **Action** – Require adoption of an evidence-based conceptual model that situates housing within the social, health, and economic milieu. A conceptual model should be developed.
  - **Action** – The *Housing Element* should integrate and reference the *Comprehensive Plan Framework*
3. **The *Housing Element* whitewashes the deep and chronic racial and class divide in the District by barely mentioning racial data.** – The *Housing Element* avoids direct discussion of the deep and chronic racial and class divide. It does not acknowledge the poor performance of the housing market to attenuate this injustice. For example, the report does not cite at least two major published studies about acute Black displacement. Further, the District has spearheaded major redevelopment projects in Southwest (e.g. the Wharf, 4<sup>th</sup> and M St, the Eliot, Waterfront Station, Randall School redevelopment, and Buzzard Point) that has directly applied downward pressure on the number of African Americans in the Southwest community. The current African American population is lower than 10 years ago while the White population has increased by more than 2500 residents (US Census).
- **Action** – Require inclusion of and responsiveness to racial and ethnicity data to assess trends
  - **Action** – Respond to racial equity language in the *Comprehensive Plan Framework*
  - **Action** – Measure downstream and upstream effects on psychosocial measures, community health, financial stress, and cost of living due to gentrification for displaced and remaining populations.
4. **The *Housing Element* is poorly structured, argued, and cited.** – The *Housing Element* is poorly organized, argued, and cited. It lacks a clear purpose and includes data haphazardly. It makes wild claims without evidence and shows clear bias favoring the status quo. The superfluous and vague language renders it inaccessible to the general public. The public has a right to understand such a crucial document. The *Housing Element* perpetuates a false narrative that “it will be difficult to improve affordability in the District”. The District has played a central role in fueling an affordability crisis and can reverse this trend.
- **Action** – Define the purpose and intended uses for the *Housing Element* and reduce the length of by keeping only germane information in an organized fashion. Make it accessible to and interpretable by the public.
  - **Action** – Define terms that lack definitional clarity on their own and are not uniformly interpreted such as “affordable”. Provide an appendix to cover all definitions and terms.
5. **The *Housing Element* weakens language intended to recognize and address equity and affordability**
- **Action** – Retain original language and only allow modification if new language furthers equity.

## Proposed Amendments

1. Lasting Effect and Guiding Principles	
500.1	<p>Add philosophical statement and guiding principles acknowledging the last impact of housing.</p> <p><b><u>Guiding Principles</u></b></p> <p><b>Data</b></p> <ul style="list-style-type: none"> <li>○ The <i>Housing Element</i> should undertake considerable research to assess housing determinants, needs, and forecasts based on the most current and best quality evidence.</li> <li>○ The <i>Housing Element</i> should demonstrate an understanding of housing history in Washington and directly appeal to not repeating the past. The District of Columbia Public Housing Authority is a chronic offender of resident displacement for major redevelopments.</li> <li>○ Analyze the housing needs and determinants of subgroups (social security, SSI, disability, racial, TANF (instead of public assistance))</li> </ul> <p><b>Equity</b></p> <ul style="list-style-type: none"> <li>○ Data should bring attention to group-based differences in areas where the District is not performing well. Chronic and deep racial differences in health, income, and housing persist.</li> <li>○ The <i>Housing Element</i> should cite and directly support the racial equity provisions in the <i>Comprehensive Plan Framework</i></li> <li>○ The <i>Housing Element</i> should demonstrate connectedness or areas of mutual support with other parts of the <i>Comprehensive Plan</i>. It should specifically support: access to health care and quality food, transportation (including for older residents and persons with disabilities), and neighborhood asset strengthening.</li> </ul> <p><b>Integrity</b></p> <ul style="list-style-type: none"> <li>○ Ideological posturing or cherry-picked data should not appear in the <i>Housing Element</i>. Claims that seeks to minimize the negative effects of housing policy are detrimental to sound policy.</li> </ul> <p><b>Values</b></p> <ul style="list-style-type: none"> <li>○ “District residents have the choice to secure housing in their communities”. (This is already acknowledged in 500.20).</li> <li>○ Affordable, quality housing is a human right.</li> <li>○ The <i>Comprehensive Plan</i>, including the <i>Housing Element</i>, should be regarded as a dynamic document, apt to change based on new data. Ongoing monitoring of racial and ethnic trends should inform changes in the <i>Comprehensive Plan</i> as least annually.</li> <li>○ To date, housing policy has resulted in a highly racial disparate impact, especially in areas with deep public investment such as Navy</li> </ul>

	<p>Yard and Southwest. Since the start of government-led gentrification in Southwest, African Americans have gone from a majority to a minority population. There are fewer African Americans in Southwest today than 10 years ago. As a result, the District did not establish its commitment to fair housing under the Human Rights Act of 1977 and likely non-compliant with Civil Rights Acts of 1964 and 1968.</p> <p><b>Public Accessibility and Accountability</b></p> <ul style="list-style-type: none"> <li>○ The <i>Comprehensive Plan</i>, including the <i>Housing Element</i>, should be accessible to the general public. It should use as little text as possible to fulfill its stated goal. This document should be limited to 15-20 pages. The literacy level should be assessed for no higher than a tenth grade reading level. The current accessibility in terms of literacy level, dense text, and lack of document structure perpetuates structural racism and disempower the public.</li> <li>○ The <i>Housing Element</i> should provide information to the public on how the public can make elected and government officials accountable for adherence to this document. It should provide agency names and contact information, information on how and when <i>Housing Element</i> provisions will be applied, and enumerate the rights that individuals and organizations have to contest the application of the <i>Housing Element</i> based on current rights such as the right to oppose decisions before the Advisory Neighborhood Commission and Zoning Commission.</li> </ul>
500.20	Acknowledge as a guiding principle that “District residents have the choice to secure housing in their communities”. This statement appears in section 500.21 and should appear also in the introduction.
<b>2. Comprehensive</b>	
500.5	Revise section to ensure that housing seeks to support and increase health, educational, and community assets where it develops.
500.5c (misleading)	<p>Acknowledge that market conditions often involved the role of government; market performance can improve or worsen through government policy including public land giveaways, tax subsidies, direct cash subsidies, and tax abatement.</p> <p>Acknowledge that the “free market” rarely exists given direct tax subsidies or indirect benefits arising from catalytic projects or infrastructure and capital investments.</p> <p>Acknowledge that use of public land should maximize (no less than 60% of total units) should be devoted to ≤60% MFI.</p>
<b>3. Racial Data</b>	
500.2	Acknowledge promoting housing affordability across all income and household sizes AND apply housing policies to actively reduce racial inequity
500.5	Acknowledge race as an important dimension of neighborhood diversity (See also )
500.5d	If not deleted, discuss racial differences in income. On account of historical

	and contemporary racism in planning, African Americans’ annual median income is starkly different from Whites’.
500.7	Acknowledge racial differences in: <ul style="list-style-type: none"> <li>• Owner-occupied</li> <li>• Renter-occupied</li> <li>• Housing type residence</li> <li>• Residing in housing based on year of construction</li> </ul>
500.13-.18	Discuss racial groups’ differences in the following areas: <ul style="list-style-type: none"> <li>• “to comfortably afford the median priced home or apartment” over time</li> <li>• Purchasing power by race for married couple, single person households, and households with children</li> <li>• Ability to afford to live in the District</li> <li>• Households severely and generally burdened by housing costs</li> <li>• Differences in dwindling housing choices for working families</li> <li>• Homeowners’ wealth accrual due to surges in home values</li> </ul>
500.22-500.35	Discuss racial groups’ differences in the following areas: <ul style="list-style-type: none"> <li>• Median differences in income levels</li> </ul>
500.23	Acknowledge Black racial make-up of those low-income households moving to Ward 7 and 8.
500.24	Acknowledge the racial make-up of neighborhoods with “high housing costs and the roots of this modern redlining are in segregated Washington, DC
500.25	Acknowledge in the text that the map shows that affordable housing production follow clear racially concentration in housing.
500.27	Retaining and creating housing for African Americans whose median income is half that of whites should be acknowledged as “one of the critical issues facing Washington, DC,” as it is done with large families.  The document singles out the needs of large families, but does not discuss the disparate racial impact of current housing policy.
500.33	Acknowledge that retaining a diverse resident community is as equally important as “retaining new and existing families...to Washington, DC’s vibrance and health”
502.4 -502.6 (misleading)	Acknowledge the racial displacement that is often accompanied by government-led infrastructure investment as shown in Southwest and Navy Yard.  Acknowledge that affordable housing developers may be a more important class of developers as the city seeks to deliver a substantial number of new units.  No evidence is cited that loosening regulation on height restrictions or other constraints is the best solution to addressing the housing needs. In fact, a more accurate picture is that the market is performing poorly, so more free-market economics is unlikely to yield the desired benefits.



505.6	Acknowledge that “growing inclusively” also means racial and ethnic diversity.
506.4a3 – 506.5 (misleading)	<p>Acknowledge the adverse racial impact of NCI and public housing redevelopment. These projects are almost exclusively affecting Black residents who were displaced in nearly all instances. Build First implementation should be a consistent metric used in all phases of the development project.</p> <p>Indicate how the Transformation Plan will SUPPORT and FURTHER the racial equity provision in the <i>Comprehensive Plan Framework</i></p>
506.9 (misleading)	<p>Acknowledge that public housing redevelopment is inherently a racial undertaking and should follow the Comprehensive Plan, District housing laws and human rights, federal law, and administrative law.</p> <p>The <i>Housing Element</i> should define the conditions when it is feasible for Build First. “Observe” is found nowhere else in the <i>Housing Element</i> and lacks interpretability and meaning.</p>
509.3	Racial percentage breakdown of housing affordability at different MFI levels
506.11	<p>Add that planning should also assess and study psychosocial, community, and financial dimension of social support disruption.</p> <p>Add that a Council-appointed task force should undertake ongoing research efforts to comprehensively assess the impact of public housing redevelopment for displaced and remaining populations. Data should longitudinally tracks health, financial, and psychosocial measures of residents at former sites.</p> <p>Add that the Comprehensive Plan should be responsive to the aforementioned data on the impact of the public housing redevelopment.</p>
507.10	Acknowledge that increasingly shifting to free-market economics and deregulation will worsen acute Black displacement
510.3c	Discuss changes in racial demographics due to changes on Capitol Hill.
510.3e	<p>Acknowledge that protecting Black residents and protecting diversity of DC neighborhoods is also important.</p> <p>Acknowledge that the government is a leading force in displacement through eminent domain, threats of eminent domain, and tax subsidies including tax abatement, direct cash, and public land giveaways also drive market performance</p>
513.1	Acknowledge racial differences in homeownership rates and declines over time
514.3	Add that race is a protected class.
514.11	Require that the Office of Planning and other planning organizations significantly expand community outreach, hire substantial diverse workforce, and include community advisory board perspectives in approval deliberations.
<b>4. Structure, Definitions, and Misleading or Lack of Evidence</b>	
500.2 (misleading)	<p>“Fostering housing production to improve affordability” is misleading.</p> <p>Increased production does not lead to improved affordability – an active,</p>

	<p>social justice-minded government does.</p> <p>Differentiate between critical and important. Some items are more critical than others.</p> <p>Critical</p> <ul style="list-style-type: none"> <li>• Ensuring housing affordability across all incomes and household sizes;</li> <li>• Furthering fair housing opportunities, especially in high-cost areas;</li> <li>• Fostering housing production to improve affordability.</li> <li>• Preserving existing affordable housing;</li> <li>• Ending homelessness</li> <li>• [New] Promoting preventative maintenance for large housing developments (&gt;150 units) more than 30 years old</li> <li>• [New] Extending tax credit affordable housing projects now expiring</li> </ul> <p>Important</p> <ul style="list-style-type: none"> <li>• All other issues</li> </ul>
500.3	Delete
500.4	Delete
500.5	Define neighborhood diversity. This definition should include race and ethnicity as an important dimension of neighborhood diversity.
500.5a-500.5c	<p>Delete; put in appendix of terms and definitions, separate definition of affordable housing from workforce housing</p> <p>If not deleted, then update data using current data.</p>
500.5c (misleading)	The unsubstantiated assertion that the “the supply of naturally occurring affordable units can be unstable due to potential pressure from both sides” is misleading. No evidence is cited to support this claim.
500.5d	<p>Delete</p> <p>If not deleted, then update data using current data.</p>
500.6	<p>Delete</p> <p>If not deleted, then update data using current data.</p>
500.7	Delete
500.8	<p>Delete</p> <p>If not deleted, then update data to current.</p>
500.9	Delete
500.10 (Misleading)	Delete; The claims that, “There is evidence that this new production has slowed the rising costs of renting...,” is unsubstantiated. No evidence is presented to support this assertion.



	Acknowledge that the increased in demand is directly tied to the role of government in the <i>Comprehensive Plan</i> , Generalized Policy Map, and Future Land Use Map, zoning, federal and District tax subsidies/incentives,
500.11	Delete
500.12	Delete
500.13 (misleading)	<p>Lack of evidence – The claim that, “the tightening availability of workforce moderately priced housing is hindering the District’s ability to retain and attract moderate-income households” is misleading. It fails to acknowledge that District policy has not adequately protected against this trends though land use, inclusionary zoning, agency development approvals, etc. The District has fueled this tightening.</p> <p>Highlighting of a single occupation is capricious and reflects poor technical writing. If not deleted, include a table of occupations.</p>
500.16 (misleading)	Delete; This is an unsubstantiated and cherrypicked claim that, “demolition of older buildings and conversion to condominiums”. No evidence is presented to substantiate that demolition and conversion are a noteworthy or significant contribution to rising rents. Public catalytic projects such as the Wharf, 4 <sup>th</sup> St corridor, and DC United in Southwest are in areas of the city with the highest rising rents. These publicly-backed efforts stimulate privately-held land redevelopment.
500.18	Delete; unsubstantiated claim warning/no citation/misleading (“...some lost significant equity...”)
500.19	Delete; if kept, acknowledge that increasing IZ to produce more affordable housing is untapped source
500.20	<p>Acknowledge that the government affects the market dynamic through land use, tax policy, and capital investments that stimulate land use.</p> <p>Acknowledge that public projects have not leveraged the maximum affordable housing production.</p>
500.21 (Misleading)	<p>The future tense of regional efforts to moderate the cost of housing is misleading. There are <u>current</u> regional efforts that should be acknowledged and endorsed. The Metropolitan Washington Council of Governments calls for all new housing to be 75% affordable to low- and middle-income households.</p> <p>The <i>Housing Element</i> perpetuates a false narrative that “it will be difficult to improve affordability in the District”. The District can and must exercise its full authority to stimulate affordable housing production. The District engages in publicly-backed projects and do not adequately negotiate for deep affordability. Several projects in SW are telling. City planners did not require any affordable housing (≤60% MFI ) for Randall School development. Further, it gave a 20-year tax abatement that the Office of the Chief Executive Officer considered “excessive”.</p>
500.22	Delete

(Misleading & Reliance on Outdated Data)	<p>No evidence is cited to support the claim that, “The rate of retention is actually the highest for extremely low-income households, with 77 percent staying in the District”. The reasons for this unsubstantiated data are also not cited.</p> <p>The claim that, “the District is experiencing difficulty in retaining moderate-income households earning between 80 and 100 percent of the MFI” relies on outdated data. It gives no specificity to this wild claim.</p> <p>“Experiencing difficulty in retaining” should be fully explained in the appendix of terms and definitions.</p> <p>Housing is closely tied to cost, which is a fundamental principle of housing choice NOT recognized in the <i>Housing Element</i>. The migration of lower-income residents to Ward 7 and 8 does not recognize that the racial dimension including racial segregation. The use of “suggests” is not appropriate. The data <u>show</u> the eastward shift of low-income residents.</p>
500.23 (Misleading)	<p>The “1,700 affordable units delivered per years since 2015” is misleading. First, the citation is inadequate. It only states DMPED. Second, it does not define “affordable”. Third, it does not contextualize this number. Of the thousands of new units, the number of affordable units (&gt;60% MFI) is abysmal.</p> <p>This does not acknowledge the central role of government in catalyzing this change through tax subsidies including tax abatement, direct cash, and public land giveaways in neighborhoods such as Southwest, Navy Yard, and Columbia Heights.</p>
500.26 (Misleading)	No evidence is cited that shifting the funding of the Housing Production Trust Fund from other tax sources will be any better than its current sources.
500.32 (Misleading)	This does not use current data, which IS available. It does not show longitudinal trends or include group-based percentages.
500.34 (Misleading)	Acknowledge that the District has leveraged tools at its disposal (tax subsidies including tax abatement, direct cash, and public land giveaways) to incentivize housing production, but that its benefits have largely gone to support MARKET housing production. The critical demand in housing is the affordable housing.
501.1 (Misleading)	“Affordable” housing is not defined (“The overarching goal for housing is: D to develop and maintain new residential units to achieve a total of 36,000 units by 2025 that provide a safe, decent, accessible, and affordable supply of housing for all current and future residents”)
502.3 (Misleading)	<p>Affordable is not defined (“2018-2025 Affordable Increase Percent Affordable”)</p> <p>No adequate citation or source is given for this forecasting.</p>
502.4	Acknowledge that the government through eminent domain, threats of

	eminent domain, and tax subsidies including tax abatement, direct cash, and public land giveaways also drive market performance, housing demand, and market demand.
503.6a-.6d	Delete
500.34, 500.35, 503.10, 510.4a, etc. (Misleading)	In at least 15 instances, the Housing Element refers to supporting “both market rate and affordable housing,” but does not acknowledge that the critical needs for the District is in affordable housing.
506.1 (Misleading)	Use of “affordability” is not defined (“Renovation of schools, libraries, health centers, parks and playgrounds, sidewalks and bike lanes,... will attract new supply to a wider range of underinvested areas and broaden Washington, DC’s affordability.”)
506.3	Review of SNIP does not discuss the disparate racial and ethnic impact and other adverse effects. The <i>Housing Element</i> should be balanced with respect to evaluating prior housing policies. Otherwise, housing policy cannot be heard from the past and improved.
506.4-506.4a2	Delete
506.15 (misleading)	No evidence is provided that prior tax abatements work to produce adequate affordable housing.
507.8 (misleading)	No evidence is presented to show that increasing use of technology will have any impact on the cost of financing.
509.2	Acknowledge that the District has contributed significantly to the declining affordability and make bad decisions on publicly-backed projects that are worsening affordability such as in Navy Yard and Southwest.
510.3b (misleading)	No evidence or citation is offered to back claim that, “the District is the U.S. city most affected by both the increasing demand for housing from higher-income households and the decline in the number of lower-income households.”
510.3d	NO evidence or citation is offered to back claim that, “Washington, DC has one of the strongest sets of anti-displacement programs in the country, which includes rent control, eviction protection, Tenant Opportunity to Purchase Act (TOPA), District Opportunity to Purchase Act (DOPA), locally subsidized rents, tax assessment caps, and tax credits for low-income and older homeowners.”
510.3f (misleading)	There is NO basis to say that decline in low-income homeownership is cultural displacement. This statement is abhorrent.  Delete
510.3g	Acknowledge, support, and further the racial equity provisions of the <i>Comprehensive Plan Framework</i>
510.4a	Add that affordable housing production is the more critical need
<b>5. Weakening Language</b>	
500.5b	Retain language recognizing that the public maintains considerable concerns with a clear definition of “affordable” housing
500.17	Retain original language (“triggered a crisis”). The current affordability <b><u>crisis</u></b> requires urgent attention.

5004.9	Retain original language with new language. Avoiding further concentration of poverty should be a stated goal with in the <i>Housing Element</i> . Poverty concentration represents potent residential forms of institutional racism that should be eradicated.
5004.14	Retain original language to “low and moderate income”. The use of “affordable” broadly opens to income levels up to 120% MFI, which is more appropriately categorized as market housing.
517.5	Retain sections on housing needs for ex-offenders, persons with HIV/AIDS, etc.
Terms and Definitions – Provide an appendix with the following terms	
Affordable housing	<p>Define where used in document</p> <p>Should be up 60% MFI – This is the most urgent area in need of housing and should be focus of government-directed planning. 80% to 120% should not be considered affordable housing and included in discussions of affordable housing.</p> <p>Such as in 501.1 “The overarching goal for housing is: D to develop and maintain new residential units to achieve a total of 36,000 units by 2025 that provide a safe, decent, accessible, and affordable supply of housing for all current and future residents”</p>
Workforce housing	From 60% MFI – 120% MFI – This is less urgent need of housing.
MFI	Define in separate appendix
Inclusionary Zoning	Define in separate appendix
Public projects	Define in separate appendix
“Experiencing difficulty in retaining”	This is used on 500.22 and requires explanation.
“A substantial amount of affordable housing”	Define “affordable” and “substantial” (504.14)
One-for-one replacement v affordable units one-for-one	Define the difference
Observe	Define and explain how to apply (as in, 506.9 – “observe build-first principles”)
“encourage market rate housing with affordable housing”	Define.

**Provisions of the *Comprehensive Plan Framework* and DC laws germane to *Housing Element***

- **Black Lives Matter Plaza Designation Emergency Declaration Resolution of 2020 § 23-0832** – “The vestiges of slavery, segregation and "separate but equal" treatment persist in our culture, laws and institutions, leading to continued harm against Black communities in the form of discrimination and violence. Black Lives Matter is a rallying cry and social movement that affirms the worth of Black lives in a society where Black life is devalued and criminalized.”
- **District of Columbia *Comprehensive Plan* Act §23-217**
  - While attracting residents earning higher-wage jobs reflects a strong economy, it is important to consider the resulting growth in income disparities. At the national and metropolitan levels, income from lower-wage jobs has decreased in real terms, while income for workers with higher wages has grown, as shown in Figure 2.6. In the District, the story is somewhat different: wage growth at the lower end improved but importantly has not kept pace with growth for higher wage workers. Growing income disparity is even greater when considering geographic, racial/ethnic, and gender dimensions.
  - Lower- and middle-income households wishing to buy a home now have fewer options. This phenomenon may reinforce racial patterns of settlement in the District and/or create additional market pressure on the housing prices in eastern neighborhoods.
  - The District must also commit to normalizing conversations about race and operationalizing strategies for advancing racial equity, Racial equity is defined as the moment when “race can no longer be used to predict life outcomes and outcomes for all groups are improved.
  - As an outcome, the District achieves racial equity when race no longer determines one’s socioeconomic outcomes; when everyone has what they need to thrive, no matter where they live or their socioeconomic status; and when racial divides no longer exist between people of color and their white counterparts. As a process, we apply a racial equity lens when those most impacted by structural racism are meaningfully involved in the creation and implementation of the institutional policies and practices that impact their lives, particularly people of color. Applying this lens also reflects the targeted support to communities of color through policies and programs that are aimed at centering - focusing on their needs and barriers to participate and make informed decisions — and eliminating racial divides, all while taking into account historical trauma and racism.
  - Growing income disparity is even greater when considering geographic, racial/ethnic, and gender dimensions.
  - Doing so requires a racially equitable approach that ensures the District’s ecosystems are inclusive and interconnected, and strives to evenly distribute opportunities, benefits, and safeguards throughout the city.
  - As an outcome, the District achieves racial equity when race no longer determines one’s socioeconomic outcomes; when everyone has what they need to thrive, no

matter where they live or their socioeconomic status; and when racial divides no longer exist between people of color and their white counterparts. As a process, we apply a racial equity lens when those most impacted by structural racism are meaningfully involved in the creation and implementation of the institutional policies and practices that impact their lives, particularly people of color. Applying this lens also reflects the targeted support to communities of color through policies and programs that are aimed at centering - focusing on their needs and barriers to participate and make informed decisions — and eliminating racial divides, all while taking into account historical trauma and racism.

- The District's policies and investments should reflect a commitment to eliminating racial inequities. Addressing issues of equity in transportation, housing, employment, income, asset building, geographical change, and socioeconomic outcomes through a racial equity lens will allow the District to address systemic and underlying drivers of racial inequities.
- The principles acknowledge that the benefits and opportunities of living in the District are not available to everyone equally and that divisions in the city - physical, social and economic - must be overcome to move from vision to reality. To grow equitably and achieve racial equity, equity-centered approaches that address the needs of underserved communities are necessary.
- The District seeks to create and support an equitable and inclusive city. Growth must be managed equitably to support all District residents, including vulnerable communities and District protected classes. We must recognize that managing growth and change includes addressing the historic, structural, and systemic racial inequities and disenfranchisement of many District residents. And, we must recognize the importance of longtime businesses, as well as educational and cultural institutions

Thank you for your time and consideration,

*Concerned Residents & Friends for Better Air Quality and Environmental Justice for Buzzard Point & the Old Southwest Community*

*December 3, 2020*

**From:** [Ruby Steigerwald](#)  
**To:** [Committee of the Whole \(Council\)](#); [McDuffie, Kenyan \(Council\)](#)  
**Subject:** comp plan testimony  
**Date:** Thursday, December 3, 2020 12:19:15 PM

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To members of the DC Council,

I am a Ward 5 resident who cares deeply about creating an equitable world. In DC, one of the things DC must do to achieve this is to improve the availability and quality of housing in DC for **all** residents, with a special concern for those least able to find housing. I will echo the voices of many others by saying that I urge you to reject the Comp Plan amendments as proposed. The principles expressed in lofty language in the introduction are not carried through in specific policy proposals. The draft amendments do nothing to stop displacement, expand affordability for low-income people, or promote community-led equitable development. I believe we can create a model of development that benefits all residents, not just those who earn about the AMI, and puts the concerns of all residents above those of the developers.

I have 5 specific areas of concern.

1. Building more, alone, will not further affordability for the lowest incomes.
  - o "Build more" is premised on density bringing down prices or eliminating competition for housing. These arguments have no bearing on low-income housing that will not be provided by the private market, no matter how much new housing is built.
2. Building more, alone, will not further racial equity or affordability
  - o There are no mechanisms in place to prevent the continued displacement of Black residents or to require affordability beyond Inclusionary Zoning requirements.
  - o New proposed density in FLUM is not limited to Ward 3/high income communities. Unchecked increased density in lower-income areas will increase property valuations and taxes and further displacement.
3. UpFluming would be very concerning
  - o Circumvents community planning such as Small Area Plans
  - o Typically developer driven, with no notice or approval by ANCs and other impacted community bodies
  - o Creates a domino effect, setting the stage for upzoning
  - o Makes projects a "matter of right" and eliminates the public's ability to shape projects / gain benefits through PUD process
  - o UpFluming in Barry Farm, Crummell School, other areas will harm community organizing efforts to achieve equitable outcomes
4. No data is available regarding the impacts of proposed new density
  - o What would be the impacts of proposed new densing on achieving low income housing goals, rising tax rates, environmental impacts, need for city services, etc? This planning has not been done.
5. Amendment process did not comply with DC law
  - o DC Code requires the Mayor to submit reports to DC Council at least once every 4 years on the District government's progress in implementing Elements of the Plan, the Plan's Action items, and the key projected implementation activities by land use policy over the succeeding 5 years. This has not happened.
  - o Additionally, the Mayor shall submit amendments every 4 years for Council consideration and the amendments "shall be accompanied by an environmental assessment of the proposed amendments." This has not happened.

It's shameful that such a magnificent city has so much homelessness, so much public housing that is in unlivable conditions, so short a supply of truly affordable (30% of a person's income, NOT 60% of AMI) and at the same time gives so much welfare in the form of tax "relief" and \$1 rent to millionaire and billionaire developers. You can change this. We are counting on you.

Respectfully,

Ruby Steigerwald

1925 Bunker Hill Rd NE, Washington, DC 20018



**From:** [Ryan Fleming](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comments on the COMPREHENSIVE PLAN AMENDMENT ACT OF 2020  
**Date:** Thursday, December 3, 2020 9:09:11 AM

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To Whom It May Concern,

My name is Ryan Fleming and I am a resident of Ward 6 in Kingman park. I want to say that I fully support the amendments to the comprehensive plan. Increasing the amount of affordable housing units in the city, particularly West of Rock Creek Park is an important endeavor, and I applaud this amendment for doing just that.

It may not be perfect, but it is an improvement. We cannot wait for perfect, otherwise we never get better.

I also would like to encourage the OP to put forth a new plan in 2022, and help DC continue to grow and accommodate new residents of all socioeconomic backgrounds.

Thank you,  
Ryan Fleming


**From:** [Commissioner Ryan Linehan, SMD 5D01](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [ANC 5D; Kevin Horgan](#)  
**Subject:** ANC 5D Support for 500 Florida Ave NE  
**Date:** Monday, November 9, 2020 12:56:27 PM  
**Attachments:** [ANC 5D Support for 500 Florida Ave NE.pdf](#)  
[500 Florida Ave NE - FLUM Amendment - Tracking # 1358 \(1\).pdf](#)

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To whom it may concern,

Here is ANC 5D's written testimony and supporting document to support FLUM changes to the CompPlan regarding development at 500 Florida Ave NE.

Ryan Linehan

 . [ANC 5D](#)  
 . [@IvyCityRyan](#)  
to the [ANC 5D Calendar](#)

For the latest information on the District Government's response to COVID-19 (Coronavirus), please visit [coronavirus.dc.gov](https://coronavirus.dc.gov).



**DISTRICT OF COLUMBIA GOVERNMENT  
ADVISORY NEIGHBORHOOD COMMISSION 5D**

February 11, 2020

D.C. Office of Planning  
c/o Andrew Trueblood, Director  
1100 4<sup>th</sup> Street SW, Ste. 650  
Washington, DC 20024

**RE: 500 Florida Avenue NE - Request to Amend the Future Land Use Map  
FLUM Amendment Tracking No. 1358**

In consideration of a request to amend the District's Future Land Use Map filed by the owner of 500 Florida Avenue NE (Square 3590, Lots 13-14) (the "Property"), which is being processed under Tracking No. 1358 (the "Request"), Advisory Neighborhood Commission 5D hereby states as follows:

**WHEREAS**, the Property is located in the Florida Avenue/Union Market neighborhood and is bound by Florida Avenue NE to the south, 5<sup>th</sup> Street NE to the west, 6<sup>th</sup> Street NE to the east, and an alley to the north;

**WHEREAS**, the Property is improved with a gas station and a one-story building;

**WHEREAS**, the Future Land Use Map ("FLUM") is part of the District's Comprehensive Plan and is a policy map that guides the intended use of land in the District of Columbia;

**WHEREAS**, the FLUM currently designates the Property for Medium-Density Residential and Moderate-Density Commercial uses;

**WHEREAS**, in 2017, the Office of Planning held an "open call" process for FLUM amendments, and the Property owner filed the Request to amend the FLUM from its current designation to a Medium-Density Residential, High-Density Commercial and PDR designation;

**WHEREAS**, the Office of Planning issued an extension of its "open call" process, which allows ANC's to file resolutions no later than February 14, 2020;

**WHEREAS**, the Property owner now seeks for the Office of Planning to support the Request;

<b>ANC 5D Commissioners 2019-2020</b>	5D01: Ryan Linehan <i>Secretary</i>	5D02: Keisha Shropshire <i>Treasurer</i>	5D03: Steve Motley
5D04: Bernice Blacknell	5D05: Sydelle Moore <i>Vice Chairperson</i>	5D06: Jason Burkett	5D07: Clarence Lee Chairperson



**DISTRICT OF COLUMBIA GOVERNMENT  
ADVISORY NEIGHBORHOOD COMMISSION 5D**

**WHEREAS**, the Property owner's representative presented to ANC 5D at its regularly-scheduled meeting on December 10, 2019 and to ANC 5D's Zoning and Development Subcommittee on January 16, 2020;

**WHEREAS**, since 2017, the Florida Avenue/Union Market area has changed considerably through zoning approvals of "planned unit developments" and the construction of those buildings;

**WHEREAS**, the Property remains underutilized in part due to its current FLUM designation, which limits the potential future development of the Property;

**WHEREAS**, the ANC understands the Request will not change the Property's zoning designation and the Property owner will have to file for a planned unit development and map amendment if it seeks to develop the Property beyond the existing PDR-1 zoning designation;

**WHEREAS**, the ANC supports the Request because it will facilitate development of the underutilized Property in a similar fashion to many of the mixed-use buildings recently constructed in the Florida Avenue/Union Market area; and

**WHEREAS**, the ANC finds the proposed Request is consistent with relevant planning documents and policies that encourage high-density development in the Florida Avenue/Union Market area and the provision of more market-rate and affordable housing.

**NOW, THEREFORE, BE IT RESOLVED**, ANC 5D recommends the Office of Planning approve the Request to amend the District's Future Land Use Map for the Property filed under Tracking Number 1358 and that ANC 5D's recommendation be accorded the great weight provided for in the ANC Act.

Adopted on February 11, 2020, by a vote of 5 in favor, 0 opposed, and 0 abstention at a duly noticed public meeting located in the Edison Building at 371 Morse Street NE, with the matter listed in the notice and a quorum present.

Sincerely,

  
Chair Clarence Lee  
ANC 5D

ANC 5D Commissioners 2019-2020	5D01: Ryan Linehan <i>Secretary</i>	5D02: Keisha Shropshire <i>Treasurer</i>	5D03: Steve Motley
	5D04: Bernice Blacknell	5D05: Sydelle Moore <i>Vice Chairperson</i>	5D07: Clarence Lee Chairperson





**DISTRICT OF COLUMBIA GOVERNMENT  
ADVISORY NEIGHBORHOOD COMMISSION 5D**

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November 9, 2020

My name is Ryan Linehan and I am a Commissioner in Advisory Neighborhood Commission 5D, which covers the neighborhoods of Carver-Langston, Gallaudet, Ivy City, Trinidad and Union Market. My Single Member District includes both Ivy City, Gallaudet and Union Market.

I am here on behalf of ANC 5D to testify in support of the proposed amendment to the Future Land Use Map for the property at 500 Florida Avenue NE. The amendment is being processed under tracking number 1358.

Last winter, we met with the property owner's representatives to discuss their plans for redeveloping this property. After these meetings, in February 2020, ANC 5D unanimously passed a resolution supporting the proposed amendment to the FLUM, which would change the property's designation from medium-density residential and moderate-density commercial to medium-density residential, high-density commercial and PDR. Although the resolution was submitted to the Office of Planning prior to the extended "open call" deadline of February 14<sup>th</sup>, my understanding is the Office of Planning was unaware of our resolution when it decided not to recommend support for this FLUM amendment.

I am here today to urge the Council to adopt the proposed FLUM amendment for 500 Florida Avenue NE. The ANC's support for the amendment is based on its potential to transform this site from a gas station to a development that is more in line with the current Union Market neighborhood. As the Council is aware, Union Market has undergone a transformation in recent years and is now a bustling mixed-use neighborhood where people live, work and play. The amendment proposes the same FLUM designation for 500 Florida Avenue as other nearby properties in Union Market, and would allow this property to be redeveloped in a harmonious fashion. This is especially important because the property functions as the "entrance" to the Union Market neighborhood on Florida Avenue.

Further, the proposed FLUM amendment would allow a future development to incorporate more housing, which is something the District is in need of. Due to the property's location and size, this site offers a unique opportunity to provide more housing through greater density. However, the current FLUM designation limits future development opportunities. As such, ANC 5D encourages the Council to recognize this opportunity and adopt the proposal to amend the Future Land Use Map designated for 500 Florida Avenue NE to medium-density residential, high-density commercial and PDR.

Ryan Linehan  
Secretary, ANC 5D01

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<b>ANC 5D Commissioners 2019-2020</b>	5D01: Ryan Linehan <i>Secretary &amp; Treasurer</i>	5D02: Keisha Shropshire	5D03: Steve Motley
5D04: Bernice Blacknell	5D05: Sydelle Moore <i>Vice Chairperson</i>	5D06: Vacant	5D07: Clarence Lee <i>Chairperson</i>

**From:** [Sam Jared Bonar](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Barnes, Dianne \(SMD 5E09\)](#); [McDuffie, Kenyan \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#); [REDACTED]  
**Subject:** B23-736 Testimony - more co-ops and permanent affordability  
**Date:** Thursday, December 3, 2020 9:17:51 AM

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Dear Chairman and Councilmembers,

I wanted to write to you about the Comp Plan, as a Ward 5 resident, before the record closes on Dec. 3.

I live in Edgewood and I see such a need for more collective ownership and permanent, deep

affordability. We can't just say we want to build a bunch of affordable units without making sure they stay affordable and without finding new ways to let people have shared equity in their homes. I believe the way to do this is to focus on shared ownership and collective equity through expanding programs for co-ownership, cooperatives, community land trusts, and other innovative ways that are hard to get a loan or investment for right now under current law. I also want us to consider building housing on golf courses and large buildings that got tax subsidies but are lying mostly unused, especially in a pandemic. And we should create safe spaces for those who wish to live in tents or tiny homes so that they can confidently create what they need outside of our systems of shelters and control.

In addition, I agree with a lot of others who express that we must be willing to build large affordable housing developments that house families at 30% AMI and lower. If the building is mixed use, it must be majority lower income or else it will continue to kick the problem down the road. And wealthier, less dense parts of the city must share in the responsibility of creating more housing, especially affordable housing.

I want to support the proposed changes to the Comprehensive Plan and suggest that D.C. Council add more language supporting the development of limited-equity cooperatives and community land trusts. This is how we make home ownership available to more people: collective the land and the wealth of the city so everyone can have equity in our prosperity as a city. I also agree with GGW's recommendations:

Pass Office of Planning's amendments, with which I fully agree, intact as soon as possible. Support other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further "upflum" are either maintained or expanded; and as long as they do not uphold the "protect" and "conserve" language prevalent in the 2006 land use element.

Add language to the bill text that creates better Comp Plan procedures and encourages OP to begin to rewrite the 2006 plan by 2022

I hope you're finding strength in these crazy times and I hope you're willing to boldly defy the status quo and make a housing system that works for the people.

Thanks very much,

Sam Bonar

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Creative Advocacy Lab: [deliciousdemocracy.com](http://deliciousdemocracy.com)

**From:** [Sandy](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Fwd: Comments on DC Comprehensive Plan  
**Date:** Thursday, December 3, 2020 11:51:32 AM

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Dear Sir/Madam,

This is my comment for the DC Comprehensive Plan.

I have been a resident of Ward 4 for the past 20 years, and am a homeowner.

I am concerned about loss of affordable *family* housing in DC. I believe *families*, not *only* single people and couples should have the opportunity to live within walking distance to metros. I believe it may be even more important for families to have shorter commutes because of their responsibilities for their children and the time it requires.

I am concerned that in the pursuit for affordable housing by producing *more* housing, the question of what *kind* of affordable housing is needed is getting lost.

I think part of the comprehensive plan should be to preserve as much rowhouse housing as single family with auxiliary unit as possible. I believe this for two reasons:

- 1) it is dense, family appropriate housing ... the densest family appropriate housing we have in the city;
- 2) I have seen 1st hand how having the auxiliary apartment helps family afford housing and stabilize their finances. When buying a house, having the rental unit increases the ability of families to afford to get into a house. Families with young children use them to house parents and relatives who then help provide care for their children and also ease elder care. This makes living in DC more affordable for families. I see this done regularly. As their family grows, families can use the rental space for living space if needed. As their children get older, it gives families another source of income to pay for their children's education. A rowhouses with an auxiliary apartment is a brilliant housing form and I worry that it's in danger of being lost.

In my neighborhood, in the name of affordable housing, rowhouses are being converted into 3 condominiums. None of these units are really functional for family housing. The condominiums are selling for \$600 to \$800 thousand. Basically the price of a liveable, but not just renovated, rowhouse. This drives down the stock of moderate family housing in the city and therefore drives up the price of family housing. A family cannot compete with a developer for a rowhouse if the developer can expect to get \$2 million plus for the three final units he can construct on the site.

It also makes no sense to me that the city is making major investments in school buildings and parks ... investments primarily for families... at the same time that it encourages a rapid decline in the stock of family housing in these neighborhoods. I'm all for paying taxes to improve schools and play parks, but it makes no sense to me to do it if you're driving families out of these neighborhoods.

Finally, I do not want to live in a city that is basically populated by single people and couples. I just don't, even though I'm now le. That seems to me where we are headed in DC. The City



Council and Planning Department have an opportunity to do something about this in the current plan. If it's not addressed in this Plan it will be too late for many neighborhoods in DC.

Best regards,

Sandy Hoffmann

701 Taylor St. NW  
Washington, DC

**From:** [REDACTED]  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [REDACTED]  
**Subject:** Submission of Testimony for B23-0736, the "Comprehensive Plan Amendment Act of 2020"  
**Date:** Tuesday, November 17, 2020 12:20:05 PM  
**Attachments:** [NSP Ventures Corp. Ltr. to DC Council - Testimony re B23-0736 \(FLUM Change\).pdf](#)

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Good afternoon:

Please find the attached letter to the DC Council regarding Bill 23-0736, which is submitted on behalf of N.S.P. Ventures Corp., the owner of property located at premises 555 4<sup>th</sup> Street, NW (Square 531, Lot 36). Thank you.

Sincerely,  
Chris

**Christopher S. Cohen | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone [REDACTED] | Mobile [REDACTED]  
[REDACTED] | [www.hklaw.com](http://www.hklaw.com)

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**From:** [REDACTED]  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Cash, Evan W. \(Council\)](#); [Koster, Julia \(Council\)](#); ["Brooke Pinto"](#); [Hanson, Ella \(Council\)](#); [REDACTED]  
**Subject:** Supplement to Barbara Kahlow's Thurs 11/12/20 Comp Plan testimony on behalf of the West End Citizens Association (WECA)  
**Date:** Tuesday, December 1, 2020 9:10:58 PM  
**Attachments:** [CompPlan-bill-111920-testimony-Brooke.pdf](#)

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Chairman Mendelson – Attached please find a copy of Barbara Kahlow's 11/19/20 WECA testimony at Councilmember Brooke Pinto's Ward 2 Roundtable on the Comp Plan. She asked each of the witnesses to forward a copy to COW for the COW's Comp Plan bill hearing record. In addition, I want to address some mis-statements by the Barnhard Brothers (Dale and Maryland resident Gary) about the statutorily-defined permanent parkland addressed both in the WECA's 11/12 testimony and in more detail in the WECA's 11/19 testimony.

First, Dale Barnhard made various erroneous claims about the West End Citizens Association (WECA) of which he is not and has never been a WECA Member and for which he has never attended a WECA membership meeting. Here is a link to the WECA's website which includes recent testimonies before various DC bodies, recent letters to various DC agencies, etc.: <https://www.wecadc.org/>. It was one of the first citizens associations established in DC – in 1910. Chairman Mendelson and other Councilmembers have addressed various WECA Membership meetings.

Second, Dale Barnhard said that the WECA's claim of overwhelming support for the continuity of the permanent parkland is erroneous. Frankly, he has no basis for such a statement. I personally have spoken to a wide range of community residents, including former and newly-elected ANC Commissioners, WECA Board and other WECA Members, Foggy Bottom Association Board and other FBA Members, residents of my condominium (The Plaza at 800-25<sup>th</sup> St.) overlooking the parkland, residents of the two other condominiums overlooking the parkland (the Griffin at 955-26<sup>th</sup> St. and 2600 Penn. Ave.), etc. All support continuation of the current parkland and clearly oppose any change, especially for any development. As far as we know, only the Barnhard brothers who would benefit economically want the area developed. The WECA has testified in support of the continuity of the permanent parkland in each Comp Plan cycle starting in 1994. Former Council Chair Linda Cropp directed at least one prior OP Director to work on any revised language about this parkland with the WECA and an agreement was easily reached. The current OP has never approached the WECA about this subject.

Thank you for your consideration of the WECA's concerns not only in Foggy Bottom-West End but also City-wide. – Barbara, WECA Secretary-Treasurer

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**From:** [REDACTED]  
**Sent:** Tuesday, November 10, 2020 5:21 PM  
**To:** 'Committee of the Whole (Council)'  
**Cc:** [REDACTED]  
**Subject:** e-copy of Barbara Kahlow's Thurs 11/12/20 Comp Plan testimony on behalf of the West End Citizens Association (WECA)

**TESTIMONY**  
For the Committee of the Whole  
Considering the  
Final Amendments to the Comprehensive Plan  
by Susan Sedgewick  
December 2, 2020

Dear Chairman Mendelson and Council Members,

As the chair of the Capitol Hill Village Advocacy Steering Committee, I am representing hundreds of Capitol Hill Village (CHV) members who hope and plan to age in our community. We banded together 12 years ago to create an organization to assist us in meeting that goal. Our advocacy program is focused on identifying the needs of seniors, at all income levels, in our community and beyond, and then working to meet the critical ones. We have actively participated in the process for updating the Comprehensive Plan since 2017.

CHV's Executive Director, Judy Berman, included in her live testimony on November 13, a plea that the city needs to recognize the needs of older adults change as we become older and find ourselves needing more help with daily living tasks. We have been generally disappointed the Final Amendments to the Comprehensive Plan does not identify the set of challenges the city is facing with the projected growth in the number of elderly or older adults.

**With the above in mind**, we urge you to add the DC Council directed "10-year Senior Strategic Plan" (D.C. Law 22-267. Senior Strategic Plan Amendment Act of 2018.) to the Introduction Element's "Family of Plans" to send a message to the Mayor and future Mayors of its importance. **(Resources for this plan (3 FTE) were cut during the emergency budget exercise. )** Specifically, we recommend: In Section 103.4 (Figure 1.1: *The Family of Plans*), in the category "Related Studies and Plans" under "Citywide Elements", insert "10-year Senior Strategic Plan".

**My second item relates to the Economic Development Element.** In our most recent review of this element (dated April 2020) we are concerned the Office of Planning had not updated its pre-pandemic economic picture. We urge the Council to omit this element pending a rewrite reflecting the realities of the pandemic's effect on our city's economy. In directing this rewrite, we recommend that the Council provide guidance to the Mayor for addressing the projected shortfall of direct care workers, including home healthcare aides, personal care aides, and certified nursing assistants. (I have attached the relevant pages included in the Capitol Hill Village testimony submission on November 12.)

We chose not to provide you any suggested amendments to the April 2020 version of the Economic Development element as we believe that it is fundamentally flawed.

In our January 2020 submission to Office of Planning, however, we did take issue with the Economic Development Element's use of data for Figure 7.2. Here is our recommendation, developed by Dr. Frances Hoffmann, retired sociology professor and college dean. As a part of CHV's advocacy effort, Dr Hoffmann has been researching the projected shortfall of Home Healthcare Aides and Certified Nursing

Assistants and how the city regulates this workforce. This is the workforce we, who are growing older, are counting on to help us stay out of nursing homes.

Figure 7.2 Cross-Cutting Industry Clusters Identified by the 2016 DC's Economic Strategy (certified as the Comprehensive Economic Development Strategy or CEDS by the U.S. Economic Development Administration in August 2017).

*"The Office of Planning should clarify implications of Table 7.2 for occupational as well as sector projections or supplement the table with occupation-specific projections.*

*Table 7-2 reports growth projections by industry sector; some of the reported sector categories are very broad (Professional, Scientific and Technical), others more narrowly focused (Home Health Care Services), making assessments of training programs and other growth-supporting initiatives difficult. In addition, categories overlap – in NAICS classifications, Ambulatory Healthcare Services, for example, includes home health services, yet in the D.C. data, Home Health Care Services are separately listed. While perhaps useful as an illustration of core sectors in the D.C. economy, data by occupation would be more useful for planning purposes.*

*Capitol Hill Village(CHV) has conducted extensive research into the projected shortfall in Home Healthcare Aides and Personal Care Aides (who help with basic activities of daily living for persons unable to live independently without support) which require the attention of the D.C. government. All of the by-occupation projections we have found place Home Healthcare workers in the top three (and usually the first) both nationally and in D.C. of projected needs occupations over the next decade. Capitol Hill Village analysts are very willing to share these data with the Office of Planning and other entities.*

*For example, District of Columbia projected job openings for Home Healthcare Aides and Personal Care Aides are as follows (DOES OLMRI data):*

	2016	2026 (projected)	# change	%change
Home Health Care Aides	4,996			52%
Personal Care Aides	6,012			42%
TOTAL	11,008			47%"

We are concerned the city is not addressing the need to grow this workforce to meet the projected demand for trained and certified home health care aides. When OP provides a more realistic economic picture for our city, perhaps they can use statistics to support the workforce planning process across the board, including those for the home healthcare and personal care aide workforce.

Thank you,

Susan Sedgewick, [REDACTED] 223 8<sup>th</sup> St SE, [REDACTED]

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## Concerns of Capitol Hill Village Regarding the Economic Development Element

November 12, 2020

### Meaningful Amendments to the Element are Impracticable

Regrettably, we observe that the economic picture of D.C. has significantly changed due to the pandemic. We believe this element needs to be significantly revised to reflect the relatively less than rosy picture that currently exists. In addition, this planning element needs to recognize the need to address the looming shortfall of direct care workers, Certified Nursing Assistants (CNAs) and Home Health Aides (HHAs).

We urge the Council to omit this chapter as written and refer it back to the Mayor for redrafting in light of the post pandemic economic outlook. Also, we recommend that the Council provide guidance to the Mayor for addressing the projected shortfall of direct care workers, including home healthcare aides and certified nursing assistants.

### Reasons for Concern

Our concerns with the Comprehensive Plan Economic Development Element are twofold: the outdated data and a related failure to recognize the increasing needs of D.C.'s senior residents.

**Disruptions caused by the pandemic.**—The Economic Development Element was written pre-pandemic and includes several foundational assumptions about workforce sectors, office and facilities space needs, and demographic predictions that have been seriously disrupted by the pandemic, both in terms of its immediate consequences and its as-yet unknown implications going forward. The pandemic revealed, for example, inadequate public health preparedness for the direct care workforce – shortages of PPE's, safety concerns for workers and clients alike in in-home settings, existing shortages compounded by workers who contracted COVID and more. These disruptions have rippled throughout the economy and call into question the relatively rosy picture of D.C.'s economy painted in the element, written pre-pandemic. Minimally, we urge scrutiny of the proposed directions for change in this plan, with due attention to data from the pandemic experience to date.

**Continuing disregard of needs of senior residents.**— The needs of D.C.'s elderly are underrepresented in the Comprehensive Plan in general, and especially so in the Economic Development Element. We have expressed support in earlier drafts for several of the policy proposals, including supporting adult education, reduce barriers to employment of limited English proficiency citizens, support the creation of employee owned businesses such as cooperatives, etc. Each has the potential to ameliorate discrete issues confronting the direct care workforce but none offer the comprehensive planning and focus we believe to be essential in ensuring the basic care needs of the elderly and disabled among us are met.

### **Current and Looming Shortfall of Direct Care Workers**

Capitol Hill Village has been a leader in calling attention to the current and looming shortfalls in the number of direct care workers, particularly Certified Nursing Assistants (CNAs) and Home Health Aides (HHAs). This issue has been made all the more acute as the pandemic has unfolded. The direct care workforce, which is critical for enabling seniors and citizens with disabilities to live at home and to staff the care centers for those needed more intensive care, faces significant barriers to growth in the District. These barriers include low pay, limited advancement opportunities, high turnover, health and safety risks, certification barriers, and inadequate training availability. Bureau of Labor Statistics data reveal an existing ratio of residents needing in-home assistance to available direct care workers at 3 to 1, an inadequate supply made worse by the fact that clients typically need more than one aide to cover hours of care needed and a ratio predicted to worsen if current demographic and workforce trends continue.

### **Need for Focused Attention by the City**

Capitol Hill Village has called for the creation of a single point of authority for overseeing a multi-agency strategy to address the critical needs the District is facing. These certainly include the following: increasing the size and quality of the direct care workforce and implementation of streamlined training and certification requirements, initiation of recruitment and retention strategies, support for regional solutions to workforce development, and identification of promising innovations in home care agency structures, training, and career pathways initiatives.

**4601 Tilden Street NW  
Washington, D.C. 20016**

November 30, 2020

The Honorable Phil Mendelson  
Chair, Council of the District of Columbia  
1350 Pennsylvania Avenue NW  
Suite 504  
Washington, D.C. 20004

Dear Chairman Mendelson:

The Comprehensive Plan Amendment Act of 2020 (Bill 23-736) proposes to modify the District of Columbia Comprehensive Plan Act of 1984 (as amended), including the Future Land Use Map (FLUM), for the purpose of guiding future growth and development in the District of Columbia. The Spring Valley-Wesley Heights Citizens Association (SVWHCA) submits this statement on the legislation in lieu of testifying at the Committee of the Whole Public Hearings on November 12-13. We appreciate that the Council is working to ensure that groups, like ours, have an opportunity to comment on the proposed amendments to the Comprehensive Plan and is committed to considering these comments prior to taking a vote on the proposed amendments next year.

The SVWHCA was established in 1952 and is the longest continuous citizens group representing the interests of the Spring Valley and Wesley Heights sister-neighborhoods. The SVWHCA is organized under the laws of the District of Columbia and registered with the Corporations Division of the DC Department of Consumer and Regulatory Affairs (DCRA).

On issues tied to urban planning and growth, the SVWHCA has focused traditionally on neighborhood impacts and whether proposals for growth and development promote neighborhood livability. Based on our review of the FLUM proposed in Bill 23-736, the amendments to the FLUM proposed by the Office of Planning (OP) and incorporated into the legislation could alter, if not eliminate entirely, the small commercial retail district in Spring Valley. SVWHCA opposes these changes to the FLUM.

Nearly 80 percent of residents responding to an online poll conducted by SVWHCA indicated their opposition to these proposed changes.

Specifically, the FLUM proposes to alter the designation for Square 1500 which is currently classified as commercial low density (CLD). Square 1500 which is bordered by



Massachusetts Avenue NW, Fordham Road NW, and 49<sup>th</sup> Street NW, falls within the boundaries of the area represented by SVWHCA. Square 1500 houses the Spring Valley Village Shopping Center, a prototype of the 1920s neighborhood drive-in clustered shopping center, which was designed to complement the neighborhood and to “control commercial sprawl” in a low density residential neighborhood.

Bill 23-736 proposes to alter the designation for this site from CLD to CLD **and** Residential Moderate Density (RMOD).

Opposite Square 1500 on Massachusetts Avenue is Square 1499 (Lots 8, 802, and 803), also now classified as CLD and which now houses the Massachusetts Avenue Parking Shops, known today as the Spring Valley Shopping Center, another low rise shopping center that is one of the oldest planned neighborhood shopping centers in the metropolitan area.

As with the Spring Valley Village Shopping Center site, Bill 23-736 proposes to alter the designation for the Massachusetts Avenue Parking Shops from CLD to CLD and RMOD. Square 1499 (Lots, 8, 802, and 803) falls outside the official boundaries of the SVWHCA as outlined in the association’s bylaws. However, future development of these sites – located on both sides of Massachusetts Avenue – will have a significant and direct impact on residents of the area represented by the SVWHCA.

Both shopping centers were designated as historic landmarks in 1989 and listed on the DC Inventory of Historic Sites. SVWHCA took a leading role in securing the historic designation for both shopping centers. Both sites were designated in 2003 for inclusion on the U.S. Department of the Interior’s National Register of Historic Places. As you know, any additional development at these sites would require approval by the DC Historic Preservation Review Board (HPRB).

These two low density shopping centers are only two blocks from the DC-Maryland border and currently serve the day-to-day needs of the surrounding community.

SVWHCA opposes the RMOD designation for these two sites. The RMOD designation would allow the addition at these sites of 65-foot (50 feet + a 15-foot penthouse) multi-unit residential buildings. PUD rules would allow 80-foot (65 feet + a 15-foot penthouse) buildings at these sites. The RMOD designation is simply inconsistent with the character of the low density residential neighborhood that the commercial low density strips were intended to serve. Moreover, the RMOD classification is so incompatible with the sites as to permanently alter the historic character of the two shopping centers and compromise their historic designation. Adapting the sites in such a way as to add stories and “build up” the existing buildings would also be in conflict with the characteristics and features of the site that warranted their historic designation. The proposed changes to the FLUM for this site are at odds with the purposes of the DC Historic Landmark and Historic District Protection Act of 1978 as amended through March 2014.

The premise of the change proposed in the FLUM seems to be based on the fact that Massachusetts Avenue is a major Ward 3 gateway into the city and, thus, ripe for multi-unit

apartment buildings similar to those on Wisconsin and Connecticut Avenues, the other major Ward 3 gateways to the city from suburban Maryland. Unlike Wisconsin and Connecticut Avenues, Massachusetts Avenue has only limited commercially zoned space. In fact, there are only two commercial blocks on Massachusetts Avenue from Westmoreland Circle at the Maryland border to Dupont Circle in downtown Washington, D.C. – a distance of nearly five miles; and both commercial blocks are located in Spring Valley – far closer to low density neighborhoods in suburban Maryland than downtown D.C.

The two Spring Valley shopping centers are the only retail on Massachusetts Avenue along this gateway from where Massachusetts Avenue begins at Goldsboro Road in suburban Maryland to Dupont Circle – a stretch of nearly eight miles.

There are no extended commercial blocks along Massachusetts Avenue as is the case on Wisconsin and Connecticut Avenues. Both shopping centers in the Spring Valley commercial district are surrounded – even on Massachusetts Avenue – by single family low density residential homes stretching all the way on Massachusetts Avenue from where it begins at Goldsboro Road in suburban Maryland to Ward Circle at American University.

The surrounding Spring Valley neighborhood was designed as a suburban-type community. The neighborhood, including the small two block low density commercial area, still today retains the characteristics of a low density suburban-type residential neighborhood that city agencies, until now, have worked to protect. The proposed FLUM seeks to add more urban sprawl and growth to an area that was planned in such a way precisely to avoid such sprawl, including the added traffic – much of which would need to use existing narrow residential streets for access and egress.

The retail area at Squares 1500 and 1499 are designed primarily to serve the surrounding neighborhood. Although located on a bus line, they are more than a mile from the nearest Metrorail station. So, the primary purpose of the commercial retail area is to enhance the livability of the surrounding neighborhood. The proposed FLUM, if enacted, would put the future of that low density retail commercial service area at risk. The proposed FLUM amendment would, in effect, incent a developer to remove the existing retail and convert the site to apartment buildings – or, alternatively, to add height to the existing buildings putting the site's historic designation in jeopardy.

We recognize that adding new housing in Washington, D.C. is OP's highest priority, as agency staff have indicated in numerous zoning hearings over the last year. We support adding new housing in the District where possible, but not every commercial space in the District is appropriate for residential housing or the higher density housing proposed by OP.

SVWHCA believes the FLUM should prioritize the preservation of low density commercial sites that offer neighborhood-serving retail services to the same degree that OP seeks to incent the development of new multi-unit moderate density housing. This should not be a gambit between two competing priorities (e.g. preserving neighborhood retail vs. adding higher density multi-unit housing), but that is precisely the effect of the amended FLUM.

The neighborhood has fought for many years to protect these retail services in a low density commercial setting, including seeking to preserve the historic landmarks that house those services in the late 1980s. At the time, there was strong support from OP and other city agencies for protecting the character of the low density commercial zone in Spring Valley. In fact, OP's then-Director Fred Greene even recommended downzoning Square 1500 and 1499 from C-2-A to C-1 or alternatively create an overlay zone at the site to "protect the existing character, use, density, scale, and relationship of the area to the surrounding residential communities."

Although many years have passed and OP's priorities are significantly different than in the late 1980s and early 1990s, the need and demand for the preservation of neighborhood retail services has not changed. The city still benefits today from the strong, vital, and livable neighborhoods that city officials had the foresight to protect three decades ago. Amending the FLUM, as OP proposes, puts the existing retail services in our neighborhood at risk.

SVWHCA recognizes that the city has made the addition of new apartment-style housing a priority, but it is paramount that the District achieve these housing goals without compromising the low density character of neighborhoods and the services available in those neighborhoods, including retail and other commercial services. They are the lifeblood that sustain our neighborhoods – not just in Spring Valley, but across the city – and make our neighborhoods more livable and encourage people to continue to reside within the city's boundaries.

The proposed amendments to FLUM seek to minimize the importance of retaining the character of existing neighborhoods. This is a short-sighted approach by city officials that could result in a new out-migration from the city – not to escape the diversity of our city, as some advocates for growth may suggest – but to escape the type of urban sprawl that motivates people to avoid or leave higher density neighborhoods within the city center in favor of the lower density available in neighborhoods beyond the city center, like the neighborhoods represented by the SVWHCA.

OP seems to have taken a "boilerplate" and "cookie cutter" approach to amending the FLUM with the proposed changes to low density commercial areas instead of working to preserve and celebrate the character, use, density, and scale of neighborhoods that makes Washington, D.C. such a desirable place to live.

We also join with the Spring Valley West Homes Corporation, whose homeowners have indicated their opposition to changes in the FLUM to Area 5009. Area 5009 also falls within the boundaries of the SVWHCA. Area 5009 which is located across 49<sup>th</sup> Street from Square 1500 and across the corner from Square 1499, is also currently designated as CLD. The FLUM proposes to add RMOD to this zone as well. These small commercial buildings house important medical and dental services with some first floor retail.

SVWHCA played a central role in the discussions leading to the development of Area 5009 in the early 1980s. When the Spring Valley West community was envisioned, the developer initially proposed the construction of multi-unit apartment buildings at the Area 5009 site. But, this was rejected at the time by OP for the same reasons that it recommended an overlay zone for the Spring Valley shopping area nearly a decade later: that multi-unit apartment

buildings would be inconsistent with the surrounding low density residential neighborhoods in character, use, density, and scale.

Consequently, the developer and the neighborhood agreed that the area referenced now as Area 5009, where the developer initially hoped to build multi-unit housing, would be set aside instead strictly for low density commercial development, as it was originally intended when the land was first zoned by the city. In fact, SVWHCA entered into a formal agreement in October 1983 to preserve as a low density commercial zone the land that OP now seeks to reclassify as RMOD and that would enable the development of 65-foot tall multi-unit higher density housing at the site. The 1983 agreement limiting buildings to three stories is still in effect.

The goal of the agreement entered into in October 1983 was to develop a portion of the Spring Valley West site with new low density housing and build additional low density office buildings at the commercially zoned site along Massachusetts Avenue. It was intended that these low-rise office buildings would house a range of professional services that were (and still are today) valued and essential for the surrounding neighborhood.

SVWHCA believes the FLUM should recognize that these professional services for residents also are a priority. As with retail services, the FLUM should not put the availability of these services at risk. And as with Squares 1500 and 1499, Area 5009 is surrounded by single family residential homes.

The combined effect of OP's proposals for Square 1500, 1499, and Area 5009 is a recipe for added density and the congestion that comes with it – none of which is consistent with the surrounding low density residential neighborhood.

We believe the goal of the FLUM should be to retain and preserve the vitality of residential neighborhoods. Although it is important to add more housing where possible, this housing should make our neighborhoods stronger and not lead to the potential loss of services, including retail and professional services. These services add value to a neighborhood and the city as a whole. There is as much public interest in preserving the full range of commercial services in a neighborhood as increasing the availability of multi-unit housing – even more so when this housing is likely to be targeted to a luxury market, as is likely to be the case in Spring Valley.

Without these valued and essential services within our neighborhood, residents will most likely seek and find them in neighboring suburban Maryland which is much closer and easier to access for Spring Valley residents than other parts of the city.

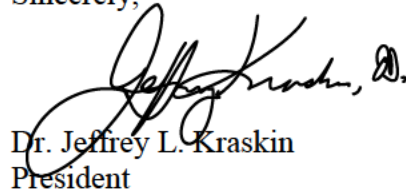
It is also important to note that this process of revising the Comprehensive Plan began before the onset of the COVID-19 pandemic. Nobody could have speculated with any reasonable degree of certainty that the U.S. would fall victim to such an infectious virus with the implications for the economy and all facets of our lives. The COVID-19 surge has had a dramatic impact on the type of services that we are advocating in this letter to preserve. Some urban planners suggest that the COVID-19 pandemic may lead to out-migrations from center cities as residents seek larger living spaces and more open spaces.

City planners and the DC Council need to reconsider the amendments to the Comprehensive Plan, including the proposed new FLUM, within the context of the COVID-19 impacts, especially since COVID-19 has shown how vulnerable we are to such viruses. In fact, public health experts have warned that COVID-19 may be the first of many such viruses that could impact our way of life. The Council should not consider the Comprehensive Plan in a vacuum given all our city, its businesses, and residents have experienced over the last year due to COVID-19 that are likely to have long-term implications.

In conclusion, then, the FLUM should have as its priority promoting the vitality and livability of our city's neighborhoods. While creating opportunities for new development, the FLUM amendments proposed for our neighborhood could strip the area of the range of services that add to our neighborhood's vitality and livability while altering the use, density, scale, and relationship of the commercial zones to the surrounding residential community.

We know first-hand and applaud your commitment to ensure a full debate on the issues raised by the proposed changes in the FLUM. As a one-time neighborhood advocate, yourself, you – probably more than any other current Councilmember – understand the relationship between the FLUM and the quality of life for DC residents. Thank you for keeping the record for the hearing open until December 3 and providing the opportunity to submit comments on the proposed Comprehensive Plan legislation.

Sincerely,



Dr. Jeffrey L. Kraskin  
President

cc: Councilmember Mary Cheh  
Councilmember Anita Bonds  
Councilmember Robert White  
Councilmember Elissa Silverman  
Jennifer Steingasser

# NEIGHBORS FOR A LIVABLE COMMUNITY

3700 University Avenue NW  
Washington, DC 20016

November 30, 2020

The Honorable Phil Mendelson  
Chair, Council of the District of Columbia  
1350 Pennsylvania Avenue NW  
Suite 504  
Washington, D.C. 20004

Dear Chairman Mendelson:

Neighbors for a Livable Community (NLC) thanks you for the opportunity to submit these comments on The Comprehensive Plan Amendment Act of 2020 (Bill 23-736), which proposes to modify the District of Columbia Comprehensive Plan, including the Future Land Use Map (FLUM). The objective of the legislation is to guide future growth and development in the District of Columbia.

NLC, a D.C. non-profit corporation registered in the District of Columbia, was established in 1987 by concerned neighbors of American University (AU) to protect the quiet, long-established neighborhoods surrounding AU, including Spring Valley, Wesley Heights, and American University Park. This mission of the corporation, as outlined in its Articles of Incorporation, includes the following:

***“To promote the planning and use of commercial property adjoining residential property in Ward 3 of the District of Columbia, and in particular, the neighborhoods of Spring Valley, Wesley Heights, and American University Park so as to ensure that those uses do not adversely affect the stability and serenity of the neighboring residences and residential communities.”***

The NLC’s purpose is to provide a broad perspective relating to community concerns regarding objectionable impacts that may result from development and growth in the neighborhoods within the vicinity of universities, non-profit institutions, and commercial properties.

NLC is strongly opposed to changes in the FLUM proposed in Bill 23-736 as they relate to Squares 1500, 1499, and Area 5009 – all which will have significant impact on residents of the Spring Valley and American University Park neighborhoods.

All three areas (Squares 1499 and 1500 and Area 5009) are currently designated as Commercial Low Density (CLD) and would be modified to be Residential Moderate Density (RMOD) and CLD. This could jeopardize the commercial retail and professional services, including medical and dental services that are now available to serve residents of the Spring Valley and AU Park neighborhoods.

Squares 1500 and 1499 are currently the sites of two historically-designated low-rise shopping centers. These shopping centers provide valuable retail services for residents in the Spring Valley and AU Park neighborhoods. Adding a moderate residential component to these properties, which would allow for the construction of 65-foot tall apartment buildings, is inconsistent with the character of the sites and the surrounding residential neighborhoods. (Note: 80-foot tall buildings could be built at this site as part of a PUD, based on the proposed amendment to the FLUM.)

These commercial areas, themselves, are somewhat of an anomaly for the neighborhood in that the area is comprised primarily of single family homes – even along Massachusetts Avenue, which functions as a major corridor to enter DC from suburban Maryland. The area was originally zoned in the 1920s to limit the commercial space so as to ensure the low density neighborhood character of what was considered then to be more suburban than urban in nature. The area retains much of this character, which has made it an attractive place for DC residents to choose to live and raise their families.

However, a new comprehensive plan with a FLUM that encourages development of 65- or 80-foot multi-unit residential structures at these sites is a dramatic and unwelcome shift. Even in the late 1980s, the city considered further downzoning the commercial area prior to the shopping centers being designated as historic sites so as to ensure the preservation of the low density characteristics of the neighborhood.

Yes, times have changed, but the interest in DC residents to live in a low density neighborhood that offers a balanced set of basic retail and professional services has not changed.

**NLC does not oppose additional housing in Spring Valley or AU Park, but that housing should be consistent with the low density character of the neighborhood and not jeopardize existing commercial services that already are in very limited supply.**

The same applies for Area 5009, an area known as Spring Valley West. Much planning went into the development of Area 5009 in the early 1980s that included extensive discussions between the developer and the neighborhood. These discussions produced a long term agreement that still is in effect today. The goal of the agreement entered into in October 1983 was to develop the overall site with new low density housing and reserve Area 5009 for low density office buildings that could house services valued and essential to the surrounding neighborhood. These buildings have become even more important for the neighborhood since American University purchased a commercial building in the neighborhood that was converted from professional offices and first floor retail to academic use.

Buildings currently at Area 5009 provide valued medical, dental, and other professional services. The agreement reached in 1983 has fostered new development while also enhancing the neighborhood – but all within the context of preserving the low density character of the neighborhood – both for housing and commercial services.

The proposed new FLUM would encourage and even incent a developer and land owner to replace these buildings with taller residential structures permanently altering the character of the neighborhood and stripping it of valued retail and professional services.

The neighborhood is already slated to lose valued retail services, including a long-established popular restaurant, as a result of plans to approve the construction of a multi-unit structure at a site adjacent to Square 1499 that once housed a grocery store. New development in the neighborhood has not produced new retail or commercial services – in fact, the neighborhood has lost such services because of commercial landowners who have used the city's new priorities – not to enhance our neighborhoods – but to derive a higher profit from their holdings.

There is a reason that people now choose to live in these neighborhoods – they want to live in a low density area, not in an apartment zone. It is neighborhoods – and the preponderance of different styles of neighborhoods – some more urban than the others – that make a city rich, vital, and desirable.

In proposing these changes, the Office of Planning (OP) seems to be trying to reestablish Spring Valley as a mini-Bethesda. The commercial corridor along Massachusetts Avenue is planned to be limited so as to provide neighborhood-serving retail and professional services, including medical services. The area is not served by Metrorail and has limited public transportation options. These retail and commercial services enhance the walkability and livability of the neighborhood. But, the proposed FLUM would put these valued services at risk as part of an ill-conceived strategy to fill in neighborhoods – wherever a map might suggest is possible – with additional higher rise housing so that the city or its parts can meet some ill-conceived, if not arbitrary, quota for new housing.

NLC believes we need to build vital neighborhoods that offer an array of services and conveniences. Our low density commercial services should be as valued as new higher-rise multi-unit housing – if not more so. Otherwise, we will be encouraging people to spend even more of their hard earned dollars in commercial areas in suburban Maryland and Virginia. By compromising the low density of our residential neighborhoods, we also encourage taxpayers to leave the city permanently for suburban communities that offer more opportunities for low density housing. The proposed FLUM gives a green light to any developer in the city to tear down the old in favor of newer and bigger buildings in neighborhoods that were planned to be low density in character – and outside the city's more urban center.

It is for these reasons that we encourage you to revise the proposed FLUM to continue to limit Squares 1500 and 1499 and Area 5009 to low commercial density.



On a related note, NLC also wants to express concern about public access to the recommendations made by OP. Trying to navigate the OP site online for information about the changes to the Comprehensive Plan is worse than trying to negotiate a maze. Given the significant changes proposed by OP in the legislation, NLC believes OP had a responsibility – that it has not met – for greater dialogue with communities and more transparency to outline the rationale for its specific recommendations. NLC was among many groups that formally submitted proposed amendments to the Comprehensive Plan. OP could have reached out to such organizations to engage with them directly on the proposed changes to the Comprehensive Plan. That has not happened.

OP's notion of public engagement seems focused primarily on the city's Advisory Neighborhood Commissions (ANCs). Yet, not all ANCs across the city approach the Comprehensive Plan with any degree of understanding of its role in future city planning and development. Moreover, not all ANCs have demonstrated an interest in fostering the kind of community debate that is badly needed on the Comprehensive Plan. This is certainly true of ANC 3D, which includes the Spring Valley and Wesley Heights neighborhoods within its boundaries.

If agencies are going to rely so heavily on the ANCs on an issue like the Comp Plan, then it is time for the Council to insist that ANC training be improved. In fact, it is long past time – given the variance in how ANCs operate across the city – for the Council to conduct meaningful oversight of ANCs to ensure they are operating in a way that reflects the goals and objectives outlined for the ANCs in the city's charter.

Sincerely,



Dennis I. Paul  
President

cc: Councilmember Mary Cheh  
Councilmember Anita Bonds  
Councilmember Robert White  
Councilmember Elissa Silverman

**4601 Tilden Street NW  
Washington, D.C. 20016**

November 30, 2020

The Honorable Phil Mendelson  
Chair, Council of the District of Columbia  
1350 Pennsylvania Avenue NW  
Suite 504  
Washington, D.C. 20004

Dear Chairman Mendelson:

The Comprehensive Plan Amendment Act of 2020 (Bill 23-736) proposes to modify the District of Columbia Comprehensive Plan Act of 1984 (as amended), including the Future Land Use Map (FLUM), for the purpose of guiding future growth and development in the District of Columbia. The Spring Valley-Wesley Heights Citizens Association (SVWHCA) submits this statement on the legislation in lieu of testifying at the Committee of the Whole Public Hearings on November 12-13. We appreciate that the Council is working to ensure that groups, like ours, have an opportunity to comment on the proposed amendments to the Comprehensive Plan and is committed to considering these comments prior to taking a vote on the proposed amendments next year.

The SVWHCA was established in 1952 and is the longest continuous citizens group representing the interests of the Spring Valley and Wesley Heights sister-neighborhoods. The SVWHCA is organized under the laws of the District of Columbia and registered with the Corporations Division of the DC Department of Consumer and Regulatory Affairs (DCRA).

On issues tied to urban planning and growth, the SVWHCA has focused traditionally on neighborhood impacts and whether proposals for growth and development promote neighborhood livability. Based on our review of the FLUM proposed in Bill 23-736, the amendments to the FLUM proposed by the Office of Planning (OP) and incorporated into the legislation could alter, if not eliminate entirely, the small commercial retail district in Spring Valley. SVWHCA opposes these changes to the FLUM.

Nearly 80 percent of residents responding to an online poll conducted by SVWHCA indicated their opposition to these proposed changes.

Specifically, the FLUM proposes to alter the designation for Square 1500 which is currently classified as commercial low density (CLD). Square 1500 which is bordered by

Massachusetts Avenue NW, Fordham Road NW, and 49<sup>th</sup> Street NW, falls within the boundaries of the area represented by SVWHCA. Square 1500 houses the Spring Valley Village Shopping Center, a prototype of the 1920s neighborhood drive-in clustered shopping center, which was designed to complement the neighborhood and to “control commercial sprawl” in a low density residential neighborhood.

Bill 23-736 proposes to alter the designation for this site from CLD to CLD **and** Residential Moderate Density (RMOD).

Opposite Square 1500 on Massachusetts Avenue is Square 1499 (Lots 8, 802, and 803), also now classified as CLD and which now houses the Massachusetts Avenue Parking Shops, known today as the Spring Valley Shopping Center, another low rise shopping center that is one of the oldest planned neighborhood shopping centers in the metropolitan area.

As with the Spring Valley Village Shopping Center site, Bill 23-736 proposes to alter the designation for the Massachusetts Avenue Parking Shops from CLD to CLD and RMOD. Square 1499 (Lots, 8, 802, and 803) falls outside the official boundaries of the SVWHCA as outlined in the association’s bylaws. However, future development of these sites – located on both sides of Massachusetts Avenue – will have a significant and direct impact on residents of the area represented by the SVWHCA.

Both shopping centers were designated as historic landmarks in 1989 and listed on the DC Inventory of Historic Sites. SVWHCA took a leading role in securing the historic designation for both shopping centers. Both sites were designated in 2003 for inclusion on the U.S. Department of the Interior’s National Register of Historic Places. As you know, any additional development at these sites would require approval by the DC Historic Preservation Review Board (HPRB).

These two low density shopping centers are only two blocks from the DC-Maryland border and currently serve the day-to-day needs of the surrounding community.

SVWHCA opposes the RMOD designation for these two sites. The RMOD designation would allow the addition at these sites of 65-foot (50 feet + a 15-foot penthouse) multi-unit residential buildings. PUD rules would allow 80-foot (65 feet + a 15-foot penthouse) buildings at these sites. The RMOD designation is simply inconsistent with the character of the low density residential neighborhood that the commercial low density strips were intended to serve. Moreover, the RMOD classification is so incompatible with the sites as to permanently alter the historic character of the two shopping centers and compromise their historic designation. Adapting the sites in such a way as to add stories and “build up” the existing buildings would also be in conflict with the characteristics and features of the site that warranted their historic designation. The proposed changes to the FLUM for this site are at odds with the purposes of the DC Historic Landmark and Historic District Protection Act of 1978 as amended through March 2014.

The premise of the change proposed in the FLUM seems to be based on the fact that Massachusetts Avenue is a major Ward 3 gateway into the city and, thus, ripe for multi-unit

apartment buildings similar to those on Wisconsin and Connecticut Avenues, the other major Ward 3 gateways to the city from suburban Maryland. Unlike Wisconsin and Connecticut Avenues, Massachusetts Avenue has only limited commercially zoned space. In fact, there are only two commercial blocks on Massachusetts Avenue from Westmoreland Circle at the Maryland border to Dupont Circle in downtown Washington, D.C. – a distance of nearly five miles; and both commercial blocks are located in Spring Valley – far closer to low density neighborhoods in suburban Maryland than downtown D.C.

The two Spring Valley shopping centers are the only retail on Massachusetts Avenue along this gateway from where Massachusetts Avenue begins at Goldsboro Road in suburban Maryland to Dupont Circle – a stretch of nearly eight miles.

There are no extended commercial blocks along Massachusetts Avenue as is the case on Wisconsin and Connecticut Avenues. Both shopping centers in the Spring Valley commercial district are surrounded – even on Massachusetts Avenue – by single family low density residential homes stretching all the way on Massachusetts Avenue from where it begins at Goldsboro Road in suburban Maryland to Ward Circle at American University.

The surrounding Spring Valley neighborhood was designed as a suburban-type community. The neighborhood, including the small two block low density commercial area, still today retains the characteristics of a low density suburban-type residential neighborhood that city agencies, until now, have worked to protect. The proposed FLUM seeks to add more urban sprawl and growth to an area that was planned in such a way precisely to avoid such sprawl, including the added traffic – much of which would need to use existing narrow residential streets for access and egress.

The retail area at Squares 1500 and 1499 are designed primarily to serve the surrounding neighborhood. Although located on a bus line, they are more than a mile from the nearest Metrorail station. So, the primary purpose of the commercial retail area is to enhance the livability of the surrounding neighborhood. The proposed FLUM, if enacted, would put the future of that low density retail commercial service area at risk. The proposed FLUM amendment would, in effect, incent a developer to remove the existing retail and convert the site to apartment buildings – or, alternatively, to add height to the existing buildings putting the site's historic designation in jeopardy.

We recognize that adding new housing in Washington, D.C. is OP's highest priority, as agency staff have indicated in numerous zoning hearings over the last year. We support adding new housing in the District where possible, but not every commercial space in the District is appropriate for residential housing or the higher density housing proposed by OP.

SVWHCA believes the FLUM should prioritize the preservation of low density commercial sites that offer neighborhood-serving retail services to the same degree that OP seeks to incent the development of new multi-unit moderate density housing. This should not be a gambit between two competing priorities (e.g. preserving neighborhood retail vs. adding higher density multi-unit housing), but that is precisely the effect of the amended FLUM.

The neighborhood has fought for many years to protect these retail services in a low density commercial setting, including seeking to preserve the historic landmarks that house those services in the late 1980s. At the time, there was strong support from OP and other city agencies for protecting the character of the low density commercial zone in Spring Valley. In fact, OP's then-Director Fred Greene even recommended downzoning Square 1500 and 1499 from C-2-A to C-1 or alternatively create an overlay zone at the site to "protect the existing character, use, density, scale, and relationship of the area to the surrounding residential communities."

Although many years have passed and OP's priorities are significantly different than in the late 1980s and early 1990s, the need and demand for the preservation of neighborhood retail services has not changed. The city still benefits today from the strong, vital, and livable neighborhoods that city officials had the foresight to protect three decades ago. Amending the FLUM, as OP proposes, puts the existing retail services in our neighborhood at risk.

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The proposed amendments to FLUM seek to minimize the importance of retaining the character of existing neighborhoods. This is a short-sighted approach by city officials that could result in a new out-migration from the city – not to escape the diversity of our city, as some advocates for growth may suggest – but to escape the type of urban sprawl that motivates people to avoid or leave higher density neighborhoods within the city center in favor of the lower density available in neighborhoods beyond the city center, like the neighborhoods represented by the SVWHCA.

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We also join with the Spring Valley West Homes Corporation, whose homeowners have indicated their opposition to changes in the FLUM to Area 5009. Area 5009 also falls within the boundaries of the SVWHCA. Area 5009 which is located across 49<sup>th</sup> Street from Square 1500 and across the corner from Square 1499, is also currently designated as CLD. The FLUM proposes to add RMOD to this zone as well. These small commercial buildings house important medical and dental services with some first floor retail.

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The combined effect of OP's proposals for Square 1500, 1499, and Area 5009 is a recipe for added density and the congestion that comes with it – none of which is consistent with the surrounding low density residential neighborhood.

We believe the goal of the FLUM should be to retain and preserve the vitality of residential neighborhoods. Although it is important to add more housing where possible, this housing should make our neighborhoods stronger and not lead to the potential loss of services, including retail and professional services. These services add value to a neighborhood and the city as a whole. There is as much public interest in preserving the full range of commercial services in a neighborhood as increasing the availability of multi-unit housing – even more so when this housing is likely to be targeted to a luxury market, as is likely to be the case in Spring Valley.

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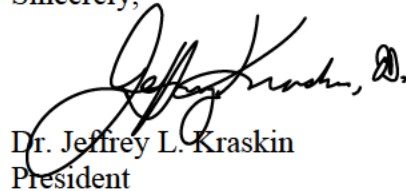
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City planners and the DC Council need to reconsider the amendments to the Comprehensive Plan, including the proposed new FLUM, within the context of the COVID-19 impacts, especially since COVID-19 has shown how vulnerable we are to such viruses. In fact, public health experts have warned that COVID-19 may be the first of many such viruses that could impact our way of life. The Council should not consider the Comprehensive Plan in a vacuum given all our city, its businesses, and residents have experienced over the last year due to COVID-19 that are likely to have long-term implications.

In conclusion, then, the FLUM should have as its priority promoting the vitality and livability of our city's neighborhoods. While creating opportunities for new development, the FLUM amendments proposed for our neighborhood could strip the area of the range of services that add to our neighborhood's vitality and livability while altering the use, density, scale, and relationship of the commercial zones to the surrounding residential community.

We know first-hand and applaud your commitment to ensure a full debate on the issues raised by the proposed changes in the FLUM. As a one-time neighborhood advocate, yourself, you – probably more than any other current Councilmember – understand the relationship between the FLUM and the quality of life for DC residents. Thank you for keeping the record for the hearing open until December 3 and providing the opportunity to submit comments on the proposed Comprehensive Plan legislation.

Sincerely,



Dr. Jeffrey L. Kraskin  
President

cc: Councilmember Mary Cheh  
Councilmember Anita Bonds  
Councilmember Robert White  
Councilmember Elissa Silverman  
Jennifer Steingasser

**From:** [Tom](#)  
**To:** [Cheh, Mary \(COUNCIL\)](#); [Mendelson, Phil \(COUNCIL\)](#); [Committee of the Whole \(Council\)](#)  
**Subject:** Proposed Amendments to the Comprehensive Plan  
**Date:** Friday, November 20, 2020 11:21:30 AM

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As a DC homeowner and advocate for the district at large, I wanted to express my opposition to the DC Office of Planning's proposed amendments to the Comprehensive Plan and Future Land Use Map.

One of the appeals of DC is it's unique character, architecture, and low scale/density. It's different from all other downtown urban areas in the US. That's a key reason why people want to live here. The proposed changes could be the tipping point to once again cause the District to be a place to move from instead of a place to move to.

I am hopeful the DC Council votes down the amendments being proposed.

Tom Crowder  
Ward 3 Homeowner





**Children's National.**

111 Michigan Ave NW  
Washington, DC 20010-2916  
ChildrensNational.org

Written Statement of Tonya Vidal Kinlow,  
Vice President Community Engagement, Advocacy, & Government Affairs  
On Behalf of Children's National Hospital  
Before The Council of District of Columbia  
Committee of the Whole  
On Bill 23-736 "Comprehensive Plan Amendment Act of 2020"

November 10, 2020

Thank you, Chairman Mendelson and members of the Committee for the opportunity to provide written testimony regarding the District's Comprehensive Plan Amendment Act of 2020. My name is Tonya Vidal Kinlow and I am the Vice President of Community Engagement, Advocacy and Government Affairs at Children's National Hospital. For 150 years, Children's National has been an integral part of the fabric of this region, serving Washington, D.C.'s children and families. We started in 1870 as a 12-bed baby ward and have grown to the full service pediatric hospital that we are today. We are a not-for-profit, 323 bed children's hospital that is locally governed and the second largest employer with more than 7,000 employees. We are proud to be named among the Top 10 children's hospitals by U.S. News & World Report Best Children's Hospitals survey, including being ranked #1 for newborn intensive care in the country for the third year in a row.

Children's National is seeking to amend the Comprehensive Plan Future Land Use Map and Generalized Policy Map for an approximately 11.85 acre portion of the former Walter Reed Army Medical Center ("WRAMC"). The former WRAMC was closed by the U.S. Department of the Army in accordance with the 2005 Base Realignment and Closure Commission. Following its closure, Children's was fortunate to obtain fee simple ownership of approximately 11.85 acres of the former WRAMC pursuant to the federal Defense Authorization Act of 2016. The portion of the campus now owned by Children's, and that is the subject of this testimony, is located on the south side of Fern Street, near the intersection of 14th Street and Alaska Avenue, and in between portions of the campus now owned by the District of Columbia and the U.S. Department of State. It comprises Lots 820 – 828 in Square 2950. As a condition of the transfer, Children's National has committed to using the Walter Reed property for "the protection of public health including research, including ancillary or incidental uses and activities such as, among other related uses, special clinics, educational facilities, public outreach, administrative and other offices, and research and other health/research related services."

Children's National is currently in the process of rehabilitating all the existing structures on the campus for adaptive reuse and reactivation as part of Phase 1 of Children's National

Research & Innovation Project. This phase of the project will allow us to expand our innovative work in pediatric research such as genetics, neuroscience, immunology and cancer studies. A portion of the research facility will be operated by Johnson & Johnson labs with incubator space open to pharmaceutical, medical devices, consumer and health technology companies that are aiming to advance the development of new drugs, medical devices, and precision diagnostics and health technologies. This phase of the project includes the following:

- 66,000 square feet of research and innovation space dedicated to the Children's Research Institute and JLABS@Washington, DC.
- 28,000 square feet of outpatient pediatric care center, and
- 300-seat conference center and theater/lecture hall that will be available for use by the neighboring community.

While we do not have a specific timeline for future phases of the Children's National Research & Innovation Project, to facilitate these future phases Children's recently obtained approval from the Zoning Commission to rezone our portion of the campus. We are appreciative of the Zoning Commission, the Office of Planning, and Advisory Neighborhood Commission 4A for their support during the rezoning process. Reflective of its long history of ownership by the federal government, and use as a federal military installation, the former WRAMC is currently identified on the Comprehensive Plan FLUM as "Federal," and on the Generalized Policy Map as "Federal/Land Use Change Area." However, that is no longer the case for a large portion of the campus, including the portion owned by Children's.

As you may know, the Office of Planning's proposed FLUM amendments recommend changing the land use designation for the portion of the WRAMC now owned by the District from "Federal," to a range designations that align with the Small Area Plan and the existing zoning for that portion of the former campus. The Office of Planning's recommendations also change the Policy Map designation of the District's portion of the former campus. While working closely with the Office of Planning during our rezoning effort, it was our understanding that the Office of Planning would include in its proposed FLUM and Policy Map amendments changes to the Children's portion of the campus to "Institutional." Unfortunately, we have confirmed with the Office of Planning that these changes were inadvertently left out of their proposed amendments.

Children's National is respectfully requesting that:

1. The FLUM designation for the Children's portion of the former WRAMC be changed from "Federal" to "Institutional," and;
2. The Policy Map designation for the Children's portion of the former WRAMC be changed from "Federal/Land Use Change Area" to "Institutional."

We urge the Committee to make these amendments to the District's Comprehensive Plan. These designations are the most appropriate based upon descriptions contained in the recently adopted Framework Element and based upon the ownership and future use of our property.

These designations will also better align with the zoning that was recently approved by the Zoning Commission. I greatly appreciate the opportunity to submit testimony and would be happy to answer any follow up questions the Council may have.

**From:** [Davis, Elizabeth](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Kinlow, Tonya](#); [Koster, Julia \(Council\)](#)  
**Subject:** Children's National Hospital Written Testimony: B23-736 The Comprehensive Plan Amendment Act of 2020  
**Date:** Tuesday, November 10, 2020 4:43:42 PM  
**Attachments:** [B23-736 Comprehensive Plan Amendment Act of 2020- Children's National Hospital Written Testimony 11.10.20 .pdf](#)

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Dear Committee of the Whole,

Please see the attached written testimony on behalf of Children's National Hospital for the Committee of the Whole Hearing on B23-736, the Comprehensive Plan Amendment Act of 2020 scheduled for **Thursday, November 12th at 9:00am**. I have copied the witness Tonya Vidal Kinlow for your reference. Please let us know if you have any questions or concerns regarding our written testimony. If you can kindly [confirm receipt of this email](#) and I would greatly appreciate it.

Best,  
Elizabeth

*Elizabeth Davis, MHA*  
*Government Affairs Specialist*  
Child Health Advocacy Institute  
Children's National Hospital  
2233 Wisconsin Ave, NW, Suite 317  
Washington, DC 20007

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December 3, 2020

Phil Mendelson  
Chairman  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW  
Suite 504  
Washington, DC 20004  
Via email: [REDACTED]

***Re: B23-736, Comprehensive Plan Amendment Act of 2020***

Dear Chairman Mendelson,

Thank you for the opportunity to submit comments on the proposed amendments to the District's Comprehensive Plan. I am a Ward 5 resident in the Riggs Park neighborhood in Northeast DC. I am resubmitting comments (enclosed) that I submitted to the Office of Planning on January 9, 2020, for the record in this matter. My comments primarily concern the following elements:

1. Rock Creek East Element
2. Upper Northeast Element
3. General Land Use Map
4. Implementation Element
5. Housing Element - Affordable Housing Goals

I highlight below a few areas in my submitted comments where OP did not accept recommendations, but I resubmit my January 2020 comments in their entirety.

**1. Rock Creek East Element**

(a) I resubmit my comments submitted to the Office of Planning regarding amendments to the Rock Creek East Element. I appreciate the express inclusion of the Riggs Road/South Dakota Avenue NE Area Development Plan into the Comp Plan. My recommendation here (rejected by the Office of Planning) is to include ***all*** of the policy recommendations/action items in the area development plan in the Comp Plan. The Rock Creek East Element contains only some and specifically does not include area development plan recommendations related to Fort Circle Park at South Dakota Avenue and Galloway Street NE (such as a trail and active recreation along the edges of the park). The area development plan is a consensus document approved by the Council in 2009 and therefore it should be reflected in its entirety in the Comp Plan. While OP states the omitted area development plan recommendations are reflected elsewhere in the plan, they should be also listed together in the Rock Creek East Element where the area development plan is discussed so that there is no confusion as to what the area development plan includes.

(b) In places where OP did accept recommendations to include "Riggs Road" as outlined in my January 2020 comments, a technical correction is necessary to revise the amended language to "Riggs Road NE"

(c) I reiterate my comments regarding inclusion of language to “partner” with ride-hailing services in **2208.12: Policy RCE-1.1.11: Transit Improvements**. Similar language is being included in other District agency plans without a clear articulation of the implications of doing so. Ride-hailing services are not public transit. District officials should do more to invest in actual public transit, rather than looking to subsidize for-profit companies that may come and go at the whim of investors and shareholders.

## **2. Upper Northeast Element**

I support the proposed amendments made by OP related to the Fort Totten metro area in the Upper Northeast Element. I reiterate my comments regarding the need to redesign the intersection at South Dakota Avenue and Riggs Road NE and to support the programming of District-owned land on the southwest corner of South Dakota Avenue and Riggs Road NE for accessible public recreation as outlined in the area development plan.

## **3. General Land Use Map**

The Main Street for the South Dakota Avenue/Riggs Road Corridor should be reflected on the GLUM. In December 2018, the District Department of Small and Local Business Development awarded the Center for Nonprofit Advancement a grant to establish a Main Street for the corridor. That Main Street was named “The Parks Main Street” to reflect its service in both the Riggs Park and Manor Park neighborhoods. The current boundaries of the Main Street are:

- South Dakota Avenue NE between Galloway Street and Riggs Road NE
- Riggs Road NE between Chillum Place NE and the Metro tracks
- 5600 Block 3rd Street NE and 5700 Block 2nd Street NE
- 3rd Street NW between Rittenhouse Street and Sheridan Street NW

This Main Street corridor should be eligible for Great Streets funding opportunities as well.

## **4. Implementation Element**

The Comp Plan should articulate the need for meaningful review of matter-of-right development projects undergoing review through the large tract review process. The opening of a 117,000 square foot Walmart in Riggs Park had an extremely detrimental impact on the retail landscape for a neighborhood that was at the nascent stage of retail development. The project has terrible traffic flow design with motorists and large delivery trucks drivers making dangerous, illegal U-turns in the middle of the street to access the store and poor ingress and egress options on narrow side streets. It is not clear how meaningful the large tract review process was if these problems were not anticipated and addressed in a way to head off the terrible traffic situation created by this store. In addition to the enumerated impacts, such as environmental, transportation network, and affordable housing, that are supposed to be the subject of the large tract review process, I think it is also important to consider a project’s economic impact, or the impact on the retail environment in a neighborhood. Walmart is a unique retailer and it brings unique challenges. My impression is that District officials were not prepared for the impact of the unique challenges that Walmart brings and District officials have still not done enough to assist this community with dealing with the challenges of having the largest Walmart in the District in our neighborhood.

In addition, the Comp Plan should be unequivocally clear that small area plans should be given full weight by the Zoning Commission when it comes to development in a particular area.

## **5. Housing Element**

I reiterate my support for more housing units in the District, particularly affordable units. I also reiterate my desire that District agencies make sure there are mitigation measures in place to deal with the obnoxious or undesirable effects that come with increased density and sharing walls with neighbors. As highlighted by the COVID-19 pandemic, there are real public health and quality of life issues that come with increased density and sharing walls with neighbors.

## **Conclusion**

I look forward to consideration of these comments by the Council.

Sincerely,  
Uchenna Evans

Enclosure: Comments to DC Office of Planning, January 9, 2020

**ENCLOSURE**



January 9, 2020

Andrew Trueblood  
Director  
DC Office of Planning  
1100 4<sup>th</sup> Street SW  
Suite 650 East  
Washington, DC 20024  
Via email: [REDACTED]

Dear Director Trueblood,

Thank you for the opportunity to provide public comment on the Office of Planning's extensive proposed amendments to the District's Comprehensive Plan (Comp Plan). I am a resident in the Riggs Park neighborhood in Ward 5. The boundaries of Riggs Park are roughly New Hampshire Avenue NE to the north, Eastern Avenue NE to the east, Galloway Street NE to the south, and the Metro tracks to the west. It is home to UDC-CC's Bertie Backus campus and UDC's Bertie Backus Food Hub, the Civil War Defenses Forts (Fort Circle Park), an American Job Center campus, and the Lamond-Riggs Library. It has a strong transit network, with the Fort Totten metro station providing three rail lines and several bus routes, and access to the forthcoming extension of the Metropolitan Branch Trail to Fort Totten metro station. Riggs Park happens to straddle two different wards (Ward 4 and Ward 5) and two Planning Areas (Rock Creek East and Upper Northeast), but it is one neighborhood and should be treated as one cohesive neighborhood in the Comp Plan. My comments address five elements of the Comp Plan proposed amendments:

- I. Rock Creek East Element (pp. 1-6)
- II. Upper Northeast Element (pp. 6-7)
- III. General Land Use Map (p. 7-8)
- IV. Implementation Element (p. 8)
- V. Housing Element - Affordable Housing Goals (p. 9)

#### **I. Rock Creek East Element**

I welcome the attention on the focus area of what is called the South Dakota Avenue/Riggs Road area. The express incorporation of the Riggs Road and South Dakota Avenue Area Development Plan into the Comp Plan is critical so that District officials, developers, and residents are all aware of how this area should develop and grow, with particular focus on pedestrian safety improvements, transit access, quality, sustainable retail development, and accessible park space. The Area Development Plan is a consensus document developed through a transparent, public process with District agencies, relevant federal agencies, quasi-municipal agencies, elected officials, ANCs, civic association, and residents. It was approved by the District Council in March 2009. Accordingly, all of the policy elements from the Area Development Plan should be incorporated into the Comp Plan. Additional comments on specific provisions in this Area Element are noted below.

- **2200.6**

Recommendation:

“Lamond Riggs” should be “**Lamond-Riggs**.” This is a global change that is necessary throughout the Comp Plan.

- **2208.10 Policy RCE-1.1.9: Traffic Management Strategies**

Recommendation: Insert “**/Riggs Road**” after Missouri Avenue

- **2208.12: Policy RCE-1.1.11: Transit Improvements**

Recommendation: Remove proposed insertion of “ride-hailing services” from the sentence, “Explore **ride-hailing services** and micro-transit to supplement additional bus routes.”

Ride-hailing services are not public transit and District officials should not be treating ride-hailing services as public transit. Managing the impact of ride-hailing services is one thing; subsidizing them is another. Ride-hailing services are accountable only to their corporate ownership, not municipal governments or riders. As we have already seen in one jurisdiction (California), a policy change by Uber will now allow Uber drivers to see an individual’s destination prior to pickup. Shielding destination information was the one mechanism that made discrimination by destination by Uber drivers harder to carry out. Putting aside the fact that Uber drivers could already game the system in order to get riders with undesirable destinations to cancel rides, with this one change, individuals in that jurisdiction may now be stranded without service with no recourse. While this policy change was arguably initiated in response to legislation on worker classification in that jurisdiction alone, the policy change may very well be replicated in other jurisdictions as Uber faces challenges on worker classification around the country. There is no reason to believe that other ride-hailing services (aside from taxis) will not follow suit. One could argue that Uber is simply now on a level playing field as taxi drivers, who we know have historically discriminated and continue to discriminate by destination. District officials already do not provide meaningful enforcement against this practice with taxi drivers, and District officials should not be exploring subsidizing ride-hailing services who will not be accountable to District riders.

Additionally, for-profit services come and go. Public transit should not. Rather than subsidizing for-profit companies that are not accountable to riders or the District, the District should invest more in *actual* public transit and transit infrastructure, to include protected bike lanes, bus only lanes, expanded bus service, and fare subsidies for District residents in need. Implementing the moveDC plan in full would also be a good start to making transit improvements.

- **2208.15 Action RCE-1.1.B: Façade Improvements**

Recommendation: Insert “**South Dakota Avenue/Riggs Road**” to the list of enumerated commercial corridors.

- **2208.16: Action RCE-1.1.C: Industrial Zone Buffers**

OP states that a design plan to implement buffering techniques to protect residential areas from adjacent industrial sites along Chillum Place has been completed. It is unclear where that design plan is located. I wholeheartedly support a plan to appropriately and adequately buffer the industrial area along the red line from Fort Totten through Riggs Park and Lamond to Takoma.

- **2208.17 Action RCE-1.1.D: Improving Traffic Flow**

Recommendation: Insert “/Riggs Road” after “Missouri Avenue”

- **Insertion of NEW text RCE-2.6 RIGGS ROAD AND SOUTH DAKOTA AVENUE**

I strongly support the insertion of policy/action items from the 2009 Riggs Road and South Dakota Avenue Area Development Plan into the Comprehensive Plan. My recommendation here is for OP to insert *all* of the recommendations from the Area Development Plan. The proposed amendments include only some. As indicated in the 1<sup>st</sup> Quarter 2016 Implementation Report for the Area Development Plan (attached),<sup>1</sup> the latest implementation report available, nearly all of the items still need to be completed, though some development is in progress (as noted in the proposed amendments).

The Area Development Plan is critical because it is a credible tool that residents can use to advocate for our neighborhood and hold District agencies accountable. For example, neither DDOT nor OP appears to be able to locate the 2007 South Dakota Avenue Streetscape Design Study, which is referenced in the Area Development Plan. DDOT has stated that the recommendations in that streetscape plan have been completed (though they cannot find them), but I am fairly certain that assertion is not correct. To wit, I know from reading a different study that one of the recommendations from the streetscape plan was to install a sidewalk on the south side of Galloway Street between South Dakota Avenue and 4<sup>th</sup> Street NE. That has not been done, so surely the recommendations from the streetscape study have not been completed, and residents have been left to guess what else has not been done because no District agency can find the study. Moreover, around 2016, DDOT installed a haphazard mix of grey and black streetlights on South Dakota Avenue between Kennedy Street and Riggs Road NE. It was as if the agency took whatever was left in stock in a warehouse and put them up. When pointed to the haphazard nature of this action, DDOT’s response was well the lights work, so it is not a big deal. It is a big deal. A cohesive, thoughtful streetscape plan is necessary for this area.

Another example lies at Fort Circle Park, located at South Dakota Avenue and Galloway Street NE. Residents are fortunate to have this piece of history in our backyard that provides a beautiful expanse of green space. As noted in the Area Development Plan, recreation in the park is desired. Paved trails to provide a place for residents to walk/jog, markers to educate residents about the history of the park, natural play structures to fit the context of this historic park are just some options that warrant consideration. This park really could be a central park for neighbors and the District with some vision and action. Residents have sought activation of this park space for over 30 years without any progress. More recently in 2015 to 2016, a nine-year old Riggs Park resident knocked on doors throughout the neighborhood and collected over 230 signatures

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<sup>1</sup> See Office of Planning Status of Riggs Road and South Dakota Avenue: Fiscal Year 2016, 1st Quarter. available at [https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/RiggsRoadandSouthDakotaAvenue\\_1.pdf](https://planning.dc.gov/sites/default/files/dc/sites/op/publication/attachments/RiggsRoadandSouthDakotaAvenue_1.pdf)

on a petition to ask National Park Service (NPS) for paved trails and a playground at Fort Circle Park. He visited councilmembers' and the mayor's office. He testified at NPS townhall forums. The result has been the District and NPS passing the ball back and forth about issues such as funding, feasibility, and maintenance, meaning nothing has been done (though DDOT did plant trees around the perimeter of the park in December 2019). Importantly though, now that the District and NPS recently entered into an agreement to provide for joint stewardship of federal parkland in the District, action to implement active recreation at Fort Circle Park is not only necessary but feasible as well.

Another example: The community playground at Riggs-LaSalle Recreation Center was closed to the community for several years. DPR told residents the playground belonged to the school next door to the playground, LaSalle-Backus Education Campus. It did not. Nevertheless, when residents approached DPR about the feasibility of doing something with the green space in front of Food & Friends on the corner of South Dakota Avenue and Riggs Road NE, as provided for in the Area Development Plan, while we worked on getting the DPR playground reopened to the community, a senior DPR official stated that the plan is not really meant to be implemented and that it is merely aspirational. Unfortunately, this attitude seems to be the prevailing attitude of the District's elected and agency officials when it comes to implementing the Area Development Plan. There should be a cohesive manner in which the recommendations from the plan are methodically and regularly implemented. Perhaps having a standing Area Development Plan committee would be beneficial. Residents should not have to fight with District officials whose job it is to serve the public interest when it comes to funding and carrying out implementation of this plan.

Making sure that all of the recommendations from the Area Development Plan are referenced in the Comp Plan is also important because of proposed new text in the Upper Northeast Element stating, "**Implement the recommendations of the Riggs Road and South Dakota Avenue Area Final Development Plan. (See Rock Creek East Area Element for additional guidance).**" To avoid confusion, insertion of *all* of the Area Development Plan's recommendations into the Rock Creek East Chapter is warranted.

The recommendations from the Area Development Plan are listed below

### **Urban Design and Land Use Recommendations**

Goal: Establish a dynamic neighborhood center at Riggs Road and South Dakota Avenue that enhances community character and reactivates the street.

#### **Recommendations**

1. Develop the Riggs Road/South Dakota intersection with four corners of activity, making the intersection into a dynamic neighborhood center, similar to other successful intersections in the District.
2. Change from a mix of industrial and multi-family residential land uses to medium density residential and commercial uses at opportunity sites and residential land uses from moderate to medium mixed-uses at opportunity sites.
3. Encourage underground parking to reduce the volume of parking structures in the project area.

4. Engage WMATA, DDOT, and neighboring property owners in a discussion regarding innovative parking solutions, including parking pilots, shared parking, and other tools.

### **Public Realm and Community Safety Recommendations**

Goal: Create pleasant, barrier free streets that reinforce convenience, safety, and visual interest of pedestrians.

#### **Recommendations**

1. Collaborate with WMATA on the implementation of the Station Access Study recommendations, which may include safety, access, and signage improvements.
2. (a) Engage WMATA and the NPS to patrol the Metro area and adjacent footpaths to increase safety. (b) Develop a Policing Plan with the Metropolitan Police Department to continue a vigilant police presence and response.
3. (a) Improve sidewalks and overall access to Fort Totten Metro Station with particular focus on opening 3<sup>rd</sup> Street access at current Clark development. (b) Other surrounding corridors, including Kennedy Street, 4<sup>th</sup> Street, Galloway and any new vehicular access routes should encourage safe and well lighted neighborhood connections.
4. Install a uniform system of street lights with ample illumination in all residential areas including Kennedy Street, 4<sup>th</sup> Street, Galloway.
5. Implement recommendations from DDOT's South Dakota Avenue Transportation and Streetscape Study.
6. Work with the Mayor's Office of Community Relations (MOCRs) to complete regular "Fix Its" to address public safety and regulatory issues.
7. (a) Develop First Place as a multi-modal neighborhood-serving corridor. (b) Following the lead of the Metropolitan Branch Trail, enhance safe and accessible pedestrian and bicycle connections in the study area.

### **Parks and Open Space Recommendations**

Goal: Connect, activate, and create new open spaces; Improve the safety, maintenance, and quality of existing parks and establish additional recreational opportunities.

#### **Recommendations:**

1. (a) Provide publicly accessible pocket parks, active recreation, and/or green space where appropriate in new development. (b) Ensure that the design optimizes the accessibility, safety, and programming of the site and involves resident input.
2. Establish formal partnerships between local and federal parks volunteer coordinators to provide communities with the tools and training for successful stewards.
3. Implement Capital Space initiative recommendations for improving access, signage, and safety at Fort Totten Park.
4. Work with NPS to establish active recreation, such as playground or trails at the edges of the Fort Circle Park near residential areas.
5. After the completion of roadway improvements, consider short term park and open space uses on development sites such as the triangle parcel by Food and Friends.

6. The KFC/Taco Bell, Riggs Plaza and Triangle sites should be targeted to include innovative green and open space amenities within any proposed development concept.

### **Economic Development and Housing Recommendations**

Goal: Maintain affordable housing in the area so future generations may continue to live in the neighborhood

#### **Recommendations**

1. Provide new missed income housing for generations that want to continue to live in the neighborhood.
2. Emphasis should be placed on housing opportunities for seniors.
3. Maintain and improve home ownership opportunities for all residents.

Goal: Attract commercial and retail development that serves all generations

#### **Recommendations**

1. Provide technical and financial assistance with the intent of retaining and expanding local businesses.
2. Attract ground floor retail that encourages pedestrian activity: restaurants, cafes, coffee shops, flower shops, etc.
3. Encourage future retailers to participate in an improvement district that promotes the area, regulates signage and addresses security.
4. Determine feasibility of using Tax Increment Financing to finance retail attraction, streetscape, and public realm improvements to connect new development to Metro.
5. Encourage new development near the Metro Station that takes advantage of proximity to public transit.
6. Establish partnerships with development teams proposing Planned Unit Developments (PUD) to negotiate community benefits with area residents.

## **II. Upper Northeast Element**

### **• 2400.2**

Recommendation: Insert “**Riggs Park**” into the new text after “Some communities”

All of the development taking place around Fort Totten metro station is occurring in the Riggs Park neighborhood.

### **• 2408.12 Policy UNE-1.1.11: Buffering**

Recommendation: Insert “**Riggs Park**” to the list of neighborhoods identified after “along the CSX and Metro lines in”

### **• 2409.1 Policy UNE-1.2.1: Streetscape Improvements**

Recommendation: Insert “**South Dakota Avenue/Riggs Road**” in the list of streets after “Improve the visual quality of streets in Upper Northeast, especially along”

### **• 2409.7 Policy UNE-1.2.7: Institutional Open Space**

Recommendation: Insert “**Riggs Park**” in the list of neighborhoods identified to reflect presence of UDC-CC Bertie Backus in the community.

- **2417.4 Policy UNE-2.7.1: Fort Totten Metro Station**

Recommendation: Strike the proposed insertion of “**high**”-density housing and retain existing text with “medium-density housing.”

As indicated in the Riggs Road and South Dakota Avenue Area Development Plan and the Future Land Use Map, the area around Fort Totten metro station is designated for medium density housing, not high density. Inserting high-density here would create an unnecessary and avoidable conflict between the Comp Plan and the Area Development Plan/FLUM. As previously noted, the Area Development Plan is a consensus document developed between multiple District agencies and residents. Accordingly, the designation for housing in this area should remain medium density. In addition, the neighborhoods surrounding Fort Totten metro station are Riggs Park, North Michigan Park, and South Manor Park, not Michigan Park and Queens Chapel.

- **Action UNE-2.7.A: Riggs Road and South Dakota Avenue Area Development Plan Implement the recommendations of the Riggs Road and South Dakota Avenue Area Final Development Plan. (See Rock Creek East Area Element for additional guidance).**

As previously noted, I strongly support the insertion of implementation of the Riggs Road and South Dakota Avenue Area Development Plan into the Comprehensive Plan and welcome development of a planning and funding strategy to timely carry out the recommendations in the plan.

- **Action UNE-2.7.B: Riggs Road/South Dakota Avenue Redesign**

This item is listed as completed. While the South Dakota Avenue/Riggs Road intersection has been reconstructed, the other item listed under this provision, “Consider opportunities for new development, parkland, and community facilities on the excess right-of-way” has not been completed. One development is in progress on the southeast corner of South Dakota Avenue and Riggs Road NE. However, as noted previously, the parcel on the southwest corner of southwest corner of the intersection should be re-envisioned as public, programmed open space for community use, supported by public funding, as outlined in the neighborhood’s Area Development Plan.

- **2014 Ward 5 Works Industrial Study**

I strongly support the inclusion of an action item to implement the recommendations of the Ward 5 Works Industrial Transformation Study, and I strongly urge District officials to apply recommendations around buffering and design to the entirety of the area along the CSX tracks north through Riggs Park and Lamond to Takoma.

### **III. General Land Use Map**

Recommendation: The Main Street for the South Dakota Avenue/Riggs Road Corridor should be reflected on the GLUM. In December 2018, the District Department of Small and Local Business Development awarded the Center for Nonprofit Advancement a grant to establish a Main Street

for the corridor. That Main Street was named “The Parks Main Street” to reflect its service in both the Riggs Park and Manor Park neighborhoods.<sup>2</sup> The current boundaries of the Main Street are:

- South Dakota Avenue NE between Galloway Street and Riggs Road NE
- Riggs Road NE between Chillum Place NE and the Metro tracks
- 5600 Block 3rd Street NE and 5700 Block 2nd Street NE
- 3rd Street NW between Rittenhouse Street and Sheridan Street NW

This Main Street corridor should be eligible for Great Streets funding opportunities as well.

#### **IV. Implementation Element**

- **2502 Development Review**

I support the inclusion of language that recognizes the importance of meaningful review of matter-of-right projects. When Walmart opened a 117,000 square foot retail store in Riggs Park, that had an extremely detrimental impact on the retail landscape for a neighborhood that was at the nascent stage of retail development. The project has terrible traffic flow design with motorists and large delivery trucks drivers making dangerous, illegal U-turns in the middle of the street to access the store and poor ingress and egress options on narrow side streets. It is not clear how meaningful the large tract review process was if these problems were not anticipated and addressed in a way to head off the terrible traffic situation created by this store.

In addition to the enumerated impacts, such as environmental, transportation network, and affordable housing, that are supposed to be the subject of the large tract review process, I think it is also important to consider a project’s economic impact, or the impact on the retail environment in a neighborhood. Walmart is a unique retailer and it brings unique challenges. My impression is that District officials were not prepared for the impact of the unique challenges that Walmart brings and District officials have still not done enough to assist this community with dealing with the challenges of having the largest Walmart in the District in our neighborhood.

- **Policy IM-1.2.2: Protocol for Small Area Plans**

A proposed amendment states that small area plans approved by Council resolution should be used as supplemental guidance by the Zoning Commission where not in conflict with the Comprehensive Plan. As previously noted, I appreciate the proposed express incorporation of the Riggs Road and South Dakota Avenue Area Development Plan into the Comp Plan. To avoid confusion, I believe small area plans must be given full weight by the Zoning Commission. As noted already, typically these plans are consensus documents that have negotiated competing priorities for an area with a number of stakeholders. These plans should be given the fullest effect when it comes to development in a particular area.

In addition, as previously noted, there should be some mechanism, whether a standing committee of residents and District officials, to ensure that the Area Development Plan’s recommendations are fully and timely implemented.

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<sup>2</sup> See The Parks Main Street listed on DSLBD’s DC Main Streets webpage, available at <https://dslbd.dc.gov/service/DCMS>



## **V. Housing Element - Affordable Housing Goals**

I support the District's goal to add 36,000 new housing units by 2025 and the multi-pronged approach to do so. To have a sustainable, vibrant city, the District needs housing affordable to individuals and families at all wage levels. As noted in the plan, the housing goal will rely heavily on increased density through the addition of multifamily housing. Higher density and multifamily housing typically means having shared walls. To that end, I would urge District officials to have a plan to address nuisances that come with shared walls. Tobacco/marijuana smoke, noise, lack of home maintenance by neighbors that impact one's property, and visual blight all become magnified when neighbors share walls. They have real public health and quality of life impacts for which the District currently does not provide adequate recourse to address. Therefore, I believe that it is incumbent upon District officials to pass laws and do more to enforce existing laws to mitigate the disruptive nuisances that may arise when neighbors share walls.

## **Conclusion**

I look forward to consideration of these comments by the Office of Planning, and I appreciate the time and attention of OP staff to amend the Comp Plan in a thoughtful manner. I plan to share these comments with ANC 4B and 5A as well as the councilmembers for Wards 4 and 5.

Sincerely,











Uchenna Evans  
915 Hamilton Street NE  
Washington, DC 20011

Enclosures:









1. DC Office of Planning, Riggs Road and South Dakota Avenue Area Development Plan Implementation Report 2016
2. DC Office of Planning, Riggs Road and South Dakota Avenue Area Development Plan Executive Summary











## Status of Riggs Road and South Dakota Avenue : Fiscal Year 2016, 1st Quarter.

Agency	Estimated Starting Year	Action - Description	Status*
<b>Department of Housing and Community Development: 3</b>			
	2009	RSD-UNE-2.7-S:-Economic Development - Affordable Housing : Maintain and improve home ownership opportunities for all residents	 In Process
	2010	RSD-UNE-2.7-Q:-Economic Development - Affordable Housing : Provide new mixed income housing for generations that want to continue to live in the neighborhood. The KFC/Taco Bell, Riggs Plaza and Triangle sites should be targeted to include innovative green and open space amenities within any proposed development concept.	 Future
	2011	RSD-UNE-2.7-R:-Economic Development - Affordable Housing : Emphasis should be placed on housing opportunities for seniors.	 Future
<b>Department of Parks and Recreation: 2</b>			
	2011	RSD-UNE-2.7-M:-Parks and Open Space : Establish formal partnerships between local and federal park volunteer coordinators to provide communities with the tools and training for successful stewards.	 No Action
	2012	RSD-UNE-2.7-P:-Parks and Open Space : After the completion of roadway improvements, consider short term park and open space uses on development sites such as the triangle parcel by Food and Friends.	 Future
<b>Department of Small and Local Business Development: 1</b>			
	2012	RSD-UNE-2.7-T:-Economic Development - Attract commercial and retail development : Provide technical and financial assistance with the intent of retaining and expanding local businesses.	 Future
<b>Deputy Mayor for Planning &amp; Economic Development: 3</b>			
	2009	RSD-UNE-2.7-A:-Urban Design and Landuse : Develop the Riggs/South Dakota intersection with four corners of activity, making the intersection into a dynamic neighborhood center, similar to other successful intersections in the District.	 In Process
		RSD-UNE-2.7-W:-Economic Development - Attract commercial and retail development : Encourage new development near the Metro Station that takes advantage of the proximity to public transit.	 In Process



Agency	Estimated Starting Year	Action - Description	Status*
<b>Deputy Mayor for Planning &amp; Economic Development: 3</b>			
	2011	RSD-UNE-2.7-V:-Economic Development - Attract commercial and retail development : Determine feasibility of using Tax Increment Financing to leverage retail attraction, streetscape, and public realm improvements to connect new development to Metro.	 Future
<b>District Department of Transportation: 4</b>			
	2009	RSD-UNE-2.7-G:-Public Realm and Community Safety : Improve sidewalks and overall access to Fort Totten Metro Station with particular focus on opening 3rd Street access at current Clark Development; other surrounding corridors, including Kennedy Street, 4th Street, Galloway and any new vehicular access routes should encourage safe and well lighted neighborhood connections.	 In Process
	2011	RSD-UNE-2.7-H:-Public Realm and Community Safety : Install a uniform system of street lights with ample illumination in all residential areas including Kennedy Street, 4th Street, and Galloway.	 In Process
		RSD-UNE-2.7-I:-Public Realm and Community Safety : Implement recommendations from DDOT's South Dakota Avenue Transportation and Streetscape Study	 Future
	2012	RSD-UNE-2.7-K:-Public Realm and Community Safety : Develop First Place as a multi-modal neighborhood-serving corridor. Following the lead of the Metropolitan Branch Trail, enhance safe and accessible pedestrian and bicycle connections in the study area.	 In Process
<b>Executive Office of the Mayor: 1</b>			
	2009	RSD-UNE-2.7-J:-Public Realm and Community Safety : Work with the Mayor's Office of Community Relations (MOCRS) to complete regular "fix-its" to address public safety and regulatory issues.	 No Action
<b>National Capital Planning Commission: 2</b>			
	2009	RSD-UNE-2.7-O:-Parks and Open Space : Work with NPS to establish active recreation, such as playground or trails at the edges of the Fort Totten Circle Park near residential areas.	 Future
	2011	RSD-UNE-2.7-N:-Parks and Open Space : Implement Capital Space Initiative recommendations for improving access, signage, and safety at Fort Totten Park.	 In Process

Agency	Estimated Starting Year	Action - Description	Status*
<b>Office of Planning: 6</b>			
	2009		
		RSD-UNE-2.7-B:-Urban Design and Land use : Change from a mix of industrial and multi-family residential land uses to medium density residential and commercial uses at opportunity sites and residential and commercial uses at opportunity sites and residential land uses from moderate to medium mixed-uses at opportunity sites.	 In Process
		RSD-UNE-2.7-C:-Urban Design and Land use : Encourage underground parking to reduce the volume of parking structures in the project area.	 In Process
		RSD-UNE-2.7-D:-Urban Design and Land Use : Engage WMATA, DDOT and neighboring property owners in a discussion regarding innovative parking solutions, including parking pilots, shared parking and other tools	 In Process
		RSD-UNE-2.7-F:-Public Realm and Community Safety : Engage WMATA and the NPS to patrol the Metro area and adjacent footpaths to increase safety. Develop a Policing Plan with MPD to continue vigilant police presence and response.	 No Action
		RSD-UNE-2.7-L:-Parks and Open Space : Provide publicly accessible pocket parks, active recreations, and/or green space where appropriate in new development. Ensure that the design optimizes the accessibility, safety, and programming of the site and involves resident input.	 In Process
		RSD-UNE-2.7-X:-Economic Development - Attract commercial and retail development : Establish partnerships with development teams proposing Planned Unit Development (PUD) to negotiate community benefits with area residents.	 In Process
<b>Washington DC Economic Partnership: 1</b>			
	2012		
		RSD-UNE-2.7-U:-Economic Development - Attract commercial and retail development : Attract ground floor retail that encourages pedestrian activity: restaurants, cafes, coffee shops, flower shops, etc.	 Future
<b>Washington Metropolitan Area Transit Authority: 1</b>			
	2009		
		RSD-UNE-2.7-E:-Public Realm and Community Safety : Collaborate with WMATA on the implementation of the Station Access Study recommendations which may include safety, access, and signage improvements.	 Complete

### Grand Total: 24

\* Future - No funding or action yet

Planning Stage - Project planning has been initiated by the lead or partner agencies

Planned - A project has been planned, but construction or implementation has not begun. A project in this stage may be waiting for approval or funding.

In Process - Construction or implementation work has been initiated by the lead or partner agencies, but is not yet completed

No Action - No action has occurred

Complete - Done

Cancelled - Project is no longer contemplated or part of an agency workplan





## riggs road & south dakota avenue

Council Approved  
PR 18-78

**March 3, 2009**

AREA DEVELOPMENT PLAN

District of Columbia  
Office of Planning



Adrian M. Fenty, Mayor  
Harriet Tregoning, Director  
Office of Planning



DISTRICT OF COLUMBIA





## DISTRICT OF COLUMBIA

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## EXECUTIVE SUMMARY

The area surrounding the Riggs Road/ South Dakota Avenue intersection is currently undergoing significant transformation. Historically, the character of the area has been primarily residential, anchored by the Fort Totten Metro and supported by small scale commercial and retail shops. Due to the attractive character of the neighborhoods, ubiquity of quality housing and schools, and one of the only Metro exchanges outside downtown DC, the area has become ready for commercial and residential development.



The Lamond-Riggs Citizen Association (LRCA), the neighborhood organization in the study area, initiated the Area Development Plan in partnership with the DC Office of Planning (OP). The Lamond-Riggs Development Task Force, on behalf of the LCRA, became an instrumental, galvanizing force for public engagement and assisted the OP in developing implementation strategies and recommendations.

The Area Development Plan began in 2006 with the assistance of the Louis Berger Group, Inc. At that time, the majority of commercial establishments and residential properties immediately around the intersection, such as the Tiger Mart and Dakotas Apartments, were underutilized or vacant. Since then developers and grant making foundations have recognized the opportunities in the area and focused attention on its revitalization.

The Office of Planning recognizes the importance of new development and enhancements to the economic, physical, and social landscape around the intersection and is using this planning initiative to create a vision for overall growth in the area, ensuring consistency between past, ongoing, and future plans and projects.

The Area Development Plan is divided into four parts: Existing Conditions Analysis, Public Engagement, Redevelopment Framework, and Implementation. Each part is intended to support the Vision for the study area.

### *A Vision for the Study Area*

The guiding principles for the study area are based on the outcome of the community process; and include the District's planning and development objectives for the area. Specifically, the plan responds to the District's Transit Oriented Development policy of clustering development near Metrorail Stations in order to expand housing, transportation, retail, and service choices. The implementation of this plan will also advance the District's objective of creating walkable, amenity-rich neighborhoods. The Plan's framework is established by the following guiding principles:

## Project Vision

1. Establish a dynamic neighborhood center at Riggs Road and South Dakota Avenue that enhances community character and reactivates the street
2. Attract development that serves all generations
3. Connect, activate, and create new open spaces
4. Promote safe access and circulation throughout the neighborhood

### *Existing Conditions Analysis*

The primary study area consists of the quarter-mile radius around the intersection of Riggs Road and South Dakota Avenue. The secondary study area is the half mile radius. The project area has a diverse patchwork of land uses; the parcels that front the intersection are primarily commercial/retail (with the Food and Friends facility on the southwest corner), while the metrorail tracks straddle the industrial. Medium- and low- density residential units fill in the periphery of the primary study area and compose the majority of the secondary study area.

### *Public Engagement*

The Lamond Riggs Civic Association was an integral part of the outreach process, facilitating community workshops and serving as a liaison to the Office of Planning and the community. Community outreach consisted of three meetings: a site walk in January 2007, a visioning session in June 2007, and a final presentation in March 2008.



### Redevelopment Framework

The Office of Planning identified six opportunity sites for redevelopment in the primary study area. These sites were chosen based on a combination of factors such as a detailed market analysis, current neighborhood conditions, and proximity to intersections, developed parcels, or commercial activity. Each opportunity site was evaluated independently and in concurrence with the remainder of the study area to identify appropriate potential uses for redevelopment. Redevelopment scenarios were based on the condition of the facilities and its land value and include recommendations for proposed land use and development scale, redevelopment timeframe, proposed use, and urban design guidelines. See the table of Land Use Recommendations on the opposite page.

### Implementation

The implementation section of this plan provides a road map to guide revitalization in the study area. This effort was undertaken in partnership with the community and several other District agencies and entities. Implementation of improvements in the project area is based on phased development and timelines in the short term, medium and long term. Potential for new development is predicated on specific recommendations in four resource areas: Urban Design and Land Use, Public Realm and Community Safety, Parks and Open Space, Circulation and Access, and Economic Development and Housing.





This small area plan recommends land use designation changes for three opportunity sites. For these sites, changes to the underlying zoning will occur through the Zoning Map amendment process. A property owner or developer may propose a Zoning Map amendment, which is reviewed and approved by the District's Zoning Commission. Public review and comment will be essential to this discretionary approval process. For all other opportunity sites where no land use designation is proposed, the existing zoning still applies. If additional flexibility within a zoning category is needed for large sites, a developer may

also propose Planned Unit Development (PUD). PUDs are also reviewed and approved by the Zoning Commission. PUDs may include requests to increase building heights and/or density, provided the project offers commendable public benefits (i.e. public space improvements and/or affordable housing). A PUD may be coupled with a Zoning Map amendment application. In both cases, the recommendations of this small area plan is critical to the Zoning Commission and public review process.

### \* Note 1, 2, 3 (See Appendix)

SUMMARY OF LAND USE RECOMMENDATIONS							
OPPORTUNITY SITE	EXISTING SITE PHOTOS	PARCEL SIZE	CURRENT LAND USE DESIGNATION	CURRENT LAND USE "BY-RIGHT" HEIGHT	PROPOSED LAND USE DESIGNATION	PROPOSED NEW LAND USE DESIGNATION "BY-RIGHT" HEIGHT	PROPOSED LAND USE CHANGE APPROVAL PROCESS
KFC/ Taco Bell		1.08 acres	Production, Distribution and Repair (PDR)	40 ft.	Medium Density Mixed-use	65 ft.	Requires Public Process and Zoning Commission Approval
Riggs Road North Industrial Site		3.65 acres	PDR	40 ft.	Moderate Density Mixed-use	50 ft.	Requires Public Process and Zoning Commission Approval
Riggs Plaza		7.48 acres	Medium Density Mixed-use	65 ft.	No Change	65 ft.	n/a
DC Gov. Triangle		.96 acres	PDR	40 ft.	Medium Density Mixed-use	65 ft.	Requires Public Process and Zoning Commission Approval
Riggs Road South Industrial Park		5.33 acres	Medium Density Mixed-use	65 ft.	No Change	65 ft.	n/a
Fort Totten East Industrial Site		2.5 acres	Medium Density Mixed-use	65 ft.	No Change	65 ft.	n/a
Fort Totten West		3.38 acres	Medium Density Mixed-use	65 ft.	No Change	65 ft.	n/a



## Implementation

The implementation plan provides a road map to guide revitalization in the study area. This effort was undertaken in partnership with the community and several other District agencies. Implementation in the project area is based on phased development and timelines in the short term, medium and long term. Potential for new development is based on specific recommendations in four resource areas: Urban Design and Land Use, Public Realm and Community Safety, Parks and Open Space, Circulation and Access, and Economic Development and Housing.

As part of the plan, OP generated design guidelines to enable the project vision, ensuring visual consistency and scale in the Riggs Road/ South Dakota area.

## General Design Guidelines

### Development Scale

- Reinforce the intersection's four corners with street-activated retail uses and aesthetically consistent development
- Ensure future development is compatible with existing neighborhood scale and character.
- Provide adequate buffers between commercial, industrial, and residential land uses.

### Access+Connectivity

- Create a well defined and well illuminated system of pedestrian walking paths to the Metro and vicinity.
- Ensure streetscape elements are appropriate in scale to adjacent development and should reinforce an improved pedestrian environment.

### Visual Identity

- Establish a continuity of interesting storefronts, paving surfaces, and streetscape elements.
- Encourage safe, accessible, multi-functional green and open spaces.

## Opportunity Sites Design Guidelines

### KFC/ Taco Bell

- Reinforce the intersections four corners with street-activated retail uses and encourage aesthetically-consistent development that is compatible in scale and character with the adjacent corners.
- Ensure that streetscape elements are compatible in scale to adjacent development and reinforce a more pedestrian friendly environment north toward 1st Place NE, a key connection to the Metro.
- Maintain the continuity of development fronting the intersection and utilize 3rd Street NE as the sole point of ingress/egress to the parcel.
- Create a salient, visually appealing element at this site that can simultaneously orient pedestrians, vehicles travelling through, and Metrorail riders.
- Development should comply with the current zone or be consistent with the zoning and land use recommendations proposed in this plan and approved by the Zoning Commission.

### Riggs North Industrial

- Provide adequate buffers between commercial, industrial and residential land uses.
- Create well defined and well illuminated pedestrian connections to the Metro and the intersection.
- Ensure that future development provides an appropriate transition in scale from the Metro overpass to the intersection and adjacent areas.
- Development should comply with the current zone or be consistent with the zoning and land use recommendations proposed in this plan and approved by the Zoning Commission.

### Riggs Plaza/ Cafritz

- Support the creation of walkable blocks along South Dakota Avenue of less than 250 feet.
- Maintain the existing public street network and create new connections where appropriate.
- Ensure new development south of the intersection along South Dakota is compatible in scale with adjacent residential neighborhoods; step back in height as appropriate per the regulations of the appropriate Zone.
- Pursue reduced parking requirements, shared parking, and initiate a parking district pilot.
- Development should comply with the current zone or be consistent with the zoning and land use recommendations proposed in this plan and approved by the Zoning Commission.

### Riggs South Industrial

- Establish a streetscape concept that integrates multiple modes of transportation into one node (including bus, pedestrian, bicycles, and vehicles).
- Establish visual continuity and create a dynamic sense of place by encouraging active ground floor uses, public art, and public spaces along 1st Place NE.
- Improve 1st Place NE as a better pedestrian-friendly corridor to Metro and surrounding development.
- Development should comply with the current zone or be consistent with the zoning and land use recommendations proposed in this plan and approved by the Zoning Commission.

### Fort Totten East

- Promote Green Collar development uses.
- Design Kennedy Street, 3rd Street, 4th Street and any other access routes proposed in new development into safe, well lit, aesthetically pleasing and functionally accessible connections to Metro and surrounding development.
- Development should comply with the current zone or be consistent with the zoning and land use recommendations proposed in this plan and approved by the Zoning Commission.

### Fort Totten West

- Establish a streetscape concept that integrates multiple modes of transportation into one node (including bus, pedestrian, bicycles, and vehicles).
- Encourage the development of structured parking with street activated retail opportunities on the ground floor.
- Create clearly visible connections from Riggs to Galloway; other connections through private development projects should further support integrated connectivity for all.
- Development should comply with the current zone or be consistent with the zoning and land use recommendations proposed in this plan and approved by the Zoning Commission.





## 1.0 INTRODUCTION

This Area Development Plan is a District of Columbia Office of Planning (DCOP) initiative for the study area surrounding the Riggs Road and South Dakota Avenue intersection that engaged community stakeholders, the development community, and elected officials. The goals of the plan are to assess the surrounding neighborhood conditions, develop a vision for revitalization, and provide a framework to guide future growth and development. The Area Development Plan consists of an existing conditions analysis, market analysis, redevelopment framework, implementation strategy, and visioning. The existing conditions analysis is based on the Riggs Road and South Dakota Avenue Community Handbook, which was completed by OP in Fall 2005. The study team used this document as a baseline, and supplemented it with multiple site visits and public meetings to understand the issues and concerns of stakeholders in the study area.

Figure 1.1 - Riggs Road/South Dakota Avenue Study Area



The consultant team performed a market analysis to understand the market forces and economies in the study area, examine real estate trends and characteristics, identify drivers of demands critical to support revitalization and new development, and to test market support for a range of uses (residential, commercial, and mixed-use).

For the redevelopment framework plan, the consultant team and OP identified opportunity sites for redevelopment. Using the market analysis, and taking into consideration the planned and ongoing development, the consultant team identified a redevelopment timeframe and proposed land use for six opportunity sites in the study area. Their potential for new development is based on specific recommendations in four resource areas: Urban Design and Land Use, Public Realm and Community Safety, Parks and Open Space, Circulation and Access, and Economic Development and Housing.

The implementation plan provides a road map to guide revitalization in the study area. This planning effort was undertaken in partnership with the Lamond-Riggs Civic Association (LRCA) and the Lamond-Riggs Development Task Force, both of which were instrumental in engaging the community and the development of implementation strategies and recommendations.

In addition, the Plan benefitted from the assistance of Council members Muriel Bowser (Ward 4) and Harry Thomas Jr. (Ward 5), and District agencies and other organizations, including the Deputy Mayor's Office for Planning and Economic Development (DMPED), District of Columbia Department of Transportation (DDOT), District of Columbia Department of Parks and Recreation (DCPR), Washington Metropolitan Area Transit Authority (WMATA) and others.



## PUBLIC ENGAGEMENT

In Fall 2005, OP began a this planning process with several community groups to develop a neighborhood plan and revitalization strategy for the Riggs Road and South Dakota Avenue intersection. OP performed a field survey of existing properties in the study area and produced a Community Handbook to provide a brief overview of the status and land use of existing establishments. As described in the Introduction, the consultant team used the Community Handbook as a baseline for this Area Development Plan.

In Summer 2006, OP engaged the consultant team led by the Louis Berger Group, Inc. (Berger) to complete the Area Development Plan. During Fall 2006, DDOT was in the process of designing the Riggs Road and South Dakota intersection realignment and conducting public outreach in the community. In an effort to coordinate ongoing infrastructure improvements with planned development in the community, the DC government invited the developer of adjacent parcels, Lowe Enterprises, to attend each community meeting to describe proposed plans and invite feedback from residents on the types of development they desired.

Over the course of the next year, several public meetings were held in the study area to elicit community stakeholder input on behalf of this Area Development Plan.

### Community Site Walk

#### PUBLIC MEETINGS

- Community Site Walk - 01/13/07
- Public Kick Off meeting and LCRA Visioning Session - 08/02/07
- WMATA Community Meeting - 12/07
- LRCA Briefing - 03/08
- Development and Task Force Briefing - 08/25/08
- Development and Task Force Briefing - 10/27/08
- LCRA Briefing - 11/03/08
- Mayoral Hearing - 11/13/08

Figure 1.2 - Community Site Walk



On January 13, 2007, DDOT and OP organized a community site walk. Approximately 60 members of the community met at the Lamond Riggs Branch Library and walked to the intersection with the study team to understand the scale of the intersection realignment and assess the effects on the adjacent parcels. Representatives from the Deputy Mayor's Office for Planning and Economic Development (DMPED) were in attendance and discussed the proposed development initiatives of the adjacent parcels and open spaces. During the site walk, members of the community articulated concern over two main issues. First, some residents were concerned that the character of the neighborhood would be adversely affected by the scale and density of the planned development. Second, residents generally concurred that the walkability of the study area was poor, particularly the pathways

from the intersection to the Metro. In response, OP stated that one of the goals of the Plan is to incorporate principles of transit-oriented development (mixed-use residential and commercial development designed to maximize access to public transport), which would ultimately improve the walkability and pedestrian safety in the project area.

### Kick Off Meeting

On June 2, 2007, the Public Kick Off meeting was held in conjunction with the LRCA at LaSalle Elementary School. The Saturday morning meeting was divided into two parts: first, OP presented the purpose and goals of the Area Development Plan, the existing conditions of the market analysis and urban design, and the proposed opportunity sites. Following the presentation by OP, the LRCA conducted a visioning session to get input from residents on recommendations for a three to five year timeline for the Lamond-Riggs neighborhood.

During the first part of the kick off meeting, members of the community reiterated their desire to maintain the existing character of the community. In response, OP stated that the quality and character of the neighborhood can be controlled through effective urban planning. New development will balance out the condition of numerous buildings in the project area that are facing functional and physical obsolescence with fluctuating real estate rates, decreased rents, and aging buildings. In addition, some participants expressed the desire for additional public amenities, such as facilities that provide activity for youths (i.e. swimming pools, bowling alleys). In response, OP responded that the community has a right to request such facilities from the developers. Typically, developers may put together a community benefits package to include some of these amenities in a new development.

### LCRA Visioning Session

In the second part of the meeting, the LCRA conducted a visioning session with the community to establish priorities for improvement in the neighborhood. Based on the outcomes of the visioning session, the LCRA developed action steps in four areas that formed the basis of a strategic plan:

#### Final Presentation

Public Safety	Improve police response (for speed limit enforcement and crime) Install adequate sidewalks and lighting
Youth Programs	Improve opportunities for employment and activity Expand resources for parents and encourage parental involvement
Senior Services	Improve community resources for seniors
Housing	Ensure visual consistency of new housing with existing housing Reduce density and preserve or enhance green space Ensure adequate parking





On March 11 2008, OP presented the Draft Redevelopment Framework Plan. The final opportunity sites were presented, as well as an overview of the long-term market conditions, and opportunities and recommendations for resource areas including community safety, urban design, parks and open space, and business and retail development.

Following the presentation, an informal workshop was held where residents had the opportunity to provide comments on redevelopment sites and land use recommendations. Each participant was given color coded stickers, which they could place on large format boards that listed main issues and opportunity sites described in the presentation. Green stickers represented general acceptance or concurrence. Red stickers signified dissent or a general indication that more work was needed. In addition, participants could write their comments on boards.

#### *Plan Development*

Following the public engagement process, DCOP developed a Draft Plan based on the combined efforts of the Lamond Riggs Civic Association, Councilmember Muriel Bowser (Ward 4) and Councilmember Harry Thomas, Jr. (Ward 5) and other community stakeholders. The Plan was then released for a 30-day public comment period concluding with the Mayoral Hearing held on November 13, 2008. The community provided extensive comments on the draft, challenging the Office of Planning to examine critical issues including:

- Further analyzing proposed Comprehensive Plan land use designation changes for Opportunity Sites discussed in the Plan
- Providing specific guidance for the provision of parks and open space
- Ensuring future development is architecturally compatible with the existing character of the neighborhood
- Emphasizing pedestrian and bicycle connectivity surrounding Fort Totten Metro Station; and
- Supporting the Plan's guidance on the provision of affordable housing opportunities.

OP then analyzed the public comments received and determined general trends and reoccurring concerns. This Plan's recommendations and strategies were developed, as appropriate, to address comments received during the planning process.

#### *Comprehensive Plan Guidance*

OP then ensured that the goals for the study area comported with the District's 2006 Comprehensive Plan, a guiding document for long-term growth in the city through the next 20 years. Per the Comprehensive Plan, the study area straddles the Rock Creek East and Upper Northeast Area Elements, both of which are attractive, residential communities with low to moderate density single family homes known for their park-like ambiance, sense of family centric, community atmosphere. The Comprehensive Plan acknowledges that careful and strategic planning will be required to conserve these qualities while enhancing the environment, transportation, infrastructure, housing

choices, health care, and educational services.

The Comprehensive Plan also places the majority of opportunity sites identified in this Area Development Plan within a Land Use Change Area. This designation is given to areas where new development is encouraged and mixed-use opportunities will flourish. The industrial areas to the east and west of the CSX/Metro tracks are considered Land Use Change Areas. In addition, the Tiger Mart site is categorized in the Comprehensive Plan as a Neighborhood Commercial Center. This designation suggests that future development in these areas contribute and enhance the day-to-day needs of residents in a one-mile radius. Neighborhood Commercial Areas should complement adjacent land uses and include basic retail goods and services and office space for small businesses.



#### **A VISION FOR THE STUDY AREA**

The guiding principles for the study area are based on the outcome of the community process; and includes the District's planning and development objectives for the area. Specifically, the plan responds to the District's Transit Oriented Development policy of clustering development near Metrorail Stations in order to expand housing, transportation, retail, and service choices. The implementation of this plan will also advance the District's objective of creating walkable, amenity-rich neighborhoods. In this context, the Plan's framework is established by the following guiding principles:

1. Establish a dynamic neighborhood center at Riggs Road and South Dakota Avenue that enhances community character and reactivates the street
2. Attract development that serves all generations
3. Connect, activate, and create new open spaces
4. Promote safe access and circulation throughout the neighborhood

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November 22, 2020

Dear DC Council Members,

As a DCPS parent and a DC resident for almost 30 years (as an adult), I am submitting this testimony on the education elements of the draft DC comprehensive plan.

As I noted to the office of planning in my [comments on the earlier iteration of this plan](#), this current draft fails to make even ONE mention of education rights in relation to DCPS or to a system of municipally run neighborhood schools. You may recall that in 2014, the boundaries process made clear that a system of municipally run, neighborhood schools of right was a priority of parents and communities across DC.

The comprehensive plan's apparently purposeful omission of education rights is sadly in keeping with the plan's frequent mentions of public/private partnerships, shared use agreements, and co-locations with respect to DCPS and its physical assets.

All of this suggests that our municipally run neighborhood schools of right (and their physical assets) are regarded by our mayor as insufficient in and of themselves.

By contrast, the mayor avoids such pejoratives when describing DC's public libraries. According to the comprehensive plan, DC's public libraries do not require co-locations, public/private partnerships, or shared use agreements to fulfill their civic duties and demands appropriately and equitably.

**Like DC's public libraries, DCPS schools of right are vital neighborhood, and self-sufficient, public assets**

The reason this plan refuses to acknowledge that true statement immediately above—and the plan's insistence that DCPS facilities and assets must be subject to shared use agreements, public/private partnerships, and co-locations—is that unlike DC's public libraries, DCPS facilities and physical assets can be (and often are) deployed for private interests profitably.

After all, no DC public library patron carries a funding stream like DC's students, who each carry about \$10,000 annually for a publicly declared mission (instruction) as well as thousands more for the place where that mission is achieved (facilities)

For DC school privatizers, that per student funding stream from DC taxpayers amounts to almost \$1 billion annually.

Perhaps unsurprisingly, the comprehensive plan's main discussion of education is a section on facilities--NOT a section on schools or education in general or even specificity about education needs in relation to facilities (including no mention of special education anywhere).

Indeed, almost no current problem in our publicly funded schools merits any mention in the plan whatsoever, including

- widespread and [persistent inequity in funding and modernizations](#) from west to east;
- terrible and [persistent socioeconomic segregation](#) (among the worst in the nation);
- large, and growing, achievement gaps;
- horrible teacher, principal, and student churn;
- unfilled seats while new schools are created (>20,000 at last count);
- dozens of closures in the last 20 years alone;
- the fact that absolutely no parent or student ever wanted any of those school closures OR had any substantive say in them or school creations and expansions.

Much in the way that the 2018 master facilities plan was never actually a plan (and thus [never ratified by your body](#)), the education discussion in this comprehensive plan concerns primarily only what education privatizers want: DCPS facilities.

Those DCPS facilities bring with them ready-made (and already publicly paid for!) places to practice education privatizing, whether through co-locations, right of first offer, shared use agreements, or sale. They also bring market share through neighborhood buy-in, since most DCPS school buildings are located in areas with many resident children.

The idea behind school privatizing is that an endless array of schools to choose from will solve many, if not all, of DC's education problems (such as those listed above) by allowing parents to choose better schools.

Unfortunately, DC's student population has never grown commensurately with the creation and expansion of schools here. As a result, we now have more than 20,000 unfilled seats and entire neighborhoods without ANY schools of right --a result of school closures due to inevitably declining enrollments.

More importantly, our robust school creation (and the resulting instability and churn) have not solved even one of those problems listed above--despite the comprehensive plan's laudatory language about improved school quality.

But private operators and their lobbyists (who lobby you and other elected and appointed officials every year) profit from the schools they create here by literally wagering our taxpayer funds on their (private) education experiments on our children!

That may seem a tad harsh, but consider that in just 8 recent years, from 2012 to 2020, 26 DC charter schools closed, having failed to sustain themselves, their students, or both in some manner. *Every single one was not only approved by the charter board, but promised great things, spent inordinate amounts of time defending their practices, and had people testify in their favor.* Yet, while the charter board [applauds those closures as accountability](#), this is happening in a city where the majority of students are poor and already have instability in their lives outside school.

Whose choice is all that churn?

And whose demand?

Please recognize that ***parents like me are not actually choosing or demanding which schools open or close--much less where and how and when!*** As a parent, my most expansive (and really only) role in school choice is to sign up my children in the lottery.

(Or not, as a majority of families at DC's publicly funded schools do not participate in the lottery every year. This is why waitlists are most explicitly NOT public demand—they're just lists, with a fraction of our total students on as many as 12 at any given moment.)

A system of municipally run neighborhood schools of right is as vital a civic asset as our public libraries. It not only ensures that education rights are secured in every quarter for all students, but that stability and a level of nonnegotiable quality (square feet per pupil, teacher qualifications, programmatic offerings, etc.) are the first order of business for every and all students, while school governance is answerable directly to the public.

Without that most basic foundation of, by, and for DC residents, our publicly funded schools are rendered into mere interchangeable widgets, to be opened and closed at someone's desire (and/or their potential profit!) without serving the real needs of, and answering to, the public funding them.

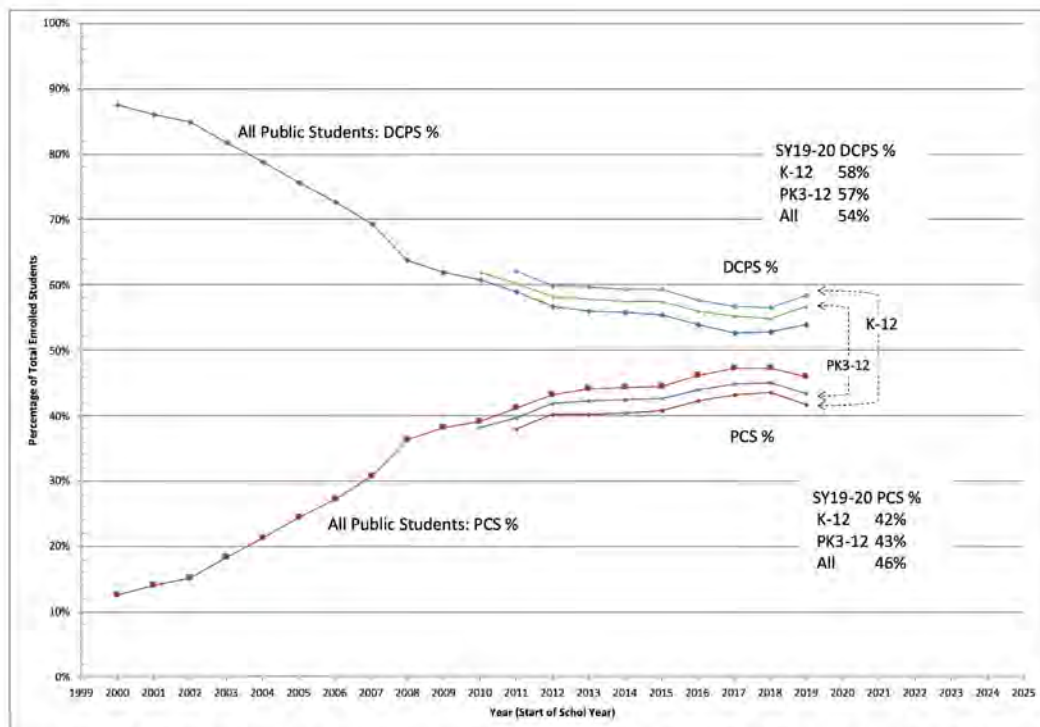
**Despite rosy comprehensive plan estimates, DC's student population is not growing by leaps and bounds**

To support such school churn, students are needed. Not surprisingly, the comprehensive plan outlines tremendous growth of DC's student population, while noting that co-locations of charter schools in DCPS facilities are needed and advisable in light of it.

There's only one hitch:

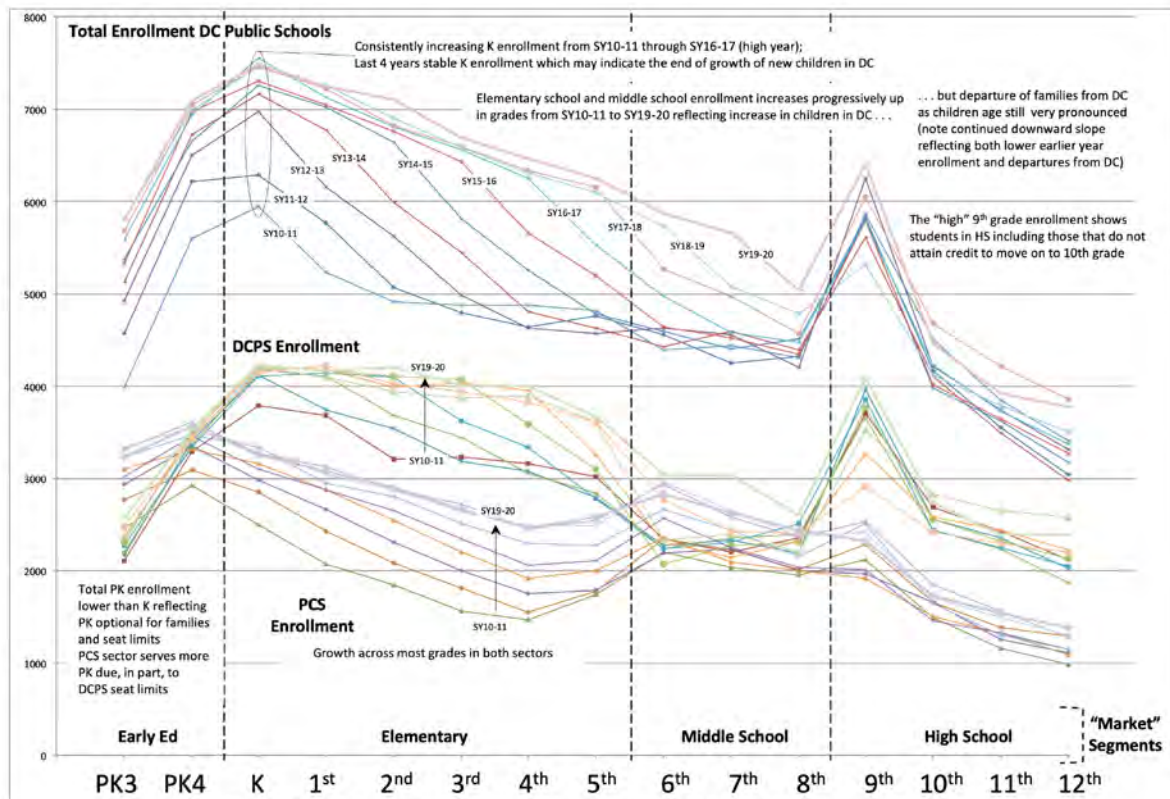
*DC's student population isn't growing like that--and likely will not anytime soon.*

Here's why:



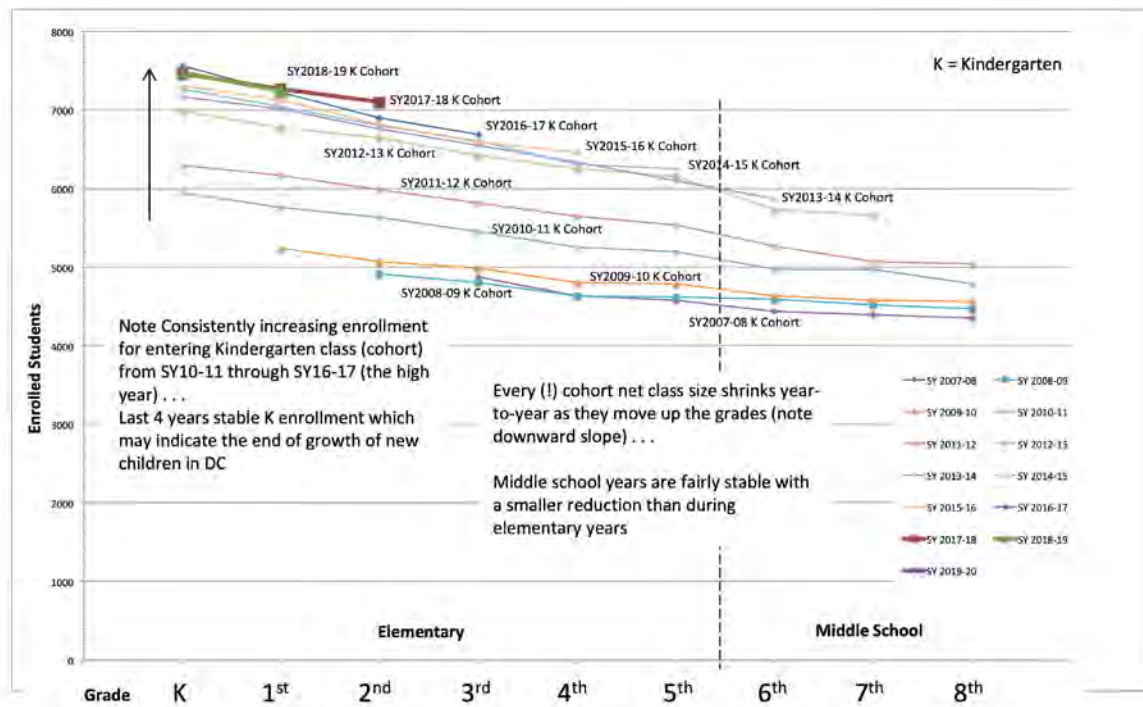
**Figure 1: DC Public School Enrollment Distribution Between DCPS & Charter Schools SY2000-01 through SY2019-20**

Note: Although public enrollment data prior to 2010 does not indicate grade breakout, the data most likely includes PK3-12 plus adult and alternative students. The Public Charter School sector (PCS) increased the percentage of students served from before 2000 through 2018, with a slight decline in SY2019-20. When broken out in three groups, i) All, ii) PK3-12, and iii) K-12, the distribution of enrolled public students between the two sectors changes slightly. PCS serves more adult/alternative students and PK3-PK4 students than DCPS, reflecting differences between the public school segments loosely defined as: PK3-PK4, K-12, and adult/alternative.



**Figure 2: DC Public School Enrollment by Grades School Year 2010-11 to SY2019-2020**

Note: Figure includes the grade distribution for each school year to show trends across the past ten years; Growth across most grades in both sectors, but less so in recent years; In-sector and cross-sector patterns have changed over time--the last 3 years are different than the earlier years



**Figure 3: Total DC Public School Age Cohort (net) Enrollment by Grade As Cohort Moves Through Grades SY2010-11 through SY2019-20**



All

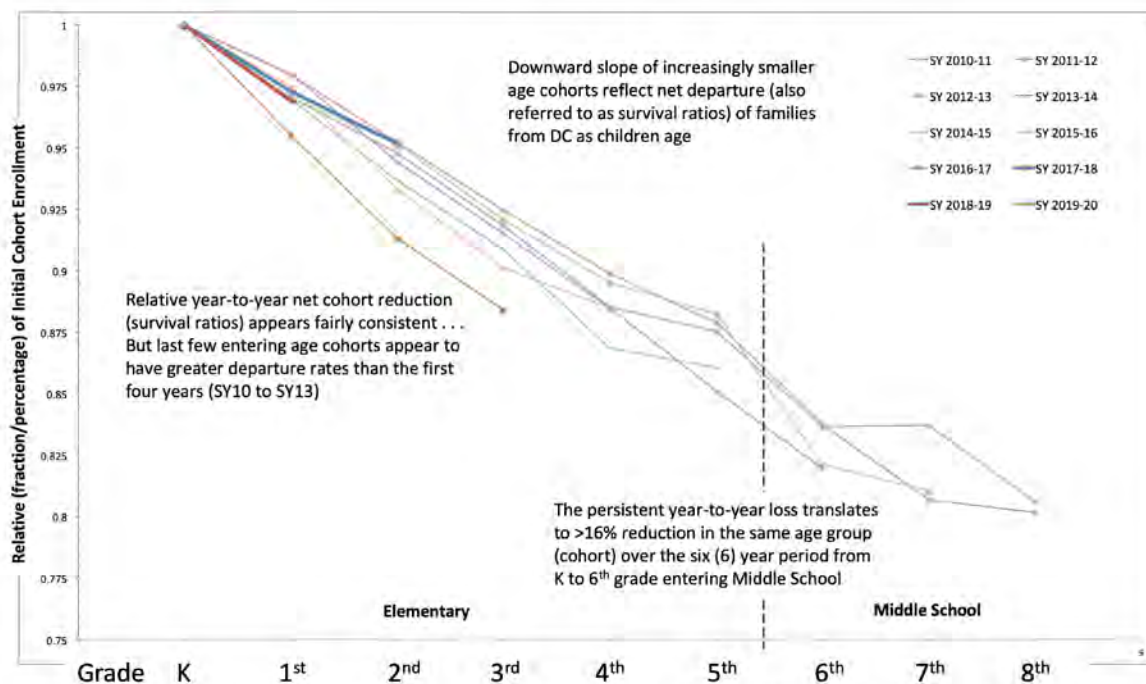


Figure 4: DC Public School Enrollment Percentage Relative to Initial Incoming Kindergarten Cohort SY2011-12 through SY2019-20

The data represented in these graphs show several things quite clearly:

--There is a bulge (increase) of new entering students from 2010-2016 in the lower grades now moving through higher grades.

--Since 2016, however, there has been no new growth (or decrease) in entering kindergarten classes--despite growth in DC housing before and during this period.

--The cohort survival ratio in our schools has consistently gone down over time. Generally, since about 1980 DC has not been increasing its retention of students over time as a percentage of the total. This is shown in both enrollment as well as census data.

--Census data show that the percentage retention of DC's children (ages 0 through 7) *decreased* across most age cohorts from 1980-1990 to 1990-2000 to 2000-2010. This is an indicator that children (and possibly entire families) were likely leaving the city at a faster pace (by percentage) in the 2000-2010 period than in the previous two census periods. This explicitly contradicts the comprehensive plan's laudatory language about

the growth in DC's schools and how school quality has been a factor in the city's population growth.

--Enrollment data also back up this point above: loss in child cohorts has increased over recent time.

### **Here's what the comprehensive plan CAN and SHOULD say about future school populations**

Although the city's population of young adults may still be growing, it is unlikely that enrolled students will match this growth. Enrolled students have not done so over the past decade or more, and the data above suggest that the departure rate of families may actually be increasing, a factor that could zero out any possible growth in the student population.

The key for the immediate future will be the audited SY20-21 entering kindergarten class size; the grade cohort survival rate; and the age cohort change from 2010 to 2020 (which will come from the 2020 census).

None of this is mentioned in the comprehensive plan.

Rather, the plan explicitly notes "improving" schools as a factor in people choosing to live in DC (without any proof). It then assumes that many young adults currently living here will not only have children, but stay here to raise them and THEN send them to DC's publicly funded schools.

While all of that is a nice thought, it's not likely to happen given the data above and [historical trends of kids leaving](#) from DC's publicly funded schools as they age at relatively high rates.

Indeed, because the rate of growth in the student population has slowed dramatically in the last few years and the rate of departure of families appears to have increased slightly, this suggests essentially quiescent public school enrollment by about 2028.

Using data from the last decade, it is reasonable to assume that

--growth of new kindergarten students has ended (max was in 2016) but will remain stable in the near term (i.e., before 2028) and

--the cohort loss rate at each grade will remain stable in the same period.

Using those assumptions, we can make some projections for the near term (i.e., by 2030) as the 2010-2016 "bulge" moves through higher grades:

--Elementary students may only increase by <400, which is about the growth of one school in the next couple of years. That suggests that building or establishing new



elementary schools is not needed and that any charter growth will come at the direct expense of enrollment at existing schools.

--Middle school students may increase by about 2,000, mostly in the next few years. But building or establishing new middle schools also seems unwise, since it's too late for any new school to come on-line in time, while DC continues to have a surplus of underused middle school seats and facilities. Charter growth will mainly come at the direct expense of enrollment at existing schools.

--High school students may have a potential increase of over 6,000, reflecting the bulge at entering grades in the 2010-2016 period. Given that the majority of this potential growth will occur in the next 5 years, and DC already has empty seats in high schools, building new schools also does not seem to be the appropriate response.

### **What YOU, the DC Council, need to add to the comprehensive plan for DC public education**

--Secure education rights in every community—not school choice. Rights must be the cornerstone and primary driver of every school decision in DC. Right now, due to closures, some neighborhoods have NO school of right, while others face losing theirs due to declining enrollments brought about in part by school proliferation that is completely disconnected from both actual public demand and student growth.

--Enact a full stop to creating new schools and expanding existing ones until all schools are not only equitably supported for the students they have, but sufficiently enrolled, which is the best use of public money.

--Delete all mention of co-locations and shared use agreements for DCPS facilities, as they not only are unneeded, but inevitably hurt host schools and potentially create disruption and churn. (If you need some examples of why, see [here](#) and [here](#).)

--On the west side of the city, revise boundaries and feeder patterns and limit out of bounds slots to ensure better use of existing facilities without incurring additional capital expenditures. As [shown here](#), overcrowding in schools in Ward 3 is not due to resident students, but to a refusal to limit out of bounds seats and change feeder patterns and boundaries. This importation of students from east to west not only concentrates poor students in schools on the east side, but also ensures those schools are often underenrolled. If the rationale for not changing Ward 3 out of bounds slots, feeders, and boundaries is to promote diversity, then the city should *really* commit to diversity, cost-effectiveness, and equity by moving as many students in its smallest demographic—White students—to schools in the east as there are non-White students who travel to schools in the west, while also ensuring equity in funding, modernizations, and resources across the city (as opposed to concentrating them in the west).

--Do not build or create any new elementary and middle schools in the near term.

--Accommodate more high school students within existing facilities except in Ward 3, where boundary and feeder changes in DCPS will address all possible growth without the expense of capital investment.

--New and potentially disruptive factors, such as COVID and its associated economic decline, must be accounted for, as they are likely to slow and even reverse population growth in the city.

--Accept historical and housing trends that show that new growth of students is more likely to occur in areas of the city already with a surplus of school seats. Conversely, accept that such growth of students is not likely to occur in areas where the most school expansions have been approved in the last 1-2 years. Those are generally downtown (Banneker, Stevens) and west of Rock Creek Park (in Ward 3).

**Making these changes in the comprehensive plan is ultimately about securing communities, rights, and responsible use of public resources**

DC annually invests hundreds of millions of dollars in school choice, whether with funding new schools or expansions, closures, or aids for choice (i.e., the lottery, advertisements (buses, metro), open houses, EdFest, etc.).

But by far the more expensive part of school choice is that it requires a constant array of schools without consideration for, or securing of, education rights, school stability, communities, or public resources.

For an example of how costly school choice is, as currently practiced in DC, look at the Ward 7 campus of Rocketship, at 4250 Massachusetts Ave. SE, which opened in 2017.

In May 2016, three separate, but contiguous, properties in Ward 7 between Massachusetts and Alabama avenues were purchased by an LLC in California connected to the Turner Agassi charter fund. Neighbors had no idea what was happening in their midst until construction fences went up around the perimeter of the properties.

The next month, Rocketship reached out to the community with its plans to build a school on the T-shaped site. This was all perfectly legal: all you need to locate a charter school ANYWHERE in DC is a site that is at least 9000 square feet and 120 feet wide. Despite the surprise (and opposition) of neighbors to its plan, Rocketship's plan was approved by the charter board.

Shortly after that approval, Rocketship demolished existing buildings on those sites, including a house and an apartment building, at 4135 Alabama, designed and built in 1939 by Black DC architect Lewis W. Giles. He was known for his apartment buildings around the city, some of which still stand. (Giles also apparently designed many of the houses in the neighborhood south of Kenilworth aquatic gardens and also some in Deanwood.)

Giles' building at 4135 Alabama was a nice example of Art Deco design—and, given his history in DC, should never have been torn down so easily.

More to the point, **in a city with a serious shortage of affordable housing and many unhoused people, tearing down a multi-unit apartment building to build a publicly financed school when there was already a surplus of public school seats in the area AND no one in the community actually ever wanted it is a tragic waste of public funds and purpose.**

So let me ask you:

--Whose choice was that Rocketship school--and whose demand?

--What existing schools will close because of the seats Rocketship created that our city didn't even need except by the promise that those seats would be "quality" seats? (Remember: the 26 DC charters closed between 2012 and 2020 all promised the exact same thing before their approval.)

--And who remains unhoused because public funds were used to create an unneeded and publicly unwanted school instead of ensuring an existing apartment building could be used for affordable housing?

At the end of the day, this comprehensive plan is about our aspirations as a city.

If we cannot value our system of municipally run neighborhood schools of right as a vital and self-sufficient public asset--just like this plan does our public libraries--then we are degrading education rights, communities, *and our own children*.

We can and must do better—and so must you, by adopting the changes above for the comprehensive plan. Thank you.

Valerie Jablow





## **Testimony of Victoria Leonard**

**Submitted to the Committee of the Whole on**

**Bill 23-965: Displaced Workers Right to Reinstatement and Retention Amendment Act of 2020**

Chairman Mendelson and Members of the Committee of the Whole, thank you for the opportunity to submit written testimony on Bill 23-965.

My name is Victoria Leonard. I am the Political and Legislative Director for the Baltimore-Washington Laborers' District Council, an affiliate of the Laborers' International Union of North America, or LiUNA for short. We represent more than 7,500 construction workers and public employees across DC, Maryland, and Virginia—about a third of whom are District residents.

LiUNA fully supports Bill 23-965 and appreciates the Councils fast action on this matter. LiUNA also supports the amendments that UNITE HERE Local 25 has suggested. The amendments help protect workers by strengthening penalties that will deter employers from trying to skirt the law. The amendments also lay out a system for calling back workers, which will be vital when the economy turns around after a Covid-19 vaccine is approved and distributed.

Our 4,000 members who perform construction work are considered essential workers. Despite the Covid-19 pandemic, they leave their homes every day to go to work building the region's infrastructure projects, including big DC projects like the Northeast Boundary Tunnel and the South Capital Street Bridge, as well as ongoing projects like road repaving, and gas, water and sewer line replacements.

However, among our 3,500 members employed in the public service sector, many have suffered from layoffs and unemployment due to the Covid-19 pandemic. They include members employed as janitors and custodians. It will be important that these members of LiUNA have jobs they can return to once the pandemic is under control.

Bill 23-965 is critically important to the future of the District of Columbia and its workforce. It protects skilled, experienced workers by providing them with they right to return to their jobs. Without this bill, the District's family-supporting jobs in the service sector are likely to devolve into poverty level ones, which will lead to more income inequality and undermine the District's goal to create an equitable economy.

Thank you for the opportunity to present written testimony.

Testimony  
by Vira Sisolak  
Capitol Hill Village  
As originally Presented at the  
Ward Six Hearing on the DC Comprehensive Plan  
Sponsored by Councilmember Charles Allen  
November 17, 2020

My name is Vira Sisolak. I have lived on Capitol Hill for more than 50 years. I am a member and former Board Member of Capitol Hill Village. This testimony is in support of CHV's amendments to the Comp Plan with regard to Reservation 13, also called the Hill East Redevelopment Area. This area is one of only a few remaining large sites available for redevelopment in the District.

We in Capitol Hill Village view the redevelopment of Reservation 13 as an opportunity to obtain the necessary housing, services, and amenities that would allow us to age in our community where we have friends, are active in community organizations/churches, and have deep roots. In general, CHV is concerned with the need for older adults at all income levels to have access to the life choices they need in the communities where they have chosen to live their lives. No one who has spent decades in DC should have to move away from their neighborhood as a senior in order to find a home appropriate to their financial, physical or

cognitive well-being, unless that is their choice. There needs to be multiple barrier-free (universal design) living options at a mix of affordability levels in the neighborhoods we call home.

Twenty years ago, the DC Council passed what is now referred to as the Hill East Master Plan. It included detailed specifications for buildings, streets, and amenities for Reservation 13. Over the years, the City let the site languish without improvement until contracts were awarded for redevelopment of two of the 13 parcels of land.

As you are probably aware, DMPED is currently in the process of asking the Council to declare as surplus eight more parcels so they can be developed by private organizations. We hope the Comprehensive Plan will provide the direction to the Zoning Commission and developers to have these parcels become the base from which Reservation 13 evolves into a community offering a variety of housing options for people at all income levels, plus retail establishments and various services to include those critical to seniors aging in community.

We believe that a portion of affordable housing should be developed as workforce housing for persons such as home health care aides. In addition, housing should also be available for the group referred to as the “missing middle”

-- teachers, police officers, and retirees whose incomes are in the “moderate” range but below the area median income. Housing options should include those desired by seniors: “one-level living” rental apartments, condominiums, and senior housing with health support that would include independent living and assisted living facilities.

We urge the DC Council to support all the Capitol Hill Village proposed amendments to the Comp Plan, but especially those for the Capitol Hill Area Element.

Vira Sisolak  
638 A St., NE  
Nov. 30, 2020

**From:** [Andrei B Ponomarev](#)  
**To:** [Committee of the Whole \(Council\)](#); [McDuffie, Kenyan \(Council\)](#)  
**Cc:** [REDACTED] [Trueblood, Andrew \(OP\)](#)  
**Subject:** DC Comprehensive Plan Feedback - Upper Northeast  
**Date:** Tuesday, November 24, 2020 7:47:05 PM

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Dear DC Council and Council Member McDuffie,

This email letter is to provide feedback on the DC Comprehensive Plan in the context of public hearings that took place on 11/12 and 11/13/2020.

I'm writing to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution available at: [https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I am a homeowner within 200 feet of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856).

I oppose the Mayor's proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use.

The Council should amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan. As such, the area should be designated in the Future Land Use Map to provide stepped height limits towards the existing neighborhood of row homes with a 40 foot height limit next to our 20 foot homes, and not be identified as high-density residential (up to 80 feet) next to our 20 foot homes.

A very unfortunate example of the lack of a transition zone is a project just a block down the street at [REDACTED] - a 9 story + PH building immediately across the residential service alley from 2 story row homes. This is unacceptable, over imposing, out scaled, and grossly outdated urban planning. It is disrespectful to the existing community fabric, and not equitable to the existing community at all.

Let's not make these mistakes again in the land use map that will be governing the City growth for years to come. I don't oppose grow but I support smart urban growth, urban growth respectful to the existing communities.


We won't let this happen on our block of 2700 Block of 10<sup>th</sup> Street NE and the time to act is now.

The Mayor's proposed changes to the Future Land Use Map, as-is, do not have the best interests of the neighbors and the broader Brookland community in mind. I hope that as my elected Council Chair and Council Member, you will hear my concerns and amend the Future Land Use Map to align with the interests of the neighborhood and the community.

Thank you for helping us to preserve the unique character and charm of Brookland.



Sincerely,

Andrei Ponomarev  
2718 10th Street NE  
Washington, DC, 20018  


**From:** [Ashleigh Cirilla](#)  
**To:** [Committee of the Whole \(Council\)](#); [McDuffie, Kenyan \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#)  
**Subject:** Council Testimony re Comprehensive Plan's Future Land Use Map  
**Date:** Tuesday, November 10, 2020 10:48:23 AM

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Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at:

[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I am a homeowner within 200 feet of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856). I oppose the mayor's proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use. The Council should amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan. As such, the area should be designated in the Future Land Use Map to blend in with the existing neighborhood of row homes with a corresponding 40 foot height limit next to the homes, and not be identified as high-density residential (up to 80 feet) next to the homes. We live in Brookland because it's quiet and residential. We understand development is part of the neighborhood but a bunch of massive buildings will significantly alter our lives and likely cause us and many neighbors to relocate entirely outside of the city. It changes the game and our home in so many ways.

The mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind. I hope that as my elected council chair and council member, you will hear my concerns and amend the Future Land Use Map to align with the interests of the neighborhood and the community.

Thank you for helping us to preserve the unique character and charm of Brookland.

Sincerely,  
Ashleigh and Cypress Cirilla

**From:** [Caleb Menzies](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Proposed changes to the Future Land Use Map: Brookland  
**Date:** Monday, November 16, 2020 9:09:24 AM

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Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at: [https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I am a resident living within a few blocks of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856). I oppose the mayor's proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use.

The Council should amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan.

As such, the area should be designated in the Future Land Use Map to blend in with the existing neighborhood of row homes with a corresponding 40 foot height limit next to the homes, and not be identified as high-density residential (up to 80 feet) next to the homes.

The mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind. I hope that as my elected council members, you will hear my concerns and amend the Future Land Use Map to align with the interests of the neighborhood and the community.

Thank you for helping us to preserve the unique character and charm of Brookland.

Sincerely,

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Caleb Menzies

**From:** [Danea Gaines](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Mendelson, Phil \(COUNCIL\)](#); [McDuffie, Kenyan \(Council\)](#)  
**Subject:** Future Land Use Map  
**Date:** Monday, November 9, 2020 6:37:50 PM

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Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at:

[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I am a homeowner within 200 feet of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856). I oppose the mayor's proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use. The Council should amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan. As such, the area should be designated in the Future Land Use Map to blend in with the existing neighborhood of row homes with a corresponding 40 foot height limit next to the homes, and not be identified as high-density residential (up to 80 feet) next to the homes.

The mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind. I hope that as my elected council chair and council member, you will hear my concerns and amend the Future Land Use Map to align with the interests of the neighborhood and the community.

Thank you for helping us to preserve the unique character and charm of Brookland.

Sincerely,  
Danea Gaines

Sent from my iPhone

**From:** [Helen LaCroix](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [McDuffie, Kenyan \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#)  
**Subject:** Comp Plan amendments affecting Brookland  
**Date:** Thursday, December 3, 2020 8:47:16 AM

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Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at:  
[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I am a homeowner living within a few blocks of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856). I oppose the mayor's proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use. The Council should amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan. As such, the area should be designated in the Future Land Use Map to blend in with the existing neighborhood of row homes with a corresponding 40 foot height limit next to the homes, and not be identified as high-density residential (up to 80 feet) next to the homes.

The mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind. I hope that as my elected council members, you will hear my concerns and amend the Future Land Use Map to align with the interests of the neighborhood and the community.

Sincerely,  
Helen LaCroix

## Committee of the Whole (Council)

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**From:** Irene Kellogg <[REDACTED]>  
**Sent:** Wednesday, November 11, 2020 9:06 PM  
**To:** Committee of the Whole (Council)  
**Cc:** McDuffie, Kenyan (Council); Mendelson, Phil (COUNCIL); [REDACTED]  
**Subject:** Preserving my home and Neighborhood in Brookland

November 11, 2020

Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at:  
[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I am a homeowner within 200 feet of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856). I oppose the mayor's proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use. The Council should amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan. As such, the area should be designated in the Future Land Use Map to blend in with the existing neighborhood of row homes with a corresponding 40 foot height limit next to the homes, and not be identified as high-density residential (up to 80 feet) next to the homes.

To bend only to the wishes of powerful developers is an affront to me, and I believe the feeling is the same for others in the community. Making zoning accommodations for one segment over another borders on irresponsible behavior. My personal list of issues and others is not sufficient for this letter. Already, the quality of community life has been diminished, in my opinion.

The Mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind. I hope that as my elected council chair and council member, you will hear my concerns and amend the Future Land Use Map to align with the interests of the neighborhood and the community.

**As a DC Council I hope, no I beseech you to represent my neighborhood. Thank you for helping us to preserve the unique character of Brookland.**

Sincerely,

/s/

Irene Kellogg, resident  
912 Evarts St., NE  
Washington, DC 20018-1724

**From:** [Jennifer Brundage](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Mendelson, Phil \(COUNCIL\)](#); [McDuffie, Kenyan \(Council\)](#)  
**Subject:** Testimony on Future Land Use Map Brookland Proposed Reed Street Development  
**Date:** Wednesday, November 11, 2020 11:40:41 AM

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Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at:  
[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I am a homeowner within 200 feet of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856). I oppose the mayor's proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use. The Council should amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan. As such, the area should be designated in the Future Land Use Map to blend in with the existing neighborhood of row homes with a corresponding 40 foot height limit next to the homes, and not be identified as high-density residential (up to 80 feet) next to the homes.

The mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind. Please make these changes to align with the interests of the neighborhood and the community. Thank you for helping to preserve the unique character and charm of Brookland.

Sincerely,  
Jennifer Brundage



**From:** [REDACTED]  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Mendelson, Phil \(COUNCIL\)](#); [McDuffie, Kenyan \(Council\)](#)  
**Subject:** Testimony on Future Land Use Map Brookland Proposed Reed Street Development  
**Date:** Thursday, November 12, 2020 8:42:03 PM

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Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at:  
[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I am a homeowner within 200 feet of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856). I oppose the mayor's proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use.

The Council should amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan. As such, the area should be designated in the Future Land Use Map to blend in with the existing neighborhood of row homes with a corresponding 40 foot height limit next to the homes, and not be identified as high-density residential (up to 80 feet) next to the homes.

The mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind. Please make these changes to align with the interests of the neighborhood and the community.  
Thank you for helping to preserve the unique character and charm of Brookland.

Sincerely,

John Powell

**From:** [Joshua Beatty](#)  
**To:** [Committee of the Whole \(Council\)](#); [McDuffie, Kenyan \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#)  
**Subject:** Future Land Use Map change request  
**Date:** Tuesday, November 10, 2020 11:19:41 AM

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Dear Councilmember McDuffie and Chair Mendleson,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as **outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020**, resolution. Available at:

[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I am a homeowner within 200 feet of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856). **I STRONGLY OPPOSE the Mayor's proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use. I ask The Council to amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan.** As such, the area should be designated in the Future Land Use Map to **blend in with the existing neighborhood of row homes with a corresponding 40 foot height limit next to our two-story rowhomes**, and not be identified as high-density residential (up to 80 feet) next to the homes.

**The mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind.** I hope that as my elected council chair and council member, you will hear my concerns and amend the Future Land Use Map to align with the interests of the neighborhood and the community.

Thank you for helping us to preserve the unique character and charm of Brookland.

Sincerely,  
Joshua Beatty



July 26, 2020

To: Ward 5 Councilmember Kenyan McDuffie and the DC City Council  
CC: DC Mayor Muriel Bowser; DC Office of Planning; ANC 5B

**Re: Future Land Use Map Designations for Certain Properties adjoining Reed Street Northeast**

The following analysis and recommendations were adopted as the official position of the Brookland Neighborhood Civic Association (BNCA), by resolution enacted by the membership at our July 21, 2020 regular meeting. These were developed by Brookland residents, including BNCA members, residing on the 900 block of Evarts and the 2700 block of 10th Street NE, in anticipation of proposed mixed-use development on a series of adjoining parcels along Reed Street. This resolution supersedes any prior BNCA proposals regarding Comprehensive Plan designations for these parcels.

In particular, BNCA recommends that the Future Land Use Map (FLUM) be amended as shown in the attached Exhibit A, as follows: the "East Lot" should be designated for **moderate** density mixed residential and commercial use, corresponding to a 40 foot height limit; the "West Lot" should be designated for **medium** density mixed residential and commercial use, corresponding to a 60 foot height limit; and the "South Lot" should be designated for **high** density mixed residential and commercial use, corresponding to an 80 foot height limit.

The City Council should adopt these changes into the FLUM when it takes up the Comprehensive Plan later this year. BNCA also has several other outstanding recommendations for the Comprehensive Plan, which are not addressed by this resolution.

In addition to these recommendations, BNCA supports the use of a Planned Unit Development (PUD) process for any development of the Reed Street parcels. BNCA looks forward to continuing to collaborate with the representatives of the site owner, ANC 5B, the Office of Planning, and the Councilmember's office, to ensure that development in the area of Reed Street NE is done in an appropriate manner.

We would like to engage in follow-up discussions with your offices regarding this matter. I will follow up accordingly.

On behalf of the membership of the BNCA and its board,

Daniel Schramm

A handwritten signature in black ink, appearing to read "Daniel Schramm", with a stylized flourish at the end.

President, BNCA

Brookland Neighborhood Civic Association  
P.O. Box 4457, Washington, DC 20017  
[www.brooklandcivic.org](http://www.brooklandcivic.org)

## ANALYSIS AND RECOMMENDATIONS FOR REED STREET NORTHEAST

### I. Background

Brookland residents have recently engaged in conversations with representatives of the owner of the property highlighted in red on the map below and located south of Franklin Street between railroad tracks and 10th Street NE (Square 3841 Lots: 38, 825, 828, 829, 832, 834, Square 3846 Lots: 82, 846, 856). A residential and commercial mixed use development called Reed Street Development is proposed for this site. The proposed Reed Street Development includes nine (9) parcels equalling approximately four (4) acres or 150,000 square feet. Currently the Amended Future Land Use Map of the Comprehensive Plan as submitted to Council for approval shows this area as PDR/RHD. We, the residential neighbors immediately adjacent to the subject property, oppose this change. We request that the Council revise the Future Land Use Map in the Comprehensive Plan to accommodate the proposed development in a way that provides for an appropriate transition to the existing homes and integration into this family-oriented neighborhood.



### II. The Comprehensive Plan Supports a Gradual Transition to Existing Homes

We support and recognize the importance of “Promoting more housing proximate to transit and linking new housing to transit” (500.2); however we must consider how these developments not only provide additional housing but also “[strengthen] neighborhood quality of life while accommodating growth and change” (900.2). Brookland has long been known as a family-friendly neighborhood. We should encourage any new developments to maintain this important characteristic and provide housing for families. This aligns with the Comprehensive Plan’s desire to increase housing for families throughout the city<sup>1</sup>. New developments in Brookland “should prioritize individual, ground-level entrances to units that open up to the street in addition to interior access to units through a shared private lobby” (916.3).



The comprehensive plan does not provide a basis for the proposed change to the FLUM for this property from the current PDR to RHD. The Future Land Use Map currently identifies the entire property slated for the new Reed Street Development as Residential-High Density and Production, Distribution & Repair. We can find no record of this request for the change in the Future Land Use Map<sup>2</sup>, and can only assume it was made by the Office of Planning given its proximity

<sup>1</sup> 913.7 “Action UD 2.4.A: Design Guidelines for Higher-Density, Family-Sized Housing - Develop design guidelines for higher-density, family-sized housing with the intent to address key design issues at the scale of the neighborhood, site, building, and unit that relate to residential livability for families with children.”

<sup>2</sup> Part of the property under previous owners “Old Town Trolley tours of Washington, Inc.” requested a zoning change to MU-6 that was not acted on, based on our understanding.



to the metro station. While we recognize that the Rhode Island Avenue Metro Station is not far from this collection of properties, it is not “near” the property as defined in the Comprehensive Plan. Map 24.1: Upper Northeast Policy Focus Areas (2410.3) shows that the area the city intends for high density residential development is near the Rhode Island Avenue metro station and the surface lots southeast of the station<sup>3</sup>. Therefore the Comprehensive Plan does not support identifying Residential-High Density for the entire Reed Street Development, which is adjacent to existing two-story row homes.

We agree that higher density is appropriate closest to the metro station. We also agree with the stated goals of the Comprehensive Plan to implement step-down or reduced height as the property moves away from higher density and towards existing lower density homes<sup>4</sup>. For example, section 909.8’s visualization aligned to “Encouraged Transitions in Building Intensity and Scale”.



The properties abutting a large section of the proposed Reed Street Development are 1920s, single-family row homes with lot sizes of less than 1,500 square feet, which are drastically smaller than the four acres that will be part of the Reed Street Development. As this development is created it should take into consideration “Policy UD-2.2.85: Large- Scale Development - New developments on parcels that are larger than the prevailing neighborhood lot size should be carefully integrated with adjacent sites. Structures on such parcels should be broken into smaller, more varied forms, particularly where the prevailing street frontage is characterized by small, older buildings with varying facades.” (909.12). This is also visualized through Development Massing (909.18).



### III. Our Ask

To align with the language of the Comprehensive Plan, we urge the Council to change the Future Land Use Map to provide the highest density (Residential/Commercial High Density) at the part of the

<sup>3</sup> 2415.56 “Policy UNE-2.5.12: Rhode Island Avenue/-Brentwood Metro Station - Encourage the development of additional medium- to high-density mixed-use, pedestrian and multimodal-friendly development around the Rhode Island Avenue Metro station, particularly on the surface parking lots in the station vicinity. Review the Rhode Island properties west of and proximate to the Rhode Island Avenue Metro station for transit connections and appropriate land use recommendations.”

<sup>4</sup> 909.10 “Policy UD-2.2.4: Transitions in Building Intensity - Design transitions between large-scale and small-scale development. The relationship between taller, more visually prominent buildings and lower, smaller buildings (such as single-family or row houses) can be made more pleasing and gradual through a variety of context-specific design strategies, such as a slender massing of taller elements, stepping back the building at floors above its neighbors’ predominant roof line, stepping a building’s massing down to meet the roof line of its neighbors, or strategic placement of taller elements to mark corners, vista terminations, or large open-space frontages.”

property closest to the metro (South Lot) and transition to Residential/Commercial Medium Density for properties north of Evarts Street (West Lot) and Residential/Commercial Moderate Density for properties abutting the existing row homes (East Lot). Please see Exhibit A showing the proposed density map that we will support.

This change will better align the Future Land Use Map with the overall goals of the Comprehensive Plan and allow for a smoother transition of the new development to the existing homes<sup>5</sup>. It will also allow for a development that connects and builds upon the strengths of the existing neighborhood. Thirdly, this change will allow the property to be developed as a Mixed Use development, which is in alignment with what we understand to be under consideration by the owner's representatives.

#### **IV. Going Forward**

We appreciate the Council's consideration of our proposed change to the Future Land Use Map. We would be happy to meet to provide additional context, if helpful.

We know this is just the beginning of a much longer process, and we look forward to engaging with the nearby community and ANC-5B-O4 in a Planned Use Development process<sup>6</sup>.

We expect that part of this process, at a minimum, will include discussions on:

- New traffic patterns with any proposed road changes and alley closures
- Efforts to create a vehicle-independent lifestyle for residents in the new developments<sup>7</sup>
- Review and plan adjustments to account for the increased traffic, loading and trash access as a result of the community
- Documentation of existing conditions to identify any changes to the almost 100-year-old row homes as a result of the construction
- Environmental impact given the increase of air and noise pollution, as well as the potential risks associated with the demolition of old structures and their foundation to make way for new construction
- Integration of the development with the street through public green space<sup>8</sup>, bicycle lanes, and sidewalks
- Retail opportunities that align with community priorities

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<sup>5</sup> 920.3 "Policy UD-4.2.1: Scale and Massing of Large Buildings - Design the scale, height, volume, and massing of large buildings to avoid monotony and enhance the human scale. Varied roof heights, facade widths, and more expressive massing can provide variety and visual interest. Massing should be articulated with a special emphasis placed on corners, especially along important view corridors or intersections. Patterns of architectural elements, expressive structure, or other design tactics can provide variety and visual interest."

<sup>6</sup> 2415.91 "Action UNE-2.5.A: Rhode Island Avenue Station Area Planning - Work with WMATA, the local ANC, local businesses, and the community to encourage plans for the Rhode Island Avenue Metro area to enhance the surrounding neighborhoods and address issues such as traffic, parking, and station access."

<sup>7</sup> 916.4 "Policy UD 3.2.2: Social and Community Meeting Spaces - New planned unit developments (PUDs) and other large-scale developments should provide for a mix of social and third spaces—for example, schools, retail stores, cultural and community spaces, and recreational facilities."

<sup>8</sup> 916.5 "Policy UD 3.2.3: Recreational Space Design for Large Site Development - Design open spaces conducive to physical activity as part of large-scale developments or create new recreation spaces (such as parks, walking paths, trails, and waterfront recreation) in neighborhoods lacking access to public open spaces."

**From:** [Julia Hurley](#)  
**To:** [Committee of the Whole \(Council\)](#); [McDuffie, Kenyan \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#)  
**Subject:** Comprehensive Plan Future Land Use Map  
**Date:** Tuesday, November 10, 2020 9:19:44 AM

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Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at:  
[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I am a homeowner within 200 feet of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856). **I oppose the mayor's proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use.** The Council should amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan. As such, the area should be designated in the Future Land Use Map to blend in with the existing neighborhood of row homes with a corresponding 40 foot height limit next to the homes, and not be identified as high-density residential (up to 80 feet) next to the homes.

**The mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind.** I hope that as my elected council chair and council member, you will hear my concerns and amend the Future Land Use Map to align with the interests of the neighborhood and the community.

*Thank you for helping us to preserve the unique character and charm of Brookland.*

Sincerely,

Julia Hurley 902 Evarts St NE

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Julia C. Hurley

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"Fight against something, you focus on the thing you hate. Fight for something, you focus on the thing you love..." - Simon Sinek



**From:** [Julia Saladino](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [McDuffie, Kenyan \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#)  
**Subject:** Development on Reed Street NE  
**Date:** Tuesday, November 10, 2020 10:02:05 AM

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Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at:

[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I am a homeowner within 200 feet of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856). I oppose the mayor's proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use. The Council should amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan. As such, the area should be designated in the Future Land Use Map to blend in with the existing neighborhood of row homes with a corresponding 40 foot height limit next to the homes, and not be identified as high-density residential (up to 80 feet) next to the homes.

The mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind. I hope that as my elected council chair and council member, you will hear my concerns and amend the Future Land Use Map to align with the interests of the neighborhood and the community.

Thank you for helping us to preserve the unique character and charm of Brookland.

Sincerely,

Julia Saladino

**From:** [Khristian Gaines](#)  
**To:** [Committee of the Whole \(Council\)](#); [McDuffie, Kenyan \(Council\)](#)  
**Cc:** [Mendelson, Phil \(COUNCIL\)](#)  
**Subject:** Opposition to Future Land Use Map  
**Date:** Wednesday, November 25, 2020 8:50:19 AM

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Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at:

[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I reside at 2732 10TH ST NE, and as a homeowner within 200 feet of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856). I oppose the mayor's proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use. The Council should amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan. As such, the area should be designated in the Future Land Use Map to blend in with the existing neighborhood of row homes with a corresponding 40 foot height limit next to the homes, and not be identified as high-density residential (up to 80 feet) next to the homes.

The mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind. I hope that as my elected council chair and council member, you will hear my concerns and amend the Future Land Use Map to align with the interests of the neighborhood and the community.

Thank you for helping us to preserve the unique character and charm of Brookland.

Sincerely,

Khristian Gaines  
2732 10TH ST NE

**From:** [Logan Dawson](#)  
**To:** [Committee of the Whole \(Council\)](#); [McDuffie, Kenyan \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#)  
**Subject:** Opposition to FLUM Designations for Certain Properties adjoining Reed Street Northeast  
**Date:** Friday, November 13, 2020 11:26:38 AM

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Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at:

[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I am a homeowner within 200 feet of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856). I oppose the mayor's proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use. The Council should amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan. As such, the area should be designated in the Future Land Use Map to blend in with the existing neighborhood of row homes with a corresponding 40 foot height limit next to the homes, and not be identified as high-density residential (up to 80 feet) next to the homes.

The mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind. I hope that as my elected council chair and council member, you will hear my concerns and amend the Future Land Use Map to align with the interests of the neighborhood and the community.

Thank you for helping us to preserve the unique character and charm of Brookland.

Sincerely,  
Logan Dawson

**From:** [Michael Tran](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [McDuffie, Kenyan \(Council\)](#)  
**Subject:** Residents at 900 Evarts St NE - DC Comprehensive Plan Future Land Use Map  
**Date:** Wednesday, December 2, 2020 9:40:24 AM

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Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at:

[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

I am a homeowner within 200 feet of the property being considered for redevelopment along Reed Street between Rhode Island Avenue and Franklin Avenue (Square 3841 Lots: 38, 825, 828, 829, 832, 834 and Square 3846 Lots: 82, 846, 856). I oppose the proposed revision to the Future Land Use Map that would designate this parcel as high density mixed use. The Council should amend the draft Future Land Use Map to align with goals for a gradual transition to existing housing outlined in the narrative portions of the draft Comprehensive Plan. As such, the area should be designated in the Future Land Use Map to blend in with the existing neighborhood of row homes with a corresponding 40 foot height limit next to the homes, and not be identified as high-density residential (up to 80 feet) next to the homes.

We are in support of positive changes in land use and to address housing needs in our city, but would like to see changes that take in consideration the residents of the area.

Sincerely,  
Mike and Ashley of 900 Evarts St NE

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Michael Tran



**From:** [Nicole Clement](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [McDuffie, Kenyan \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#)  
**Subject:** Resident Comments to the Comprehensive Plan  
**Date:** Monday, November 9, 2020 2:40:00 PM

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Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at:  
[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

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The mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind. I hope that as my elected council chair and council member, you will hear my concerns and amend the Future Land Use Map to align with the interests of the neighborhood and the community.

Thank you for helping us to preserve the unique character and charm of Brookland.

Sincerely,

Nicole  
(900 Block of Evarts Street NE)

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Nicole Muryn Clement

[REDACTED]

**From:** [Phong D. Le](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Re: BNCA July 21, 2020, resolution.  
**Date:** Friday, November 27, 2020 3:11:04 PM

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Dear DC City Council,

I write to encourage your adoption of changes to the Comprehensive Plan's Future Land Use Map as outlined by the Brookland Neighborhood Civic Association's (BNCA) July 21, 2020, resolution. Available at:

[https://www.raforanc.com/static\\_content/content\\_2020/BNCA-Reed-Street-Resolution-July-2020.pdf](https://www.raforanc.com/static_content/content_2020/BNCA-Reed-Street-Resolution-July-2020.pdf)

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The mayor's proposed changes to the Future Land Use Map do not have the best interests of the neighbors and the broader Brookland community in mind. I hope that as my elected council chair and council member, you will hear my concerns and amend the Future Land Use Map to align with the interests of the neighborhood and the community.

Thank you for helping us to preserve the unique character and charm of Brookland.

Sincerely,

Phong Le  
902 Evarts St NE #1  
Washington, DC 20018

**From:** [A.P.](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:52:16 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.



Sincerely,  
A P

 20011

**From:** [Aaron Howe](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:59:29 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Aaron Howe



20018

**From:** [Ada Carr](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 8:26:27 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Ada Carr



20018

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** The DC Comprehensive Plan: Where's the Planning?  
**Date:** Friday, December 4, 2020 9:23:57 AM

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To my Councilmembers,

I ask you reject OP's unsubstantiated proposed changes to the Comp Plan. They come without the required progress reports and impacts studies. Moreover they don't take a whole neighborhood approach in their growth posture.

Planning means analyzing needs for increased social services with more people, like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity. AND TO ENSURE DEVELOPMENT DOES NOT MEAN THE ABJECT DISPLACEMENT OF EXISTING RESIDENTS!

We want a whole neighborhood approach to planning and we want development without displacement in order to live up to the values of equity and justice now found in the Framework Element.

To do this, we ask the Council do what the Office of Planning could not find time to do:

1. Strengthen language that has been weakened throughout the bill -- for example where directives that 'ensure that' or 'must' have been turned to 'should'
2. Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
3. Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
4. Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

By doing at least the above four things, you can seek to have DC's central planning document remain a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Respectfully,  
Adam Jachimowicz

[REDACTED]  
2023414214

Ward: 1

Zip: 20009

**From:** [Adele Kenworthy](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 5:32:19 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
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- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.



Sincerely,  
Adele Kenworthy



22180

**From:** ["Adrien-Alice Hansel"](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:09:48 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Adrien-Alice Hansel



20008

**From:** [Ted Rizzo](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comprehensive Plan Testimony  
**Date:** Sunday, November 15, 2020 10:42:11 AM

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To whom it may concern,

My name is Alfred Rizzo, I am a Ward 4 resident. I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments as proposed. **The proposed amendments do nothing to stop displacement, expand affordability for low-income people, or promote community-led equitable development.**

As the Council moves through the mark-up process, I urge you to:

- • Strengthen language that has been weakened throughout the bill – for example directives that seek to stop displacement and expand affordability should use directives such as “ensure that” or “must” rather than “should”
- • Incorporate language that reflects our top housing priorities (public housing, rent control, subsidies, housing the homeless, and, community-led development)
- • Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, and study of the impact of new development on other systems (education, transportation, environment, etc)

<!--[if !supportLists]-->

Mayor Bowser along with DC’s major developers and the “build more” crowd have worked hard to manipulate the narrative behind changing the Comp Plan.

They say this Plan is about “Housing Equity” and affordable housing. They say this Plan will further racial equity and build the housing that our city needs.

In truth, the Mayor’s proposed changes are designed to do only two things: to thwart any attempt by concerned residents to appeal developments approved by the Zoning Commission, and to issue a license to build to developers that will result in the same inequitable development that has dominated the city for the past 20 years.

According to the Washington Post and based on census data, DC lost 40,000 Black residents between 2000-2010 alone. When the National Community Investment Coalition named DC the nation’s most intensely gentrifying city in 2019 they noted that 20,000 black residents had been displaced specifically due

to gentrification 2000-2013.

While I am myself a white, upper middle class city resident, I strongly feel this city should not be accessible only to people who look like me and who are in the same income bracket. Our diversity is our strength.

The Comp Plan doesn't preserve public housing, promote cooperatives and land trusts, or prioritize community-led equitable development. We need the DC Council to incorporate strong language into the Comp Plan that prevents displacement, protects public housing, expands low income housing and subsidies, expands rent control, and promotes community-led equitable development.

I hope you will work with the DC Grassroots Planning Coalition to develop needed amendments to strengthen the Comp Plan prior to final passage.

Best,

Alfred Rizzo

**From:** [Aliza Wasserman](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:44:52 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Aliza Wasserman



20011



**From:** [Allison Naganuma](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:43:00 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Allison Naganuma

[REDACTED]

20009

**From:** [Cash, Evan W. \(Council\)](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** FW: HOUSING JUSTICE IN COMP PLAN  
**Date:** Thursday, December 3, 2020 10:04:51 AM

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

**From:** [REDACTED] <[REDACTED]>  
**Sent:** Wednesday, December 2, 2020 8:28 PM  
**To:** Mendelson, Phil (COUNCIL) <[REDACTED]>  
**Cc:** [REDACTED] Cash, Evan W. (Council) <[REDACTED]> Grosso, David (Council) <[REDACTED]> Silverman, Elissa (Council) <[REDACTED]> Bonds, Anita (Council) <[REDACTED]> White, Robert (Council) <[REDACTED]>  
**Subject:** HOUSING JUSTICE IN COMP PLAN

Dear Chairman Mendelson, and Councilmembers,

I testified on November 12 in opposition to Bill B23-736 and submitted longer written testimony for the record.

Now I write to express support for the principles of the Grassroots Planning Coalition, seeking a whole neighborhood approach to planning. Yes, I've seen the press release on the new Small Area Plans that OP has approved, but we shall see just how community-driven they are.

A whole neighborhood approach to planning means taking into account population growth and the considerations of increased social services like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

It also means making sure the city can develop without having its people and culture obliterated and displaced.

To remedy the ongoing displacement of Black families by the tens of thousands, and to lift up actual planning beyond just touting #BuildMore housing, I ask the Council do at least the following three things:

1. Adopt the DC Grassroots Planning Coalition Housing Justice Priorities, found on the record and online here >> <http://www.dcgrassrootsplanning.org/priorities/>
2. Ensure the legally required impact studies are conducted and real considerations (not just some blowoff rhetoric) of the Covid impacts are made before the passage of Bill B23-736.
3. Push back against OP's weakening Plan policy language and move all conditional language to directives, i.e change the 'shoulds' to 'shall' and 'encourage' to 'require' among other turn of words.

By doing at least the above three things, you can help retain DC's central planning document as a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Respectfully,  
Andrea Rosen  
[REDACTED]  
2022718992  
Ward: 4  
Zip: 20015

**From:** [Angela Nivens](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Friday, December 4, 2020 6:52:21 AM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Angela Nivens



20019

**From:** [Angie Whitehurst](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:27:37 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

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Sincerely,  
Angie Whitehurst

[REDACTED]

20011



**From:** [Anjan Chaudhry](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 11:49:52 AM

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Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Anjan Chaudhry

[REDACTED]

20009

**From:** [Ann Hoffman](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 11:51:19 AM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Ann Hoffman

 20010

**From:** [Henry, Alicia \(Council\)](#) on behalf of [Mendelson, Phil \(COUNCIL\)](#)  
**To:** [Koster, Julia \(Council\)](#)  
**Subject:** FW: Comprehensive Plan and Future Land Use Map  
**Date:** Friday, December 4, 2020 9:16:21 AM

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fyi

**Alicia Henry**

Scheduler/Executive Assistant

Office of Chairman Mendelson

John A. Wilson Building

1350 Pennsylvania Ave N.W. Suite 504

Phone: [REDACTED]

Email: [REDACTED]

---

**From:** A. Loikow

**Sent:** Friday, December 4, 2020 1:21 AM

**To:** Mendelson, Phil (COUNCIL) ; Bonds, Anita (Council) ; Grosso, David (Council) ; Silverman, Elissa (Council) ; White, Robert (Council) ; Nadeau, Brianne K. (Council) ; Pinto, Brooke (Council) ; Cheh, Mary (COUNCIL) ; Todd, Brandon (Council) ; McDuffie, Kenyan (Council) ; Allen, Charles (Council) ; Gray, Vincent (Council) ; White, Sr., Trayon (Council)

**Subject:** Comprehensive Plan and Future Land Use Map

Dear Chairman Mendelson and Members of the Council:

I strongly urge you not to change the District of Columbia's historic preservation law and the provisions for historic districts. I was one of many people who worked long and hard almost 50 years ago to get the D.C. Historic Landmark and Historic District Protection Act of 1978 passed, the Comprehensive Plan process reactivated, at both the Federal (NCPC) and local level, and some of our early historic districts created. In particular I worked with Tersh Boasberg to help create the Cleveland Park Historic District, where I have lived for over 40 years.

The proposed amendments to the Comprehensive Plan and the Future Land Use Map (FLUM) threaten to destroy the diverse historic neighborhoods, like Cleveland Park, that make the City of Washington such a livable city. It is outrageous that the amendments focus on destroying the Cleveland Park historic District in particular. One important historic aspect of Cleveland Park is its gardens and green spaces, even in parts like my block that have small yards. You may have forgotten that Cleveland Park's street pattern was laid by one of America's foremost landscape architects, Frederick Law Olmsted Jr., to preserve the natural beauty of an area adjacent to American's largest urban park. This is all endangered by the amendments before you.

When I look at the years I have lived in the city, it isn't historic districts that have caused the decrease in affordable housing, it is the destruction of many older apartment buildings all across the city, but particularly in downtown, and their replacement with offices and other commercial space. In the 1970's and 1980's D.C.'s downtown lost about 50,000 people as apartments were demolished and replaced by offices. I personally worked to organize tenants and save a number of moderate income apartment buildings in Foggy Bottom and West East from being destroyed or converted to offices or apartment hotels. Perhaps you should be looking at how to reconvert some of these empty offices back into housing at all price points, not just as luxury apartments.

Downtown is vacant now and people are working at home or moving out of the city because of the pandemic, which will probably not run its course for at least another year. You should hold off on destroying our historic and livable neighborhoods such as Cleveland Park and see if the real answer to affordable housing is going to be redeveloping and renovating many empty office buildings and apartments being vacated all over the city. Developers always want to build more densely in what they see as desirable neighborhoods, not understanding that in the end what they do often kills the goose that laid the golden egg. D.C.'s historic preservation law and historic districts were developed

because *citizens wanted to protect what was special about this city*. What you are about to do will destroy that.

In Cleveland Park, the problem is not the historic district, it is the speculators and developers who want to put suburban monster mansions in a diverse urban neighborhood with small lots. The long term residents here for the most part couldn't afford to buy their own houses now. We watch houses get flipped every year or so, artificially driving up prices. You should remember that many of D.C.'s long term residents are key parts of the District's tax and civic base. Are you trying to force us all out for the benefit of certain developers?

It is also ironic that Cleveland Park is singled out because it is a predominantly residential area with a Metro stop, but Metro is closing (again) that Metro stop. Before the pandemic, developers salivated over being close to certain Metro stops, forgetting that many lines in D.C. were at capacity. Adding more density in already well-developed neighborhoods, would only add to the congestion, if in fact we recover the people we have lost to the pandemic.

As the Cleveland Park Historic Society has pointed out:

"Cleveland Park, one of the densest neighborhoods in Ward 3, has a large variety of housing types: large, iconic apartment houses along Connecticut Avenue, dense multifamily development, smaller apartment/condo buildings, garden apartments, town homes, semi-detached houses and single family houses. Unlike many D.C. neighborhoods today, Cleveland Park does not lack "gentle density" or a "missing middle." ...

"In fact, there are opportunities for residential development with additional height and density, just to the east and north of the historic district and close to Metro, that would not diminish any contributing structures in the historic district itself.

"Tall, dense, market-rate, mixed-use development in the historic district won't lead to truly affordable housing. The most efficient way to preserve and expand the stock of truly affordable housing in Ward 3 isn't by trickle-down, market-rate development. Instead, it requires protecting existing rent controlled housing and building new affordable housing on District-owned parcels. Today Ward 3 has the second-highest number of rent controlled units in the District, many of which are in older apartment buildings that the Comprehensive Plan amendments threaten with redevelopment into market rate housing. The D.C. government should preserve the existing stock of rent controlled housing in our area, instead of undermining it through the Comprehensive Plan amendments."

I hope you will reconsider these amendments and protect our historic districts, including Cleveland Park, and actually do some long term planning by seeing how the pandemic changes our city, our population and our way of life. Rushing in with not well thought out proposals for yesterday's problems may be precisely the wrong thing to do right now.

Sincerely,

Ann Hume Loikow

3404 Rodman St. NW

Washington, D.C. 20008

[REDACTED]  
[REDACTED]

**From:** [Anna Cupito](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 3:21:48 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development. Especially in the midst of the worst infectious disease epidemic in the past century, we know that housing is health, and our Black and brown communities are at increased risk of both eviction/unstable housing and COVID-19 infection. We need to be increasing investment in affordable housing, not decreasing it.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

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development.

Sincerely,  
Anna Cupito

 20010

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** CompPlan: Where's the Equity?  
**Date:** Friday, December 4, 2020 2:46:35 AM

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Prior to consideration and final passage of Bill B23-736, regarding DC's Comprehensive Plan, the DC Council must:

1. Strengthen language that has been weakened throughout the bill -- for example where directives that 'ensure that' or 'must' have been turned to 'should'
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Please move to adopt these four issues/action planning items into consideration before the passage of any plan amendments.

Respectfully,  
Anthony Burley

[REDACTED]  
12024916201

Ward: 1

Zip: 20010

**From:** [REDACTED] "Aquarius Vann-Ghasri"  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 2:55:33 PM

---

Dear Council Committee DC Council Committee of the Whole,

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Sincerely,



Aquarius Vann-Ghasri  
20003

**From:** [Arisa Koyama](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:01:49 PM

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Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Arisa Koyama

 20016

**From:** [Barbara Keary](#)  
**To:** [Committee of the Whole \(Council\); Laskowski, Christopher "Chris" \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Tuesday, November 17, 2020 8:33:14 PM

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Chairman Mendelson,

I think you are doing a great job for the city and appreciate how much you've served us all throughout your decades of tenure. Thank you for giving us a chance to submit testimony on the Comprehensive Plan. I've been in Ward 6 for almost 20 years. Below are my views on the direction I'd like to see this city take:

- 1) I support the DC Grassroots Coalition Housing Plan
- 2) The language of accountability in the Comp Plan that has been watered down in the most recent draft must be changed back to "will/must/shall". If we use "should/may" in place of this, then we should stop pretending at all that we are trying to ensure affordability and just admit that we want our poor and elderly and usually brown neighbors to be forced out of this blossoming city. We need to admit that, now that it's increasingly nice to live here, us rich white folks (I am one of them) don't want to share anymore.
- 3) I want developers to be held to account for their failures to meet past and future deviations from agreements they've made regarding their development projects. This includes failures to meet DC resident hiring targets, failure to meet affordability targets, everything.
- 4) I want more 3-5 bedroom units in the buildings being built
- 5) I want up-FLUMing in wealthy neighborhoods that have thus far been granted a special preserve of pleasant single-family homes with no more than 3 floors. High density housing needs to be built in these areas as well as Ward 6.
- 6) When areas are developed, I want zero displacement for low income residents. I want 1-for-1 replacement of affordable housing as a baseline requirement.
- 7) I want deeply-affordable, rent-controlled units in my neighborhood. 35% income level housing, not just 70-80% income levels, which is just lipstick on a pig.
- 8) When development happens, I want community-involvement to be required and automatic rights of return guaranteed.

My job relates to getting buildings built overseas for the federal government. When I don't have any way to enforce the requirements on how things are done, I see my clients engage in all kinds of funny business. I just had one of them literally steal a building. I can't do much about it because the system I work in is broken. Please do not permit this city to exist in a system with a lack of accountability. We all know that this breeds corruption and, as a DC resident, I really need to know that you and your fellow Councilmembers to be clear-eyed about this.

In this vein, the luxury apartment buildings that I live right next to on the Wharf have looked half-occupied since they opened. I've watched them be mostly "dark windows" for the last 4 years. To me, this looks like we are building apartments for people to buy up when they need to launder money. Counterterrorism-related changes to the U.S. financial system have led to much greater scrutiny by the Dept of



Treasury on all bank deposits passing through the US financial system. So banks that want access to U.S. markets are not accepting "gray money" anymore. People are looking for low risk ways to get a nice rate of return on money they don't want to explain. That has increasingly included real estate in expensive cities where property values are likely to continue to go up. And now, with all the new luxury development next to my older apartment building (which was built in Southwest the last time it was mowed down for "urban renewal"), my immediate neighborhood appears to be part of the global money laundering network. That is not the type of neighborhood I want to live in. I want to live next to bus drivers and secretaries and my old neighbors who showed me the area and are now priced out and have had to leave after 38 years in the same building. Please help fix this.

Thank you,  
Barbara Keary

**From:** [Beth Figuera](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 3:52:56 PM

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Dear Council Committee DC Council Committee of the Whole,

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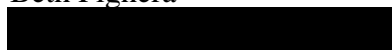
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Sincerely,  
Beth Fighera



20003

**From:** ["Blair Childs-Biscoe"](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:02:43 PM

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Sincerely,  
Blair Childs-Biscoe



20814

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** The DC Comprehensive Plan: Where's the Planning?  
**Date:** Friday, December 4, 2020 2:32:53 PM

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To my Councilmembers,

I ask you reject OP's unsubstantiated proposed changes to the Comp Plan. They come without the required progress reports and impacts studies. Moreover they don't take a whole neighborhood approach in their growth posture.

Planning means analyzing needs for increased social services with more people, like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity. AND TO ENSURE DEVELOPMENT DOES NOT MEAN THE ABJECT DISPLACEMENT OF EXISTING RESIDENTS!

We want a whole neighborhood approach to planning and we want development without displacement in order to live up to the values of equity and justice now found in the Framework Element.

To do this, we ask the Council do what the Office of Planning could not find time to do:

1. Strengthen language that has been weakened throughout the bill -- for example where directives that 'ensure that' or 'must' have been turned to 'should'
2. Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
3. Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
4. Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

By doing at least the above four things, you can seek to have DC's central planning document remain a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Respectfully,  
Caroline Bovair

[REDACTED]  
6144255808

Ward: 1

Zip: 20010

**From:** [Brandi White](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:42:26 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

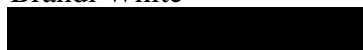
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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.



Sincerely,  
Brandi White



20002

**From:** [Brian Denten](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:19:47 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Brian Denten

 20016

**From:** [Brittany Schibuola](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:56:26 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

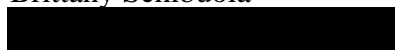
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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Brittany Schibuola



20002

**From:** [Caitlin Chazen](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:59:00 PM

---

Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Caitlin Chazen



20003



**From:** [Caroline Knuth](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:08:02 PM

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Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Caroline Knuth



20008

**From:** [Carolyn Thomas](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:25:24 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Carolyn Thomas



20024

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** HOUSING JUSTICE IN COMP PLAN  
**Date:** Wednesday, December 2, 2020 9:58:50 PM

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Dear Chairman Mendelson, and Councilmembers,

I am writing about Bill B23-736 and the proposed changes to the Comprehensive Plan for the record.

I am seeking a whole neighborhood approach to planning, something so far yet missing from OP's mechanisms and posture.

A whole neighborhood approach to planning means taking into account population growth and the considerations of increased social services like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

It also means making sure the city can develop without having its people and culture obliterated and displaced.

To remedy the ongoing displacement of Black families by the tens of thousands, and to lift up actual planning beyond just touting #BuildMore housing, I ask the Council do at least the following three things:

1. Adopt the DC Grassroots Planning Coalition Housing Justice Priorities, found on the record and online here >> <http://www.dcgrassrootsplanning.org/priorities/>
2. Ensure the legally required impact studies are conducted and real considerations (not just some blowoff rhetoric) of the Covid impacts are made before the passage of Bill B23-736.
3. Push back against OP's weakening Plan policy language and move all conditional language to directives, i.e change the 'shoulds' to 'shall' and 'encourage' to 'require' among other turn of words.

By doing at least the above three things, you can help retain DC's central planning document as a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Respectfully,  
Carrie Melgarejo

[REDACTED]  
2023520554

Ward: 5

Zip: 20017

**From:** [Catina Brown](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:23:32 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Catina Brown

 20772



**From:** [Chad Stanton](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:41:21 PM

---

Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Chad Stanton

 20002

**From:** [Charlie Deal](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 2:33:06 PM

---

Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Charlie Deal

[REDACTED]

27288

**From:** [Chris Otten](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 3:26:15 PM

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Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Chris Otten



20009

**From:** [Kisha McDougald](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 5:00:07 PM

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Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Kisha McDougald

[REDACTED]

20011

**From:** [Christopher Prince](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:00:40 PM

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Dear Council Committee DC Council Committee of the Whole,

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Christopher Prince



20011

**From:** [Clara Lincoln](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:26:18 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

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Sincerely,  
Clara Lincoln



20012

**From:** [Claudia Schwartz](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Submitted testimony for Comprehensive Plan proposed amendments  
**Date:** Tuesday, December 1, 2020 8:25:33 PM

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Hello, my name is Claudia Schwartz (Ward 4) and I would like to submit my testimony against the passage of the proposed Comprehensive Plan amendments:

I would like to testify against the passage of the Comprehensive Plan amendments as currently proposed. While I truly believe the Mayor's administration cares deeply about affordable housing in DC, and I know they have been making progress, these amendments are a step in the wrong direction for addressing the housing crisis that's affecting the city right now. We need to stop the immediate crisis of people being displaced from their homes, which won't come from long-term commercial development projects. In order to address this crisis, I urge you to amend the Comprehensive Plan so that it includes language that reflects our top housing priorities: expanding rent control and supporting subsidies to keep people in their homes right now, improving public housing, housing the homeless, and community-led development. I also urge you to strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should.”

Although on the surface it seems to make sense that to “build more” will eventually make housing more affordable for everyone, that obscures the fact that this has no bearing on low-income housing that will not be provided by the private market, no matter how much new housing is built. It doesn't address the immediate need for low-income housing, or that much of the housing pipeline will not be built for 5 or more years. The Mayor's Plan focuses on Inclusionary Zoning, which only focuses on units at 50-80% AMI, whereas 31% of DC's renters have incomes below that. So I don't understand how the Plan will keep from displacing DC's most low-income residents. The plan has not defined what levels of affordability will be achieved. We need strong mandates for 30% AMI housing.

It was depressing to see that DC was named the nation's most intensely gentrifying city in 2019, and that 20,000 Black residents were displaced specifically due to gentrification in 2000-2013. The Comprehensive Plan doesn't have mechanisms in place to prevent the continued displacement of Black residents, so it's not clear how it will further racial equity.

Although I don't think developers should be scapegoated for all gentrification problems in DC, it feels like they too often set the agenda. As someone born and raised in DC, when I read advertisements from developers using buzzwords like “placemaking” and “creating modern neighborhoods,” they sound disturbingly like strange euphemisms for replacing the entire character of neighborhoods. As a DC native, I know that the city I grew up in decades ago had much room for improvement in terms of poor public education and violent crime. But it should certainly be possible to improve schools and public safety without wholesale replacing the city with so-called “modern neighborhoods,” in the process displacing the people who were there to begin with. Talking about “placemaking” becomes meaningless if you're transforming not just the place but all the people in it.

Like many people who grew up in DC, I have seen the neighborhood I grew up in change dramatically and become unaffordable to me. Perhaps unlike many other native Washingtonians, I am also of the demographic that much of the new commercial development is designed to appeal to. But I have never felt that what DC was lacking was

more boutique workout studios or brunch places. I felt what it was lacking was better schools and safer streets, and that can surely be achieved without displacing large parts of the population.

I can't count the number of times in my life that someone has told me that DC has "no culture," or that it's a "transient" city. I and my friends who are born and raised in DC, just like all DC natives, know this is not true. DC has plenty of culture, but the accusation could become true if too much of what gave DC its culture is displaced. There are many people and families who have spent their whole lives here, sometimes for generations, but if we continue to displace people, the "transient" label could begin to become true.

I am concerned that the proposed amendments to the Comprehensive Plan will mean a continuation of the same situation, which is untenable. I know that the Mayor is committed to affordable housing in DC, so I urge the Council and the Mayor's office to reconsider them.



**From:** [Corinne Parker](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Friday, December 4, 2020 9:47:16 AM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

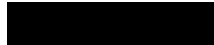
The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

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Sincerely,  
Corinne Parker



22204

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** Bill B23-736: Comprehensive Planning, Got Data?  
**Date:** Thursday, December 3, 2020 8:31:46 AM

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Dear Councilmembers,

I'd like to testify for the record about the DC Comprehensive Plan, a key document that I believe is important guide to how this city develops.

The Comp Plan is also a critical tool for the elected legislature to keep account of the executive and agencies implementing all of the Plan policies, from housing to the environment, transportation to infrastructure, and now with the new Framework Element, policies contending with equity and justice.

But there is no equity and justice in the status quo construction of more and more Class A studios and one-bedrooms and trophy office space.

The new 'luxury' big-box projects that have inundated the city's corridors over the past 15 years and counting (think Navy Yard, the Wharf, Union Market, Shaw, etc.) have not been planned and coordinated using a Whole Neighborhood Approach (Comp Plan Policy H-1.4.6) that expects our city's planners and zoning officials to truly account for population growth and changes.

Planning means analyzing needs for increased social services with more people, like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

Most disturbingly (the census numbers don't lie) city officials and growth-advocates have grossly ignored the runaway housing costs that come with more and more luxury projects. Indeed, as the city has gentrified, many longtime DC neighbors have been unjustly pushed out of our city, for some their home for generations.

It is a plain and disturbing fact: The current zoning and planning posture in DC has displaced tens of thousands of existing residents, mostly Black DC families. THIS CAN NO LONGER GO IGNORED!

We want a whole neighborhood approach to planning and we want development without displacement in order to live up to the values of equity and justice now found in the Framework Element.

To do this, we ask the Council do what the Office of Planning could not find time to do despite their claim of a 'robust' community-outreach process (which I cannot find evidence of):

1. Adopt the DC Grassroots Planning Coalition Housing Justice Priorities, found on the record and online here >> <http://www.dgrassrootsplanning.org/priorities/>
2. Ensure the legally required impact studies are conducted and real considerations (not just some blow off rhetoric) of the Covid impacts are made before the passage of Bill B23-736.
3. Push back against OP's weakening Plan policy language and move all conditional language to directives, i.e change the 'shoulds' to 'shall' and 'encourage' to 'require' among other turn of words.

By doing at least the above three things, you can seek to have DC's central planning document remains a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Thank you,  
David Schwartzman  
Chair, Political Policy & Action Committee

DC Statehood Green Party  
Member of the Grassroots Planning Coalition  
David Schwartzman



Ward: 4  
Zip: 20011

**From:** [Daniel Howe](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Proposed Comprehensive Plan and FLUM Amendments  
**Date:** Thursday, December 3, 2020 10:45:25 PM

---

Dear Council Committee of the Whole,

I have lived at 3423 Quebec Street NW for 10 years and place great value on the unique historic architectural character of Cleveland Park. I am concerned about the Office of Planning proposed amendments to the Comprehensive Plan and the Future Land Use Map (FLUM).

The recent expansion of residential infrastructure along Wisconsin Avenue, from the 3300 to 3900 blocks, including the significant transformation of the former Federal National Mortgage Association property, has, and will, provide a significant increase in affordable housing in the area; the primary goal of the proposed amendments. I fear the additional growth resulting from the proposed building height restriction relaxation will overwhelm and destroy what is most appreciated by the residents of Cleveland Park.

Furthermore, the Red Line is the most crowded in Metro's system. The proposed amendments would exacerbate overcrowding during the daily commute, and frankly, reduce quality of life.

I urge you to protect historic preservation in Washington, DC, and vote against the Comprehensive Plan and FLUM amendments that target the Cleveland Park Historic District.

Thank you,

Daniel Howe



**From:** [Darren Jones](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:01:10 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Darren Jones

 20001



**From:** [David Marlin](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:15:16 PM

---

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David Marlin

 20008

**From:** [David Poms](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:09:51 PM

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David Poms

 20009

**From:** [David Thurston](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:51:35 PM

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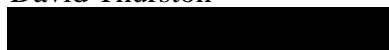
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David Thurston



20011

**From:** [Debby and John Hanrahan](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:20:09 PM

---

Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Debby and John Hanrahan

[REDACTED]

20009

**From:** [Deirdre Martin](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 11:50:05 AM

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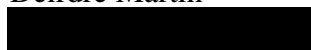
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Sincerely,  
Deirdre Martin



20002

**From:** ["Delores Williams-Hampton"](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 2:41:59 PM

---

Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Delores Williams-Hampton  
 20002

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** HOUSING JUSTICE IN COMP PLAN  
**Date:** Thursday, December 3, 2020 2:19:35 PM

---

Dear Chairman Mendelson, and Councilmembers,

I am writing about Bill B23-736 and the proposed changes to the Comprehensive Plan for the record.

I am seeking a whole neighborhood approach to planning, something so far yet missing from OP's mechanisms and posture.

A whole neighborhood approach to planning means taking into account population growth and the considerations of increased social services like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

It also means making sure the city can develop without having its people and culture obliterated and displaced.

To remedy the ongoing displacement of Black families by the tens of thousands, and to lift up actual planning beyond just touting #BuildMore housing, I ask the Council do at least the following three things:

1. Adopt the DC Grassroots Planning Coalition Housing Justice Priorities, found on the record and online here >> <http://www.dcgrassrootsplanning.org/priorities/>
2. Ensure the legally required impact studies are conducted and real considerations (not just some blowoff rhetoric) of the Covid impacts are made before the passage of Bill B23-736.
3. Push back against OP's weakening Plan policy language and move all conditional language to directives, i.e change the 'shoulds' to 'shall' and 'encourage' to 'require' among other turn of words.

By doing at least the above three things, you can help retain DC's central planning document as a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Respectfully,  
Diane Quinn

[REDACTED]  
2022347565

Ward: 2

Zip: 20009

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** Bill B23-736: Comprehensive Planning, Got Data?  
**Date:** Thursday, December 3, 2020 2:31:27 PM

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Dear Councilmembers,

I'd like to testify for the record about the DC Comprehensive Plan, a key document that I believe is important guide to how this city develops.

The Comp Plan is also a critical tool for the elected legislature to keep account of the executive and agencies implementing all of the Plan policies, from housing to the environment, transportation to infrastructure, and now with the new Framework Element, policies contending with equity and justice.

But there is no equity and justice in the status quo construction of more and more Class A studios and one-bedrooms and trophy office space.

The new 'luxury' big-box projects that have inundated the city's corridors over the past 15 years and counting (think Navy Yard, the Wharf, Union Market, Shaw, etc.) have not been planned and coordinated using a Whole Neighborhood Approach (Comp Plan Policy H-1.4.6) that expects our city's planners and zoning officials to truly account for population growth and changes.

Planning means analyzing needs for increased social services with more people, like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

Most disturbingly (the census numbers don't lie) city officials and growth-advocates have grossly ignored the runaway housing costs that come with more and more luxury projects. Indeed, as the city has gentrified, many longtime DC neighbors have been unjustly pushed out of our city, for some their home for generations.

It is a plain and disturbing fact: The current zoning and planning posture in DC has displaced tens of thousands of existing residents, mostly Black DC families. THIS CAN NO LONGER GO IGNORED!

We want a whole neighborhood approach to planning and we want development without displacement in order to live up to the values of equity and justice now found in the Framework Element.

To do this, we ask the Council do what the Office of Planning could not find time to do despite their claim of a 'robust' community-outreach process (which I cannot find evidence of):

1. Adopt the DC Grassroots Planning Coalition Housing Justice Priorities, found on the record and online here >> <http://www.dgrassrootsplanning.org/priorities/>
2. Ensure the legally required impact studies are conducted and real considerations (not just some blow off rhetoric) of the Covid impacts are made before the passage of Bill B23-736.
3. Push back against OP's weakening Plan policy language and move all conditional language to directives, i.e change the 'shoulds' to 'shall' and 'encourage' to 'require' among other turn of words.

By doing at least the above three things, you can seek to have DC's central planning document remains a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Thank you,  
Diane Quinn  
[REDACTED]

2022347565

Ward: 1

Zip: 20009



**From:** [Dorie Nolt](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 5:08:16 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Dorie Nolt

 20001

**From:** [Eileen Chen](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:18:15 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
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- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Eileen Chen



20009

**From:** [Elemoso Funmi](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 3:45:33 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
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- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Elemoso Funmi



20010

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** HOUSING JUSTICE IN COMP PLAN  
**Date:** Friday, December 4, 2020 8:13:30 AM

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Dear Chairman Mendelson, and Councilmembers,

I am writing about Bill B23-736 and the proposed changes to the Comprehensive Plan for the record.

A whole neighborhood approach to planning means taking into account population growth and the considerations of increased social services like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

It also means making sure the city can develop without having its people and culture obliterated and displaced.

I am requesting a whole neighborhood approach to be incorporated into the planning, something so far yet missing from OP's mechanisms and posture.

To remedy the ongoing displacement of Black families by the tens of thousands, and to lift up actual planning beyond just touting #BuildMore housing, I am asking the Council to do the following four things:

1. Strengthen language that has been weakened throughout the bill -- for example where directives that 'ensure that' or 'must' have been turned to 'should'
2. Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/> please read it, and use it for the betterment of ALL families in this City, especially Black families.
3. REQUIRE analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
4. Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. We know that you're aware that developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

By doing the above four things, you can help retain DC's central planning document as a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Respectfully,  
Elizabeth Hall

[REDACTED]

Ward: 7  
Zip: 20019

**From:** [Elizabeth Arnold](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 7:34:36 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
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- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.



Sincerely,  
Elizabeth Arnold

[REDACTED]

20024

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** The DC Comprehensive Plan: Where's the Planning?  
**Date:** Friday, December 4, 2020 8:54:07 AM

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To my Councilmembers,

I ask you reject OP's unsubstantiated proposed changes to the Comp Plan. They come without the required progress reports and impacts studies. Moreover they don't take a whole neighborhood approach in their growth posture.

Planning means analyzing needs for increased social services with more people, like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity. AND TO ENSURE DEVELOPMENT DOES NOT MEAN THE ABJECT DISPLACEMENT OF EXISTING RESIDENTS!

We want a whole neighborhood approach to planning and we want development without displacement in order to live up to the values of equity and justice now found in the Framework Element.

To do this, we ask the Council do what the Office of Planning could not find time to do:

1. Strengthen language that has been weakened throughout the bill -- for example where directives that 'ensure that' or 'must' have been turned to 'should'
2. Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
3. Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
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By doing at least the above four things, you can seek to have DC's central planning document remain a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Respectfully,  
Elizabeth Carroll

[REDACTED]

Ward: 4

Zip: 20012

**From:** [Elizabeth Lamoste](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:56:10 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
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- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Elizabeth Lamoste



20003

December 3, 2020

**To:** Chairman Mendelson and City Councilmembers  
Committee of the Whole  
1350 Pennsylvania Ave NW  
Washington, DC 20004

**Re:** Bill 23-736 (Comprehensive Plan Amendment Act of 2020)

Chairman Mendelson and Councilmembers:

My name is Elizabeth (Liz) Lamoste, and I am a Ward 6 resident testifying in my personal capacity. I am writing to urge Council to **not** pass these proposed amendments and to take the time necessary to adopt the changes required to bring housing justice and racial equity to DC.

I am a member of the Ward 6 Mutual Aid Network (W6MA). W6MA is a group of individual members from across Ward 6 who support the Black and Brown communities hardest hit by the COVID-19 crisis. W6MA provides food and other material aid to neighbors. W6MA also focuses significant effort on helping our unhoused neighbors residing in encampments, and supports the work of groups including the People for Fairness Coalition. More information is available at <http://www.surveyourcitydc.org/unhoused>.

As I've seen through W6MA's work, the COVID-19 pandemic has exacerbated these problems, and many more of our community members, especially Black and Brown community members, are facing displacement and economic hardship. As the pandemic rages on, there is still insufficient economic relief for those in need, and housing in DC isn't getting any more affordable. Even more people across DC will face housing insecurity, and more of our neighbors may become homeless.

The Mayor and Council need to focus on providing more relief to people in need right now, not on Comprehensive Plan amendments that will most likely exacerbate these inequities. Any discussion of the Comprehensive Plan must center supporting unhoused neighbors, ending housing instability, rent control, public housing, and community-led economic development.

Washington, DC cannot thrive in either the short or long-term if only the very wealthy can afford to live here. We must focus on making Washington, DC an affordable and sustainable place to live. We must take responsibility for the disproportionate harm housing policies have had on Black and Brown residents and make changes now and for the future. I support the [DC Grassroots Planning Coalition's](#) Housing Justice Priorities for the DC Comprehensive Plan.

Thank you for your time and consideration. I look forward to more engagement on these issues.

Sincerely,

Liz Lamoste  
Ward 6 Resident

**From:** [Ellie Bomstein](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 11:54:30 AM

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Dear Council Committee DC Council Committee of the Whole,

I'm writing to express my support of the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The potential amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Ellie Bomstein



20001

**From:** [Emmanuel Vega](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:41:38 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

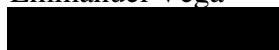
Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
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- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.



Sincerely,  
Emmanuel Vega



20012

**From:** [Evan Preston](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:56:35 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Evan Preston

 20002

**From:** [Evan Preston](#)  
**To:** [Allen, Charles \(Council\)](#); [Committee of the Whole \(Council\)](#)  
**Subject:** Comprehensive Plan Testimony  
**Date:** Thursday, December 3, 2020 12:57:57 PM

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Members of the Committee of the Whole,

I am writing to urge you to not support passage of the Comp Plan amendments as currently proposed.

Building more housing units to increase density does not inherently lead to affordability and does not end housing insecurity for our most vulnerable neighbors. In NoMa alone, the District government leaves hundreds of our neighbors to live on the streets while multi-million dollar buildings are built towering above them.

The District's recent history shows new development projects benefiting developers while failing to address the housing affordability crisis that the District is currently facing. PN Hoffman's development of The Wharf received nearly \$300M in public subsidies but resulted in only 150 affordable units after 9 years. We cannot wait that long and pay that high a premium to the wealthiest and most powerful special interests in the District.

I write to echo the concerns of my neighbors who learned bitter lessons from the District's previous development plans.

Building higher density housing at market rates will not provide the needed low-income housing. If there are no policy mechanisms in place to prevent the continued displacement of Black residents or to require affordability beyond IZ requirements, unimpeded increased density in lower-income areas will increase property values and property taxes, furthering displacement. Look at the displacement of residents of color and lower income earners from recently developed areas such as Navy Yard and NoMa. There needs to be policy in place that considers and prevents such potential displacement, especially as the District moves towards higher density housing.

I am supportive of the D.C. Grassroots Planning Coalition Housing Justice Priorities. I would like to see the following more thoroughly incorporated into the Comp Plan.

- 

As proposed by Reclaim Rent Control, rent control should be expanded to buildings built before 2005 to allow for more buildings to be covered by rent control, thereby increasing the number of affordable housing units available.

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Without further delay, rent subsidies (e.g., LRSP) need to be expanded to address the current affordable housing crisis. Funding for the Housing Protection Trust Fund must be increased to further support TOPA.

-

The amendments to the Comp Plan need to have an explicit, expressed commitment to public housing. Our public housing needs to be improved, renovated, and yet still preserved in the District. Public housing should not be demolished without replacement—there needs to be, at minimum, 1:1 replacement. Furthermore, if there are plans for residents to vacate public housing for redevelopment/renovations, there needs to be a “build first” strategy in place so that the residents are only temporarily displaced. These residents should have enforceable rights to return upon completion of renovations or new construction.

- The Comp Plan should meet the Homeward D.C. goals to house our unhoused neighbors by increasing the number of permanent supportive housing units with concrete goals outlined in the Plan. Especially now during the COVID-19 pandemic, the insufficient social services and supportive housing available to our unhoused neighbors is painfully obvious. I encourage the Council to read and adopt the approach to housing proposed by the People For Fairness Coalition: use vacant properties to house unhoused residents.

Lastly, the Comp Plan needs to promote and endorse community-led equitable development and not only cater to the developers that promote gentrification and displacement. People in their own communities should have a seat at the table and should have substantial influence over decisions regarding development in their communities. People in the community have a right to express what they want for their communities and their opinions and viewpoints should be valued in the decision-making process. The current Amendment Act has backed away from community-led equitable development and equity models for homeownership. Marginalized communities in D.C. deserve the opportunity to have a decisive role in development of their communities. We cannot as a city continue to cater only to developers and higher income residents.

Again, without revision and more explicit commitment to rent control, rent subsidies, public housing, housing our unhoused neighbors, and community-led equitable development strategies, I urge you to not support passage of the Comprehensive Plan Amendment Act of 2020 in its current form.

Sincerely,

Evan Preston

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** HOUSING JUSTICE IN COMP PLAN  
**Date:** Thursday, December 3, 2020 6:46:59 AM

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Dear Chairman Mendelson, and Councilmembers,

I am writing about Bill B23-736 and the proposed changes to the Comprehensive Plan for the record.

I want a whole neighborhood approach to planning; this is missing from OP's mechanisms and posture.

A whole neighborhood approach to planning means taking into account population growth. It means taking into account the considerations of increased social services:

more parks and open green space,  
more libraries,  
schools,  
clinics,  
additional utility needs,  
better emergency response capacity.

It also means making sure the city can develop without having its people and culture obliterated and displaced.

The Council must do at least the following three things to remedy the ongoing displacement of Black families by the tens of thousands, and to lift up actual planning beyond just touting #BuildMore housing:

1. Adopt the DC Grassroots Planning Coalition Housing Justice Priorities, found on the record and online here >> <http://www.dccgrassrootsplanning.org/priorities/>
2. Ensure the legally required impact studies are conducted and real considerations (not just some blowoff rhetoric) of the Covid impacts are made before the passage of Bill B23-736.
3. Move all conditional language to directives, i.e change the 'shoulds' to 'shall' and 'encourage' to 'require' among other turn of words.

By doing at least the above three things, you can help retain DC's central planning document as a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Respectfully,  
Evelyn Fraser

[REDACTED]

2815366689

Ward: 5

Zip: 20018

**From:** [Evelyn Wang](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:00:40 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Evelyn Wang

20005



**From:** [Fred Jackson](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:01:38 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

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- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Fred Jackson

 20017

**From:** [Henry, Alicia \(Council\)](#) on behalf of [Mendelson, Phil \(COUNCIL\)](#)  
**To:** [Koster, Julia \(Council\)](#)  
**Subject:** FW: The Comp Plan & The Racial Equity Struggle in Ward 1 - II  
**Date:** Friday, December 4, 2020 4:15:55 PM

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fyi

**Alicia Henry**

Scheduler/Executive Assistant

Office of Chairman Mendelson

John A. Wilson Building

1350 Pennsylvania Ave N.W. Suite 504

Phone: [REDACTED]

Email: [REDACTED]

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**From:** [REDACTED]

**Sent:** Friday, December 4, 2020 4:03 PM

**Cc:** Mendelson, Phil (COUNCIL) ; McDuffie, Kenyan (Council) ; Cheh, Mary (COUNCIL) ; Bonds, Anita (Council) ; White, Robert (Council) ; White, Sr., Trayon (Council) ; Allen, Charles (Council) ; Silverman, Elissa (Council) ; Todd, Brandon (Council) ; Nadeau, Brianne K. (Council) ; Pinto, Brooke (Council) ;

[REDACTED] Southcolumbiaheights ; [REDACTED]

[REDACTED] Trueblood, Andrew (OP) ; [REDACTED]

[REDACTED]

**Subject:** The Comp Plan & The Racial Equity Struggle in Ward 1 - II

In order to get a better understanding of why the DC Council would pass Bill B23-884 Bruce Monroe Extension of Disposition Authority Act of 2020 which will effectively pay the Park Morton developer TCB a bounty of \$434K per Park Morton resident Displaced since 2017 and how it relates to the Comp Plan Bill B23-0736, I would recommend a quick re-read of Hans Christian Andersen tale/parable, "The Emperor's New Clothes". See the plot overview below.

**The Emperor's New Clothes**

*Two swindlers arrive at the capital city of an emperor who spends lavishly on clothing at the expense of state matters. Posing as weavers, they offer to supply him with magnificent clothes that are invisible to those who are stupid or incompetent. The emperor hires them, and they set up looms and go to work. A succession of officials, and then the emperor himself, visit them to check their progress. Each sees that the looms are empty but pretends otherwise to avoid being thought a fool. Finally, the weavers report that the emperor's suit is finished. They mime dressing him and he sets off in a procession before the whole city. The townsfolk uncomfortably go along with the pretense, not wanting to appear inept or stupid, until a child blurts out that the emperor is wearing nothing at all. The people then realize that everyone has been fooled. Although startled, the emperor continues the procession, walking more proudly than ever.*

[Wikipedia - The Emperor's New Clothes](#)

In our contemporary view of this tale, the Park Morton Equity Plan and its resident first, equitable development and racial equity approach is analogous to the child who blurts out, "*the emperor is wearing nothing at all*".

The swindlers have come to our city and proffered that development

policies rooted in publicly financed and directed gentrification managed by private sector developers will result equitable and justice outcomes for DC Black residents without the displacement historically seen in urban renewal efforts.

The swindlers are hired and get to work, Hope VI, 100K New Residents, New Communities Initiative, Columbia Heights and Shaw. 80K plus Black residents displaced in about 5 years. 2006 Comp Plan incorporates the swindlers policies, but acknowledges policies repeat patterns seen in old fashion Urban Renewal.

*"Parts of the Mid-City have changed rapidly during the last ten years. Some 2,000 housing units were added between 2000 and 2005, and about 1,500 units are in some stage of construction today. While this change has been welcomed by some, it has also created concerns about a loss of community identity and **the displacement of residents**. Homeowners have faced sharp increases in property taxes, and many renters have faced soaring rents and low vacancies...."*

*The area's **economic diversity is threatened not only by rising housing costs, but also by the loss of subsidized rental housing**. Mid-City includes many subsidized and lower cost units, including project-based Section 8 apartments that are at risk of conversion to market rents or condos...."*

[Mid-City Area Element - 2006 Com Plan](#).

Like the emperor's advisors and officials in Andersen's tale, OP Director Trueblood removes the above cautions from the Comp Plan in Bill B23-0736. And instead with the cheerleading of officials past such as [Tregoning](#), [Shaw](#), [Klein](#) and [Smart Growth](#), [Mobility](#) enthusiastically adopts the position that no forced displacement of Black residents is taking place in our City and if any displacement is taking place facilitating the construction of more luxury apartments take care of it. And only those how are "stupid or incompetent" can't see that entities such as [Bozzuto](#), [Hoffman](#) and [Brookfield](#) will magically fix it all and bring racial equity to our city. Given all the affordable housing and equity communities these developers and other like them have built, Trueblood proposes amending the Comp Plan in their interest.

In 2014, our City (DMPED) in conjunction with the Housing Authority (DCHA) decided to reboot the stalled Park Morton NCI which started in 2007 and [issues an RFP](#) for the redevelopment of the Park Morton site. The team led by TCB comes upon a novel idea to give themselves an edge. Under the cover of Federal procurement laws they proposed using city owned public land (Bruce Monroe) and funding in their private PM NCI proposal response. As indicated below, control of adjacent sites to be included in the response was highly valued.

*"If a Respondent owns or otherwise controls any parcels within or adjacent to the site, Respondent may propose to include such parcels in its development plan submitted with its proposal. However, Respondent must provide evidence of site control by submitting a copy of an executed, unconditional valid contract, an option contract to purchase, or a deed. An option contract to purchase the adjacent site*

*is also sufficient. The DCHA and the District will favorably consider Respondents who control and contribute parcels adjacent to the site in its development program and proposal."*

[Request for Proposals - Master Planning and Development Team Issued by the District of Columbia Housing Authority](#)

TCB's team with this advantage is officially awarded the PM NCI project in November of 2014. Although, there was great anxiety by some of us that TCB's team could propose public land in a private deal without a community process, TCB was welcomed after officials explained that we were stupid or incompetent if we could not see that this was OK. This is the nature of public-private partnerships in DC. [Four year later, this would later become one of precedents for proposing the Park Morton Equity Plan, when it was clear that TCB would fail to deliver in spite of their advance]

2015 would kick off a series of twist, turns, rationalizations and the frivolous use of "political deference" which would leaves us with zero housing units, 70 plus residents displaced and begging for another 3 years. In short, TCB's government partners and political advocates had to justify a retroactive sole source naked grab of public land, Bruce Monroe, by the private entity TCB. To do this officials had to falsely proffer that the Bruce Monroe was the best and even the only way to meet the Park Morton NCI Build-First requirement, while ignoring the two long vacant buildings at the Park Morton site ready for demolition and redevelopment. This "Bruce Monroe only way" language would then make its way into PR materials, Zoning agreements and legal arguments for the next 5 years.

The immediate leveraging the two long vacant buildings would have meant no resident displacement and the quickest path to construction of an NCI build-first site. Also, less disruption to residents, greater flexibility and security. But TCB needed Bruce Monroe. So too make this option disappear, officials wrapped them in new clothes, a grand national campaign that PM NCI would be the first every public housing redevelopment project in the country to not require or cause resident displacement, plus provide additional affordable units and two new parks. All centered around Bruce Monroe. Unfortunately this grand campaign was built around TCB's management, a PUD (density), financing scheme built on feet of clay and hubris.

There are many versions and retellings of "The Emperor's New Clothes" in some that child who spoke up and family were killed. While the crowd, was free to see the truth once the child spoke up, they did not protect the child. The Emperor though embarrassed for a moment continued on strutting the new clothes counting on "political deference"

to avoid accountability.

On first reading before the City Council the Park Morton Equity Plan, equitable development and racial equity seem to be going the way of the child, unprotected by the crowd and killed. However its 2020, maybe the crowd will speak up for the PMEP, hold the emperor accountable before the finally reading on Bill B23-884 Bruce Monroe Extension of Disposition Authority Act of 2020.

Maybe the today's crowd will openly acknowledge that our emperor(s) are butt naked and take the time to read the [Barry Farm](#) and [Bruce Monroe](#) appeals, not wrapped behind the magical clothes of swindlers. We the crowd may then learn that the exercise of "political deference" looses weight when exercised arbitrarily and capriciously. That when exercised in an arbitrary, capricious manner or an abuse of discretion and photo copying, the courts take "more careful judicial scrutiny and result in less deference". Maybe when the displacement of our neighborhoods and the wasting of millions in public resources is taking place, we should follow the courts.

For we know, Bill B23-0736, the Comp Plan amendment was not written by the advisors to protect Park Morton resident against displacement or ensure equity, but to preserve and affirm the arbitrary and capricious use of "political deference" on behalf of a list of specific projects and developers.

*"The list of developments, compiled by the Coalition for Smarter Growth based on data from the Office of Planning, includes longer-term efforts such as EYA's project at the Takoma Metro site and the redevelopment of the Armed Forces Retirement Home site in Northwest. Others are submissions from just the last few months, like a plan for townhomes near the Anacostia Metro station or Bozzuto Development's effort to remake a church near the Waterfront Metro into mixed-use (one of the largest projects proposed in the region since the pandemic struck)."*

[D.C. zoning officials say they can't advance large projects without comp plan changes - Washington Business Journal](#)

William

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Subject: The Comp Plan & The Racial Equity Struggle in Ward 1 - I

On Tuesday likely in deference to Ward 1 CM Nadeau instead of on the merits, the City Council passed on first reading Bill 23-884, "Bruce Monroe Extension of Disposition Authority Act of 2020" giving the developer an additional 3 years to perform; thereby, ignoring calls for the inclusion of Park Morton resident equity. This extension marks the second totaling 5 years given to Park View Community Partners (PVCP) controlled by The Community Builders, Inc. (TCB) with an 80% equity stake. TCB also controls an 80% position in the Park Morton public housing site's redevelopment as master developer. In their 6 years as lead master developer

for the Park Morton New Communities Initiative (NCI) redevelopment, awarded in November of 2014, TCB has failed to successfully meet any of the requirements of the original award.

The adverse effects of TCB's poor performance record as master displacement, disappointment, anxiety and health risks have been and are being borne by the residents of Park Morton. However to the contrary with Bill B23-884, TCB due is 80% equity position will actually benefit as a result of their failures.

Based on a conservative estimate, TCB will gain an additional \$3.78M just from their 80% share of a 12% developer fee on the Bruce Monroe portion of the project alone from the delays caused by their failures. This is because the original award was made on a project whose estimated value was \$96M, but today is estimated to be \$134M. TCB's estimated final equity position in the Bruce Monroe project will go from \$76.8M to \$107.2M or a \$30.4M gain for failure. Not a bad gain on a \$99 dollar investment, Bill B23-884 is basically a \$1 and year lease agreement for 99 years with the city.

Another way to understand TCB's failure to deliver Build-First units for Park Morton residents is that for each of the 70 or so Park Morton resident families displaced over the last 3 years under NCI, TCB will again about \$434,000 in equity. This is based on 2020 numbers, 2023 numbers when TCB may deliver its first units their equity position and fees collected will be even greater on their \$99 investment. Yes, of course this does not include the gains TCB will derive from similar contract terms for the Park Morton site and similar NCI failures.

This quick analysis tends to spark questions and disbelieve. William, your analysis must be flawed, why would the Council's Committee on Business and Economic Development approve a bill which basically awards TCB \$434K in equity per Park Morton family (primarily Black Families) displaced over the last 3 years? And further, why would the Council who recently passed a Comp Plan Framework with pretty solid language on "Equity and Racial Equity" reject calls by the residents of Park Morton for an equity position in the redevelopment of their community?

*213.7 Equitable development is a participatory approach for meeting the needs of underserved communities through policies, programs and/or practices that reduce and ultimately eliminate disparities while fostering places that are healthy and vibrant. Equitable development holistically considers land-use, transportation, housing, environmental, and cultural conditions, and creates access to education, services, health care, technology, workforce development, and employment opportunities. As the District grows and changes, it must do so in a way that encourages choice, not displacement, and builds the capacity of vulnerable, marginalized, and low-income communities to fully and substantively participate in decision-making processes and share in the benefits of the growth, while not unduly bearing its negative impacts.*

#### **The Framework Element of the Comprehensive Plan 2/11/20**

The answers to these questions lie in a phenomena we can call "political deference" and the power which accrues under this system. A system where "equity" in the hands of Park Morton residents is a threat, but granting "equity" to TCB enhances "political deference". Bill B23-0736 - Comprehensive Plan Amendment Act of 2020 currently before Council is primarily about preserving and reinforcing this system "political deference". This system allows a few political players to assign who will benefit from the "equity" built from public investments and who will not. Bill B23-0736 exist primarily because PUD appeals, threatened this system. The bottomline is in order for TCB preserve its \$434K equity gain from displacement Park Morton, Bill 23-88 must pass and then Bill B23-0736. And this fact the Council is will to do this for

TCB in order to preserve "political deference".

The Park Morton Equity Plan (PMEP), developed by the Council @ Park Morton (resident council) represents and is the foundation of a concrete and plan for equitable development and racial equity envisioned in the Comp Plan Framework. The PMEP not only seeks ensure Park Morton residents are not unduly bearing the negative impacts of NCI failures, but share in the wealth being created by their unfortunate displacement by TCB failed management of its responsibilities.

On first reading, the City Council voted reward TCB with \$434K in additional equity per Park Morton resident displaced. The Park Morton Equity Team asks the Council to include the PMEP as part of Bill B23-884 so that residents can least share in the "equity" being created by the city through their displacement. And if the PMEP is fully adopted create additional equity without displacement.

The Council has an opportunity before the final vote on Bill B23-884 to act for racial equity and equitable development and adopt the PMEP. As well, honestly confront the struggle around Bill B23-0736 and the city's Comprehensive Plan.

The Park Morton NCI Project and Park Morton residents struggle via the PMEP is to understand Bill B23-0736 - Comprehensive Plan Amendment Act of 2020. Its about who benefits from the equity created form public investment, and who controls who gets the equity now that Jack Evans is not longer around.

William



**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** Bill B23-736: Comprehensive Planning, Got Data?  
**Date:** Wednesday, December 2, 2020 8:57:15 PM

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Dear Councilmembers,

I'd like to testify for the record about the DC Comprehensive Plan, a key document that I believe is important guide to how this city develops.

The Comp Plan is also a critical tool for the elected legislature to keep account of the executive and agencies implementing all of the Plan policies, from housing to the environment, transportation to infrastructure, and now with the new Framework Element, policies contending with equity and justice.

But there is no equity and justice in the status quo construction of more and more Class A studios and one-bedrooms and trophy office space.

The new 'luxury' big-box projects that have inundated the city's corridors over the past 15 years and counting (think Navy Yard, the Wharf, Union Market, Shaw, etc.) have not been planned and coordinated using a Whole Neighborhood Approach (Comp Plan Policy H-1.4.6) that expects our city's planners and zoning officials to truly account for population growth and changes.

Planning means analyzing needs for increased social services with more people, like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

Most disturbingly (the census numbers don't lie) city officials and growth-advocates have grossly ignored the runaway housing costs that come with more and more luxury projects. Indeed, as the city has gentrified, many longtime DC neighbors have been unjustly pushed out of our city, for some their home for generations.

It is a plain and disturbing fact: The current zoning and planning posture in DC has displaced tens of thousands of existing residents, mostly Black DC families. THIS CAN NO LONGER GO IGNORED!

We want a whole neighborhood approach to planning and we want development without displacement in order to live up to the values of equity and justice now found in the Framework Element.

To do this, we ask the Council do what the Office of Planning could not find time to do despite their claim of a 'robust' community-outreach process (which I cannot find evidence of):

1. Adopt the DC Grassroots Planning Coalition Housing Justice Priorities, found on the record and online here >> <http://www.dgrassrootsplanning.org/priorities/>
2. Ensure the legally required impact studies are conducted and real considerations (not just some blow off rhetoric) of the Covid impacts are made before the passage of Bill B23-736.
3. Push back against OP's weakening Plan policy language and move all conditional language to directives, i.e change the 'shoulds' to 'shall' and 'encourage' to 'require' among other turn of words.

By doing at least the above three things, you can seek to have DC's central planning document remains a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Thank you,  
grace mcclain  
[REDACTED]

Ward: 1  
Zip: 20017

**From:** [Graylin Presbury](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:15:48 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Graylin Presbury



20020

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** Bill B23-736: Comprehensive Planning, Stop the Comp Scam.  
**Date:** Wednesday, December 2, 2020 9:45:53 PM

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Dear Councilmembers,

I would like to add to the record about the DC Comprehensive Plan, a key document that I believe is an important guide to how this city develops.

The Comp Plan is also a critical tool for the elected legislature to keep account of the executive and agencies implementing all of the Plan policies, from housing to the environment, transportation to infrastructure, and now with the new Framework Element, policies contending with equity and justice.

But there is no equity and justice in the status quo construction of more and more Class A studios and one-bedrooms and trophy office space.

What percentage of our Population should be Renters paying Thousands to Trump-Like landlords versus homeowners and condo and coop owners of units? If you want density don't allow it to be all Rentals. Stop that! Make 50% or greater of all new Multifamily developments be for sale Condominiums and coops and give tenants options to buy in after 5 years. No more super landlords and poor tenants. Let's build wealth by DCHFA financing coops and condos as part of all tax certificates and bond financing of all new projects and make the FAR better for PUDs that include Condos and Coops and make the percentage of workforce and affordable housing higher on rental only projects.

The new 'luxury' big-box projects that have inundated the city's corridors over the past 15 years and counting (think Navy Yard, the Wharf, Union Market, Shaw, etc.) have not been planned and coordinated using a Whole Neighborhood Approach (Comp Plan Policy H-1.4.6) that expects our city's planners and zoning officials to truly account for population growth and changes.

Planning means analyzing needs for increased social services with more people, like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

Most disturbingly (the census numbers don't lie) city officials and growth-advocates have grossly ignored the runaway housing costs that come with more and more luxury projects. Indeed, as the city has gentrified, many longtime DC neighbors have been unjustly pushed out of our city, for some their home for generations.

It is a plain and disturbing fact: The current zoning and planning posture in DC has displaced tens of thousands of existing residents, mostly Black DC families. THIS CAN NO LONGER GO IGNORED!

We want a whole neighborhood approach to planning and we want development without displacement in order to live up to the values of equity and justice now found in the Framework Element.

To do this, we ask the Council do what the Office of Planning could not find time to do despite their claim of a 'robust' community-outreach process (which I cannot find evidence of):


1. Adopt the DC Grassroots Planning Coalition Housing Justice Priorities, found on the record and online here >> <http://www.dgrassrootsplanning.org/priorities/>
2. Ensure the legally required impact studies are conducted and real considerations (not just some blow off rhetoric) of the Covid impacts are made before the passage of Bill B23-736.
3. Push back against OP's weakening Plan policy language and move all conditional language to directives, i.e change the 'shoulds' to 'shall' and 'encourage' to 'require' among other turn of words.

4. State the goal of reducing rentals and increasing homeownership in DC on real numbers and percentage targets. Set a target of 50-75% condo/coop ownership and financing for all new PUDS for people in the lower AMI income levels. Unless you set a target % percentage for home ownership we will never get back a stable, non-transient, middle class and family oriented community again.

5. Set a goal of at least 50% of all PUD units to be 3 & 4 Bedroom Family units for both rent and condo/coop sale.

By doing at least the above five things, you can seek to have DC's central planning document remains a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Thank you,  
Guy Durant

  
2025256342

Ward: 5

Zip: 20017

**From:** [Gwen Martin](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 6:54:24 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Gwen Martin



20037



**Date:** Saturday, November 28, 2020

**Name:** Holly Rogers

**Mailing Address:** 1538 New Jersey Ave NW  
Washington, D.C. 20001

**To:** Chairman Mendelson and City Councilmembers  
Committee of the Whole  
1350 Pennsylvania Ave NW  
Washington, D.C. 20004

**Re:** Bill 23-736 (Comprehensive Plan Amendment Act of 2020)

Chairman Mendelson and Councilmembers,

My name is Holly Rogers, and I am a resident of Ward 6. I am writing to urge you to not support passage of the Comp Plan amendments as currently proposed.

The notion that building more housing units to increase density will inherently lead to affordability is false. New development projects benefit developers and do little to nothing for the housing affordability crisis that the District is currently facing. For example, even with PN Hoffman's The Wharf receiving nearly \$300M in public subsidies, this development project resulted in only 150 affordable units—150 units that took 9 years to become available. Such development projects do nothing for the affordable housing that is desperately needed **now**. Building more housing units alone does not and will not promote affordability for the lowest income earners—in the private market, higher density housing at market rates will not provide the needed low-income housing. If there are no policy mechanisms in place to prevent the continued displacement of Black residents or to require affordability beyond IZ requirements, unimpeded increased density in lower-income areas will increase property values and property taxes, furthering displacement. Look at the displacement of residents of color and lower income earners from recently developed areas such as Navy Yard<sup>1</sup> and NoMa<sup>2</sup>. There needs to be policy in place that considers and prevents such potential displacement, especially as the District moves towards higher density housing.

I am supportive of the D.C. Grassroots Planning Coalition Housing Justice Priorities. I would like to see the following more thoroughly incorporated into the Comp Plan.

- As proposed by Reclaim Rent Control, rent control should be expanded to buildings built before 2005 to allow for more buildings to be covered by rent control, thereby increasing the number of affordable housing units available.
- Without further delay, rent subsidies (*e.g.*, LRSP) need to be expanded to address the current affordable housing crisis. Funding for the Housing Protection Trust Fund must be increased to further support TOPA.

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<sup>1</sup> Lang, M.J. 2019. "[Gentrification in D.C. means widespread displacement, study finds](#)". The Washington Post.

<sup>2</sup> Rusk, D. 2017. "[Once Upon A Time In NoMa](#)". D.C. Policy Center.

- The amendments to the Comp Plan need to have an explicit, expressed commitment to public housing. Our public housing needs to be improved, renovated, and yet still preserved in the District. Public housing should not be demolished without replacement—there needs to be, at minimum, 1:1 replacement. Furthermore, if there are plans for residents to vacate public housing for redevelopment/renovations, there needs to be a “build first” strategy in place so that the residents are only temporarily displaced. These residents should have enforceable rights to return upon completion of renovations or new construction.
- The Comp Plan should meet the Homeward D.C. goals to house our unhoused neighbors by increasing the number of permanent supportive housing units with concrete goals outlined in the Plan. Especially now during the COVID-19 pandemic, the insufficient social services and supportive housing available to our unhoused neighbors is painfully obvious. I encourage the Council to read and adopt the approach to housing proposed by the People For Fairness Coalition: use vacant properties to house unhoused residents.<sup>3</sup>

Lastly, the Comp Plan needs to promote and endorse community-led equitable development and not only cater to the developers that promote gentrification and displacement. People in their own communities should have a seat at the table and should have substantial influence over decisions regarding development in their communities. People in the community have a right to express what they want for their communities and their opinions and viewpoints should be valued in the decision-making process. The current Amendment Act has backed away from community-led equitable development and equity models for homeownership. Marginalized communities in D.C. deserve the opportunity to have a decisive role in development of their communities. We cannot as a city continue to cater only to developers and higher income residents.

Again, without revision and more explicit commitment to rent control, rent subsidies, public housing, housing our unhoused neighbors, and community-led equitable development strategies, I urge you to not support passage of the Comprehensive Plan Amendment Act of 2020 in its current form.

Thank you for your time,



Holly Rogers

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<sup>3</sup> People for Fairness Coalition, 2020. ["Vacant to Virus Reduction"](#).

**From:** [Ian Coon](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:18:36 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development. After being involved in local organizing with tenants associations across the district, I understand how dangerous this is for longtime DC residents.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Ian Coon

A solid black rectangular box used to redact the signature of Ian Coon.

20018

**From:** [Jacqueline Carmichael](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Friday, December 4, 2020 6:20:38 AM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

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- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Jacqueline Carmichael

[REDACTED]

20059

**From:** [Jamie Buss](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [McDuffie, Kenyan \(Council\)](#)  
**Subject:** Comp Plan amendments do nothing about displacement  
**Date:** Thursday, December 3, 2020 11:15:52 AM

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Dear DC Council,

As a Ward 5 resident since 2015, I care deeply about fostering equity and improving the availability and quality of housing in DC for \*all\* residents, with a special concern for those least able to find housing. I urge you to reject the Comp Plan amendments as proposed. The principles expressed in lofty language in the introduction are not carried through in specific policy proposals. The draft amendments do nothing to stop displacement, expand affordability for low-income people, or promote community-led equitable development.

I have 5 specific areas of concern.

1. Building more, alone, will not further affordability for the lowest incomes.
  - o "Build more" is premised on density bringing down prices or eliminating competition for housing. These arguments have no bearing on low-income housing that will not be provided by the private market, no matter how much new housing is built.
2. Building more, alone, will not further racial equity or affordability
  - o There are no mechanisms in place to prevent the continued displacement of Black residents or to require affordability beyond Inclusionary Zoning requirements.
  - o New proposed density in FLUM is not limited to Ward 3/high income communities. Unchecked increased density in lower-income areas will increase property valuations and taxes and further displacement.
3. UpFluming would be very concerning
  - o Circumvents community planning such as Small Area Plans
  - o Typically developer driven, with no notice or approval by ANCs and other impacted community bodies
  - o Creates a domino effect, setting the stage for upzoning
  - o Makes projects a "matter of right" and eliminates the public's ability to shape projects / gain benefits through PUD process
  - o UpFluming in Barry Farm, Crummell School, other areas will harm community organizing efforts to achieve equitable outcomes
4. No data is available regarding the impacts of proposed new density
  - o What would be the impacts of proposed new densing on achieving low income housing goals, rising tax rates, environmental impacts, need for city services, etc? This planning has not been done.
5. Amendment process did not comply with DC law
  - o DC Code requires the Mayor to submit reports to DC Council at least once every 4 years on the District government's progress in implementing Elements of the Plan, the Plan's Action items, and the key projected implementation activities by land use policy over the succeeding 5 years. This has not happened.
  - o Additionally, the Mayor shall submit amendments every 4 years for Council consideration and the amendments "shall be accompanied by an environmental assessment of the proposed amendments." This has not happened.

Respectfully,

Jamie Buss

1925 Bunker Hill Rd NE, Washington, DC 20018

Jamie Buss





**From:** [Jamie Sandel](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:55:59 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Jamie Sandel

 20011

**From:** [Jen](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Testimony on Comprehensive Plan Amendment Act of 2020  
**Date:** Thursday, December 3, 2020 12:06:33 PM

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To the Committee of the Whole,

I am writing to express my position on updating the Comprehensive Plan. I support the DC Grassroots Planning Coalition's Housing Justice priorities and urge the DC Council to use the Comp Plan amendment process as an opportunity to enshrine DC's commitment to ending homelessness, creating affordable housing, and undoing the racial inequities that have defined our city for far too long. These priorities must be a fundamental part of DC's design, intentions for land use, and approval process of new buildings by the Zoning Commission.

I am a social worker. I live in Southwest DC. I have been working in the DC homeless services and community mental health sector since 2013, before the move toward coordinated entry in homeless services. I have helped clients apply to dozens of housing programs and wait for a spot. I have helped clients through their VI-SPDATS and wait for a spot. I helped clients update their information with DCHA when the wait list was purged and people had 6 months to keep their spot on the 70,000-household-long wait list, with warning letters being mailed out to so many people who were bouncing around from place to place, trying to keep a roof over their heads and a social support system intact. I watched as people lost their spot in that 2014 purge due to the chaos of housing instability, and I am still watching as the wait list for public housing remains permanently closed.

I've met with clients at DC General. I work with a 12-year-old who was a friend of Relisha Rudd's and lived at DC General at the time she disappeared. She had nightmares about it for a while.

I've accompanied clients to the H St NE Economic Service Center dozens of times, and watched as luxury apartment buildings were built up and down H St NE. I've watched the same thing happen in Southwest, and Petworth, and so many parts of the city.

I've walked with clients into Virginia Williams where they are asked to prove that they have nowhere else to turn. We walk past the oversized mirrors on the walls asking, "Would you hire this person?" and into the maze of cubicles where they are asked to phone family members and friends and hear their unwillingness to give them a corner of their living room floor to sleep on, not even for a gift card. I've worked in "Homelessness Prevention" and been the one on the phone pleading with loved ones to provide shelter to the family in front of me in exchange for a gift card, or a payment on their Pepco bill. We promise that it is a temporary need, just until we can help the family to find housing. I've searched for affordable housing, compiled lists, and helped clients make budgets to try to figure out how to pay rent on their low wages. I've used rapid re-housing as the stopgap for the fact that finding affordable housing is an impossible feat. Another false promise of a temporary need, even though the lack of affordable housing is a permanent problem. I've called landlords pleading with them to accept rapid re-housing subsidies and approve my clients to rent their vacant units, and heard their refusals. I've navigated the sophisticated methods of discrimination landlords have used to technically obey fair housing laws and continue to discriminate against voucher holders.

Now, I navigate these sophisticated methods of discrimination, but my clients have permanent supportive housing vouchers. As one of my clients put it yesterday, "It feels like I just go from slumlord to slumlord." She is right about that. The new developments being built in DC barely offer three- and four-bedroom units and are most certainly not "rent reasonable" as defined by DCHA rent limits. They may offer the bare minimum of inclusionary zoning units, but when I help my clients try to find housing, these are not options. Meanwhile a good chunk of my clients living in Ward 8 are living in buildings that are in complete disrepair, and slowly being boarded up as tenants leave one by one due to the terrible housing conditions, until the building is razed and converted into more luxury apartments that don't accept voucher holders, like Maple View Flats in Anacostia for example. This leaves low-income renters who have housing vouchers with fewer and fewer options for housing, and empowers landlords to poorly maintain their units, often with an attitude as if they are doing voucher-holders a huge favor and that seeking housing code compliance is asking too much. After all, DCHA operates this way, so why can't they?

DC is in a massive affordable housing crisis, and this has profound impacts that extend well beyond housing. DC's affordable housing crisis impacts health and safety. As the CDC was asking families to stay at home, DC had been adopting a policy of encouraging homeless families to live doubled up with their support network. This is a huge strain to place on low-income families, all because DC does not have adequate affordable housing options. People fleeing domestic violence, which has also been exacerbated during the pandemic, are restricted in finding safety due to the lack of affordable housing. People attempting to recover from a drug addiction are restricted in accessing housing that can help build an environment that will aid their recovery, because DC lacks adequate affordable housing options. The lack of affordable housing keeps people in poverty. There is a heavy and incalculable cost to DC's chronic neglect of its residents' affordable housing needs, and DC's Black residents are shouldering the majority of this cost.

We can see the vast impact of systemic racial inequality throughout the data of our city, from COVID-19 deaths, to asthma rates, to where public housing is located, to where hospitals and grocery stores are not located, to where schools are underfunded, to where concentrations of poverty and high unemployment rates are located, to the massive displacement of Black residents over the past 20 years. The Comprehensive Plan must explicitly address this racial inequity and the affordable housing crisis in its language, in its commitments, in its vision for the future of DC.

As DC continues to build, and imagines future land use, we can no longer enable the development of luxury apartments that neglect DC's need for affordable housing, while ultimately displacing low-income Black DC residents. We must commit to ending homelessness, building adequate affordable housing, and ending racial inequity.

Kind regards,

Jen Pearson  
Ward 6 Resident



Jennifer Ho  
480 K Street SW #1330, Washington, DC 20024  
1 December 2020

Written Comments on the Draft Comprehensive Plan Amendments, per the Comprehensive Plan Amendment Act of 2020

My name is Jennifer Ho, and I am a Ward 6 resident in SW. I share the concerns raised by [ANC 6D](#) and the [DC Grassroots Planning Coalition](#) about the Comp Plan amendments as proposed. The proposed amendments are insufficient for stopping displacement, expanding affordability for low-income people, or promote community-driven equitable development. COVID-19 has exacerbated underlying systemic failures and needs, including an affordable housing crisis, medically underserved areas, and deprivation to reliable food sources.

In my work to combat human trafficking, we are witnessing the anti-trafficking movement undergoing a paradigm shift toward recognizing the importance of survivor leadership and input. Individuals who have survived human trafficking know firsthand how to improve anti-trafficking responses, and their input is key to ensuring anti-trafficking policies reflect perspectives only those with lived experience can provide. One organization led by people with lived experience would often say, “Nothing about us without us.” While I am not meaning to compare DC communities to those who survived human trafficking, the Comp Plan should embody this principle of seeking input from the beneficiaries of a proposed policy or project rather than disenfranchising them through top-down design.

The proposed Comp Plan amendments remove or diminish the language and content that gave the Comp Plan authority and empowered community voices. The Office of Planning found this necessary to better reflect the Comp Plan’s role as a guide, but all it does is strip it of this central principle of governance and public service – allow the people to shape policy and decisions.

As the Council moves through the mark-up process, I urge you to:

- **Ensure Councilmembers lead open and participatory roundtables for their Wards to examine and discuss the proposed Ward-level amendments and changes to the Future Land Use and Generalized Maps with affected residents.** The Council must recognize effective community engagement looks different across constituencies and that receiving feedback to a call for public input or participation in a Zoom call or hearing from only middle- or higher-income residents is not sufficient. Being able to follow, prepare, and participate in community engagement processes is a privilege many individuals struggling to make ends meet or families impacted by COVID-19 do not have, but the Council must seek and represent their voices too.
- **Require sustained, substantive, and representative community engagement on all redevelopment project proposals.** The Comp Plan needs to push DC toward adopting a community-driven equitable development approach, which means seeking meaningful input from a diverse sample of the impacted community at multiple stages of a project – from the initial development and design stage throughout implementation as well as during any evaluation activities. Examples in Chapter 19 where community engagement is necessary are:

- Policy AW-2.5.1 calls for the development of 4th Street “as a thriving town center and commercial heart of the community with a range of neighborhood-serving retail options, an active street atmosphere, high quality public realm, new development and accessible transit options.” The residents around 4th Street must be the ones defining what a “thriving town center” means, deciding what “neighborhood-serving retail options” should be added, and determining what kind of street atmosphere and transit options are needed.
- Policy AW-2.5.6 says, “the needs of both school age children and seniors aging in place should be considered in future design for all parks, green spaces and recreational programming.” SW school and senior communities must determine what these needs are rather than an outside developer or official unfamiliar with the area.
- Policy AW 2.5.9 calls for the redevelopment of “outdated public facilities and underused publicly-owned land for development that delivers high quality design and community benefits.” A diverse group of SW residents, which includes lower-income constituencies who may be unable to proactively follow proposals or participate in calls for input, must help identify what community benefits the redeveloped land should provide.
- **Incorporate language that reflects housing priorities that would help housing-insecure communities.** In particular, the Comp Plan Housing Element must include the following goals:
  - Expand rent control: Expand the number of rent-stabilized units, including extending coverage to buildings built after 1975, and close legal loopholes that have led to continuous erosion in the number of housing units and exorbitant rental increases in units subject to rent stabilization.
  - Protect public housing: Fully fund repair and renovation of deteriorating public housing units; mandate public housing resident-led organizations share decision making authority in all phases of redeveloping public housing; require 1-for-1 replacement of public housing units and more when increasing site density, with no loss of family size multi-bedroom units; ensure no new barriers to residents’ return and true affordability based on the U.S. Department of Housing and Urban Development’s standard of 30% of income for housing expenses; use a mandatory build first model to prevent displacement, strengthen anti-discrimination enforcement during periods of relocation, and cover residents’ relocation and return costs; reinstate the goal to create a minimum of 1,000 new public housing units over the next ten years; and remove barriers to returning citizens’ ability to live in public housing.
  - Promote community-led shared equity housing models: elevate the importance of shared equity housing models (eg. community land trusts and limited equity cooperatives) to attain long-term affordable housing and avoid displacement, as the [District of Columbia Limited Equity Cooperative Task Force Report](#) underscores.
  - Expand low-income subsidies: underscore the 2006 Comprehensive Housing Strategy Task Force goal of expanding locally funded rental subsidies, and establish that affordable housing created and preserved with public financing be

protected by lifetime affordability restrictions and monitored to prevent transfer to non-qualifying households while still allowing residents to build equity.

- House the homeless: endorsing the housing production goals set by Homeward DC, increasing investment in the Emergency Rental Assistance Program, negotiating with landlords to forgive rental arrearages, and identifying vacant residential units to immediately house people experiencing homelessness.

The Comp Plan's housing element uses unstudied assumptions or narratives affordable housing advocates refute. In reviewing the Comp Plan, the Council should require an analysis of real housing needs (ie. existing low-income housing needs vs. perceived future needs), reporting of vacancy rates, and a study of new developments' impact on other societal facets like education, transportation, racial displacement, and the environment. Some of the Comp Plan's problematic assumptions include:

- The push to build more housing is premised on density bringing down prices or eliminating competition for housing. These arguments have no bearing on low-income housing that the private market will not provide no matter how much new housing is built. No data is available about the impact of proposed new density on achieving low-income housing goals, rising tax rates, environmental impacts, need for city services, etc. The proposed Comp Plan amendments target increasing density. Those pushing to build more claim this will further "racial equity" and "affordable housing", but there are no mechanisms in place to prevent the continued displacement of Black residents or to require affordability beyond Inclusionary Zoning (IZ) requirements. While the Mayor proposes increasing the density allowed on 6% of DC land through changing the Future Land Use Map, the Comp Plan does not require affordability beyond IZ. IZ only sets aside 8-10% of units at 50-80% AMI, which means no new units below 50% AMI mandated by the Comp Plan. However, 31% of DC's renters (around 51,000 people) can only afford around \$900 per month in rent. We need strong mandates for 30% AMI housing.
- The development pipeline and population growth data define housing needs. These, however, are in dispute and will be impacted further by COVID-19. The housing pipeline will not be built for five to 10 years, yet DC counts these housing units today, meanwhile displacing those in need of housing. The Comp Plan amendments do not address the current level of vacancy in the city (10,000 units pre-COVID, and 15,000 residents have left DC since the pandemic started), and they do not address the well-established immediate need for low-income housing.
- More rapid development will lead to faster equitable development. The Comp Plan's proposed amendments to UpFlum numerous neighborhoods will circumvent community planning, such as Small Area Plans, and silence community voices. Developers are typically given control, with no notice or approval by ANCs and other impacted community bodies. When projects become "matter of right," it eliminates the public's ability to shape projects and thwarts any attempt by concerned residents to appeal developments approved by the Zoning Commission. This will result in the same inequitable development that has dominated DC for the last 20 years. While approving every PUD, the Zoning

Commission repeatedly found that displacement was outside its purview, which the courts later refuted. During this time (2000-2013), DC became the most rapidly gentrifying city in the country; over 20,000 Black residents were displaced. UpFluming in Barry Farm and Crummell School, in particular, will harm community organizing efforts to achieve equitable outcomes.

I hope you will work with ANC 6D, the DC Grassroots Planning Coalition, and other community-led organizations to develop needed amendments to strengthen the Comp Plan prior to final passage.



**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** Bill B23-736: Comprehensive Planning, Got Data?  
**Date:** Wednesday, December 2, 2020 8:44:22 PM

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Dear Councilmembers,

I'd like to testify for the record about the DC Comprehensive Plan, a key document that I believe is important guide to how this city develops.

This is another example of the illusion of Democracy and a blatant grab for money and power by the "Growth Machine." It is not for a just reason that D.C. is a shorthand for, "... the district of corruption. FOR SHAME !!! So, many of our councilmembers have been convicted felons, seduced and bribed by the development community and now we see the planned perversion of the people's comprehensive plan. But there is no equity and justice in the status quo construction of more and more Class A studios and one-bedrooms and trophy office space.

The new 'luxury' big-box projects that have inundated the city's corridors over the past 15 years and counting (think Navy Yard, the Wharf, Union Market, Shaw, etc.) have not been planned and coordinated using a Whole Neighborhood Approach (Comp Plan Policy H-1.4.6) that expects our city's planners and zoning officials to truly account for population growth and changes.

Planning means analyzing needs for increased social services with more people, like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

Most disturbingly (the census numbers don't lie) city officials and growth-advocates have grossly ignored the runaway housing costs that come with more and more luxury projects. Indeed, as the city has gentrified, many longtime DC neighbors have been unjustly pushed out of our city, for some their home for generations.

It is a plain and disturbing fact: The current zoning and planning posture in DC has displaced tens of thousands of existing residents, mostly Black DC families. THIS CAN NO LONGER GO IGNORED!


We want a whole neighborhood approach to planning and we want development without displacement in order to live up to the values of equity and justice now found in the Framework Element.

To do this, we ask the Council do what the Office of Planning could not find time to do despite their claim of a 'robust' community-outreach process (which I cannot find evidence of):

1. Adopt the DC Grassroots Planning Coalition Housing Justice Priorities, found on the record and online here >> <http://www.dcgrassrootsplanning.org/priorities/>
2. Ensure the legally required impact studies are conducted and real considerations (not just some blow off rhetoric) of the Covid impacts are made before the passage of Bill B23-736.
3. Push back against OP's weakening Plan policy language and move all conditional language to directives, i.e. change the 'shoulds' to 'shall' and 'encourage' to 'require' among other turn of words.

By doing at least the above three things, you can seek to have DC's central planning document remains a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Thank you,  
Jerome Peloquin  
[REDACTED]

  
Ward: 5  
Zip: 20017

**From:** [Jillian Du](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony  
**Date:** Monday, November 30, 2020 7:04:55 PM

---

Dear Committee Members,

My name is Jillian and I am a Ward 5 resident. I am writing a testimony for the Comp Plan. I have some concerns:

First, the comp plan advocates for building more but with few meaningful affordability criteria. Building more, alone, will not further affordability for lowest income residents. No matter how much new housing is built, the private market and densification will not alleviate the lack of housing for low-income residents. It further gentrification and displacement. There are no mechanisms in place to prevent the continued displacement of Black residents or to require affordability beyond Inclusionary Zoning requirements.

Also the new proposed density in FLUM is not limited to Ward 3/high income communities. Unchecked increased density in lower-income areas will increase property valuations and taxes and further displacement.

Second, I have concerns with UpFluming. It is typically developer driven with no notice or approval by ANCs and other impacted community bodies. It also circumvents community planning such as Small Area Plans and can lead to disastrous effects in Barry Farm, Crummell School, and other areas with community organizing.

Third, there is no data available regarding the impacts of proposed new density.

Lastly, the amendment process did not comply with DC law.

I ask the committee to consider priorities that advance the well-being and livelihoods of DC, such as expanding rent control to buildings built before 2005, improving public housing, meeting Homeward DC goals to house the unhoused, expanding rental subsidies, and promoting community-led equitable development.

I am a climate change and urban development specialist. I have researched numerous examples around the world of transit-oriented development and densification, which could have great outcomes, end up having worse outcomes such as gentrification and displacement because they were not done strategically. The under-served populations of a city need to be targeted and centered, and I do not believe the comp plan does this.

Thanks,  
Jillian

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** HOUSING JUSTICE IN COMP PLAN  
**Date:** Thursday, December 3, 2020 12:26:04 PM

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Dear Chairman Mendelson, and Councilmembers,

I am writing about Bill B23-736 and the proposed changes to the Comprehensive Plan for the record.

I am seeking a whole neighborhood approach to planning, something so far yet missing from OP's mechanisms and posture.

A whole neighborhood approach to planning means taking into account population growth and the considerations of increased social services like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

It also means making sure the city can develop without having its people and culture obliterated and displaced.

To remedy the ongoing displacement of Black families by the tens of thousands, and to lift up actual planning beyond just touting #BuildMore housing, I ask the Council do at least the following three things:

1. Adopt the DC Grassroots Planning Coalition Housing Justice Priorities, found on the record and online here >> <http://www.dcgrassrootsplanning.org/priorities/>
2. Ensure the legally required impact studies are conducted and real considerations (not just some blowoff rhetoric) of the Covid impacts are made before the passage of Bill B23-736.
3. Push back against OP's weakening Plan policy language and move all conditional language to directives, i.e change the 'shoulds' to 'shall' and 'encourage' to 'require' among other turn of words.

By doing at least the above three things, you can help retain DC's central planning document as a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Respectfully,  
John and Debby Hanrahan

[REDACTED]

Ward: 2  
Zip: 20009

**From:** [Johnathan Tafoya](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 5:01:14 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Johnathan Tafoya



20001

## DC Comp Plan Hearing Testimony

I would like to submit a testimony for the DC Comp Plan Hearing to request the DC Council not approve at this time the proposed amendments to the DC Comp Plan. These amendments weaken the plan's ability to protect and promote equitable housing for the poor nor does it do enough to stop displacement and gentrification.

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments as proposed. The proposed amendments do nothing to stop displacement, expand affordability for low-income people, or promote community-led equitable development. And I fully support the DC Grassroots Planning Coalition Housing Justice Priorities, such as:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects our top housing priorities (public housing, rent control, subsidies, housing the homeless, and, community-led development)
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, and study of the impact of new development on other systems (education, transportation, environment, etc)
- Expand rent control to buildings built before 2005
- Preserve and improve public housing
- Expand rental subsidies
- Promote community-led equitable development

According to the Washington Post and based on census data, DC lost 40,000 Black residents between 2000-2010 alone. When the National Community Investment Coalition named DC the nation's most intensely gentrifying city in 2019 they noted that 20,000 black residents had been displaced specifically due to gentrification 2000-2013.

While the Mayor proposes increasing the density allowed on 6% of DC land through changing the Future Land Use Map, there is nothing in the Comp Plan

that requires affordability beyond Inclusionary Zoning. Remember IZ only sets aside 8-10% of units at 50-80% AMI – so we are talking about no new units below 50% AMI being mandated by the Comp Plan, while 31% of DC’s renters – around 51,000 people – are very low income and can only afford around \$900 per month in rent.

The Comp Plan doesn’t preserve public housing, promote cooperatives and land trusts, or prioritize community-led equitable development.

I hope you will work with the DC Grassroots Planning Coalition to develop needed amendments to strengthen the Comp Plan prior to final passage.

Josh Singer  
Ward 4 Resident



**From:** [Julienne Kaleta](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:45:53 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Julienne Kaleta

[REDACTED]

20008

**From:** [Justin Godard](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:44:36 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

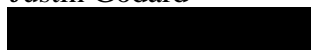
The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Justin Godard



20009

**From:** [Karen Licon](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:19:37 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Karen Licon

[REDACTED]

20010

**From:** [karyn.pomerantz](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 11:53:25 AM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

Housing supports health, decreasing rates of infectious diseases, emergency room visits, and the development of chronic diseases. It is imperative that the city assure housing for everyone and refuse development companies bribes and influence.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial

inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
karyn pomerantz





**From:** [Kate Taylor](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 2:49:50 PM

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Dear Council Committee DC Council Committee of the Whole,

I'm joining the DC Grassroots Planning Coalition in testifying AGAINST the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments don't even come close to adequately addressing the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

If you believe that Black lives matter, you believe that ALL Black lives matter, and that includes the lives of poor and working class Black residents. Racist policy choices have begotten racist development patterns that have displaced over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, strengthening the language in the Comp Plan to promote housing justice and prevent displacement is the bare minimum you can do as elected officials.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
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Sincerely,  
Kate Taylor

20002



**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** Bill B23-736: Comprehensive Planning, Got Data?  
**Date:** Wednesday, December 2, 2020 9:38:25 PM

---

Dear Councilmembers,

I'd like to testify for the record about the DC Comprehensive Plan, a key document that I believe is important guide to how this city develops.

The Comp Plan is also a critical tool for the elected legislature to keep account of the executive and agencies implementing all of the Plan policies, from housing to the environment, transportation to infrastructure, and now with the new Framework Element, policies contending with equity and justice.

But there is no equity and justice in the status quo construction of more and more Class A studios and one-bedrooms and trophy office space.

The new 'luxury' big-box projects that have inundated the city's corridors over the past 15 years and counting (think Navy Yard, the Wharf, Union Market, Shaw, etc.) have not been planned and coordinated using a Whole Neighborhood Approach (Comp Plan Policy H-1.4.6) that expects our city's planners and zoning officials to truly account for population growth and changes.

Planning means analyzing needs for increased social services with more people, like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

Most disturbingly (the census numbers don't lie) city officials and growth-advocates have grossly ignored the runaway housing costs that come with more and more luxury projects. Indeed, as the city has gentrified, many longtime DC neighbors have been unjustly pushed out of our city, for some their home for generations.

It is a plain and disturbing fact: The current zoning and planning posture in DC has displaced tens of thousands of existing residents, mostly Black DC families. THIS CAN NO LONGER GO IGNORED!

We want a whole neighborhood approach to planning and we want development without displacement in order to live up to the values of equity and justice now found in the Framework Element.

To do this, we ask the Council do what the Office of Planning could not find time to do despite their claim of a 'robust' community-outreach process (which I cannot find evidence of):

1. Adopt the DC Grassroots Planning Coalition Housing Justice Priorities, found on the record and online here >> <http://www.dgrassrootsplanning.org/priorities/>
2. Ensure the legally required impact studies are conducted and real considerations (not just some blow off rhetoric) of the Covid impacts are made before the passage of Bill B23-736.
3. Push back against OP's weakening Plan policy language and move all conditional language to directives, i.e change the 'shoulds' to 'shall' and 'encourage' to 'require' among other turn of words.

By doing at least the above three things, you can seek to have DC's central planning document remains a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Thank you,  
Katherine Collins  
[REDACTED]

12022138993

Ward: 6

Zip: 20003

**From:** [Katie Ali](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Allen, Charles \(Council\)](#); [Amir Ali](#)  
**Subject:** Bill 23-736 (Comprehensive Plan Amendment Act of 2020)  
**Date:** Thursday, December 3, 2020 4:04:32 PM

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Chairman Mendelson and Councilmembers,

My name is Katie Ali, and my family and I live in Ward 6. I am writing to strongly encourage you to oppose the passage of the Comp Plan amendments as currently proposed.

The District's housing crisis has been exacerbated by COVID-19, but predated the pandemic by many years and will continue long after it subsides. DC must act swiftly and decisively to provide affordable housing to its residents. And to do so, there must be focused, targeted efforts to create affordable housing.

Plans to support new housing developments as a means of driving down the cost of housing do not work--we have seen this time and again--and yet the amendments to the Comp Plan appear to be grounded in that misguided approach. The way to ensure affordable housing is to support public housing and rent control, not hand over the reigns to developers and hope for the best.

The Comp Plan is not being amended to address these housing needs; it is being amended to serve developers that, for too long, have taken money from the city without investing in the community or its residents. More and more all the time, Ward 6 appears to be studded with luxury apartment buildings full of empty units. We do not need more of them. Ward 6 is the center of DC's mass displacement of Black and Brown residents-- and this has much to do with housing affordability. There are proven, effective ways to tackle this problem. The Comp Plan amendments do none of them.

I support the DC Grassroots Planning Coalition's call for the following:

- Add [Racial Equity](#), [Land Value Recapture](#), and [Project Impact Assessments](#) to the Plan.
- Remove the changes that make language weak and unspecific, that allow increased density as a matter of right, and that make it impossible for residents to hold developers and ZC accountable by seeking interpretation from the courts.
- Work with us to strengthen and sharpen the language to address equity, affordability, and displacement.

I look forward to hearing back from you and urge you to vote NO on the Comp Plan Amendments.

Best,

Katie Ali  
Ward 6 Resident



**From:** [Katrina Avila](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:55:49 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Katrina Avila



20003



**From:** [Keith Powell](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:04:43 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Keith Powell

[REDACTED]

20012

**From:** [Kelly Neely](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:45:42 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

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Sincerely,  
Kelly Neely

 20010

**From:** [Kendall Bryan](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 11:48:56 AM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Kendall Bryan

 20019

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** HOUSING JUSTICE IN COMP PLAN  
**Date:** Wednesday, December 2, 2020 9:27:09 PM

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Dear Chairman Mendelson, and Councilmembers,

I am writing about Bill B23-736 and the proposed changes to the Comprehensive Plan for the record.

I am seeking a whole neighborhood approach to planning, something so far yet missing from OP's mechanisms and posture.

A whole neighborhood approach to planning means taking into account population growth and the considerations of increased social services like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

It also means making sure the city can develop without having its people and culture obliterated and displaced.

To remedy the ongoing displacement of Black families by the tens of thousands, and to lift up actual planning beyond just touting #BuildMore housing, I ask the Council do at least the following three things:

1. Adopt the DC Grassroots Planning Coalition Housing Justice Priorities, found on the record and online here >> <http://www.dcgrassrootsplanning.org/priorities/>
2. Ensure the legally required impact studies are conducted and real considerations (not just some blowoff rhetoric) of the Covid impacts are made before the passage of Bill B23-736.
3. Push back against OP's weakening Plan policy language and move all conditional language to directives, i.e change the 'shoulds' to 'shall' and 'encourage' to 'require' among other turn of words.

By doing at least the above three things, you can help retain DC's central planning document as a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Respectfully,  
Kerry Kemp

[REDACTED]  
2026671540

Ward: 2

Zip: 20009

**From:** [Kesh Ladduwahetty](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 11:53:02 AM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Kesh Ladduwahetty

[REDACTED]

20008

**From:** [Kisha McDougald](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 5:01:31 PM

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Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Kisha McDougald

[REDACTED]

20011

**From:** [Kris G](#)  
**To:** [Committee of the Whole \(Council\)](#); [Allen, Charles \(Council\)](#)  
**Subject:** Bill 23-736 Testimony  
**Date:** Thursday, December 3, 2020 3:59:14 PM

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December 3, 2020

**To:** Chairman Mendelson and City Councilmembers  
Committee of the Whole  
1350 Pennsylvania Ave NW  
Washington, DC 20004

**Re:** Bill 23-736 (Comprehensive Plan Amendment Act of 2020)

Chairman Mendelson and Councilmembers:

My name is Kris Garrity, and I am a Ward 6 resident testifying in my personal capacity. I am writing to urge the Council **not** to pass these proposed amendments, and to take the time necessary to adopt the changes required to bring housing and racial justice to DC. I urge the Council to follow the leadership, goals, analysis, and priorities of the DC Grassroots Planning Commission Coalition moving forward.

I currently live in an Inclusionary Zoning (IZ) unit with my young child. As a single parent who would otherwise be unable to afford safe and quality housing in DC, and who wanted to provide a home without roommates for my young child so he could thrive in a safe and stable home environment, the IZ affordable housing program was truly a lifeline for me in order to leave a marriage. It took me 8 months to be selected for an IZ apartment--8 months that I had no other choice but to cohabitate in a 1BR apartment while legally separated from my then-spouse. This experience was not easy, and it is one I am still healing from.

However, for as much of a lifeline the IZ program was for me, I fully recognize that, despite its name, it is **NOT**, in fact, not inclusionary. The IZ program excludes all households with an AMI less than 50%. This is unconscionable, especially in a city that is one of the most heavily and fastest gentrifying regions in the entire country (of which I contribute by my presence as a white person who is not from this beautiful, truly special city). Many have also warned that Ward 6 in particular, particularly Navy Yard, is one of the worst hit regions in the entire country. This is truly unconscionable.

In the building I live in in Ward 6, at 9th and H ST NE, the building has been low capacity since it opened earlier this year--scores of completely empty, brand new units just sitting here, as more and more and more of our neighbors are forced onto the streets due to the covid-19 pandemic. This is abhorrent!

To be clear, covid-19 is not the root of this violence. Racism, capitalism, and white supremacy are. A non-exhaustive list. The pandemic has accelerated this country's foundational settler colonial anti-

Blackness, from the brutal, ongoing displacement of Black Washingtonians--at truly shocking and horrifying rates, to housing and rent, unemployment, the long-term and ongoing violence of redlining, medical care and access, food access, access to home aids for disabled siblings and elders, and police, military, and immigration violence. How, truly, does the Inclusionary Program address ALL of this when only those households of 50%, 60%, and 80% AMI are eligible? How?

As outlined by the DC Grassroots Planning Commission Coalition, the Mayor has not defined what levels of affordability will be achieved in the proposed Comp Plan. **We need strong mandates for 30% AMI housing.** Furthermore, while the Mayor is counting public housing replacement units towards that 12,000 goal, which is not a net gain. This plan further does not address the current level of vacancy in the city (10,000 units pre-COVID), the disputed population growth data, not the well-established need for low income housing documented in other city reports. **The housing pipeline will not be built for 5-10 years, yet the city counts these housing units today, meanwhile displacing those in need of housing.**

Enough.

Do **not** pass these proposed amendments. **Do** take the time necessary to adopt the changes required to bring housing and racial justice to DC, following the leadership, goals, analysis, and priorities of the DC Grassroots Planning Commission Coalition.

Sincerely,

Kris Garrity  
Ward 6 Resident

--

Kris Garrity (they/she)

**From:** [LaKisha Brown](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:10:12 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

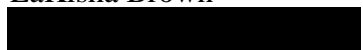
The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
LaKisha Brown



20011

**From:** [Lamisa Chowdhury](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:29:56 PM

---

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Sincerely,  
Lamisa Chowdhury

[REDACTED]

20011

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** Bill B23-736: Comprehensive Planning, Got Data?  
**Date:** Thursday, December 3, 2020 9:42:13 AM

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Dear Councilmembers,

I'd like to make a statement for the record regarding the DC Comprehensive Plan, a key document will guide to how this city develops and who can afford to live here.

The Comp Plan is a critical tool for the elected legislature to keep account of the executive and agencies implementing all of the Plan policies, from housing to the environment, transportation to infrastructure, and now with the new Framework Element, policies contending with equity and justice.

But there is no equity and justice in the status quo construction of more and more Class A studios and one-bedrooms and trophy office space.

The new 'luxury' big-box projects that have inundated the city's corridors over the past 15 years and counting (think Navy Yard, the Wharf, Union Market, Shaw, etc.) have not been planned and coordinated using a Whole Neighborhood Approach (Comp Plan Policy H-1.4.6) that expects our city's planners and zoning officials to truly account for population growth and changes.

Planning means analyzing needs for increased social services with more people, like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

Most disturbingly (the census numbers don't lie) city officials and growth-advocates have grossly ignored the runaway housing costs that come with more and more luxury projects. Indeed, as the city has gentrified, many longtime DC neighbors have been unjustly pushed out of our city, for some their home for generations. These are the residents who are building and cleaning the buildings, repairing the roads, staffing the restaurants and daycare centers, even teachers, healthcare workers and first responders.

It is a plain and disturbing fact: The current zoning and planning posture in DC has displaced tens of thousands of existing residents, mostly Black DC families. THIS CAN NO LONGER GO IGNORED!

We want a whole neighborhood approach to planning and we want development without displacement in order to live up to the values of equity and justice now found in the Framework Element.

To do this, we ask the Council do what the Office of Planning could not find time to do despite their claim of a 'robust' community-outreach process:

1. Adopt the DC Grassroots Planning Coalition Housing Justice Priorities, found on the record and online here >> <http://www.dgrassrootsplanning.org/priorities/>
2. Ensure the legally required impact studies are conducted and real considerations of the Covid impacts (i.e. telework, mass transit) are made before the passage of Bill B23-736.
3. Push back against OP's weakening Plan policy language and move all conditional language to directives, i.e change the 'shoulds' to 'shall' and 'encourage' to 'require' among other turn of words.

By doing at least the above three things, you can seek to have DC's central planning document remains a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Thank you,

Laura Worby



Ward: 5

Zip: 20017

**From:** [lauren lewis](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 2:35:42 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

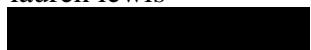
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Sincerely,  
lauren lewis



20001

**From:** [Lauren Smith](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:11:57 PM

---

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Sincerely,  
Lauren Smith

 20003

**From:** [Leah Anne Brown](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:12:14 PM

---

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.



Sincerely,  
Leah Anne Brown

 20007

**From:** [London Nickols](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Friday, December 4, 2020 6:55:21 AM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

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Sincerely,  
London Nickols



20019

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** HOUSING JUSTICE IN COMP PLAN  
**Date:** Friday, December 4, 2020 3:16:23 PM

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Dear Chairman Mendelson, and Councilmembers,

I am writing about Bill B23-736 and the proposed changes to the Comprehensive Plan for the record.

A whole neighborhood approach to planning means taking into account population growth and the considerations of increased social services like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

It also means making sure the city can develop without having its people and culture obliterated and displaced.

I am seeking a whole neighborhood approach to planning, something so far yet missing from OP's mechanisms and posture.

To remedy the ongoing displacement of Black families by the tens of thousands, and to lift up actual planning beyond just touting #BuildMore housing, I ask the Council do at least the following four things:

1. Strengthen language that has been weakened throughout the bill -- for example where directives that 'ensure that' or 'must' have been turned to 'should'
2. Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
3. Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
4. Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

By doing at least the above four things, you can help retain DC's central planning document as a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Respectfully,  
Cameron Lopez

[REDACTED]  
7035879847

Ward: 1

Zip: 20010

**From:** [Madeline H. Gitomer](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Allen, Charles \(Council\)](#)  
**Subject:** Bill 23-736 (Comprehensive Plan Amendment Act of 2020)  
**Date:** Thursday, December 3, 2020 3:12:23 PM

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Chairman Mendelson and Councilmembers,

I am Madeline Gitomer, a resident of Ward 6. I am writing to encourage you to oppose the passage of the Comp Plan amendments as currently proposed.

The Covid-19 pandemic has laid bare the housing crisis in DC, but the crisis has existed long before the pandemic arrived, and it will continue once the pandemic is over. DC must act forcefully to provide affordable housing to its residents. And to do so, there must be focused, targeted efforts to create affordable housing.

There are some that say that allowing more development will drive down the cost of housing-- and these amendments to the Comp Plan appear to support that misinformed view. Let us be clear: the way to increase affordable housing is to fully support public housing and rent control.

The Comp Plan is not being amended to address these housing needs; it is being amended to serve developers that, for too long, have taken money from the city without investing in the community or its residents. On my walks in Ward 6, I see many luxury apartment buildings with plenty of empty units. The last thing we need is more of them. Ward 6 is the center of DC's mass displacement of Black and Brown residents-- and this has much to do with housing affordability. There are proven, effective ways to tackle this problem. The Comp Plan amendments do none of them.


I support the DC Grassroots Planning Coalition's call for the following:

Add [Racial Equity](#), [Land Value Recapture](#), and [Project Impact Assessments](#) to the Plan.

Remove the changes that make language weak and unspecific, that allow increased density as a matter of right, and that make it impossible for residents to hold developers and ZC accountable by seeking interpretation from the courts.

Work with us to strengthen and sharpen the language to address equity, affordability, and displacement.

I look forward to hearing back from you and urge you to vote NO on the Comp Plan Amendments.

Best,  
Madeline Gitomer  
Ward 6 Resident  




**From:** [Maia Otermin](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:00:50 PM

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Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Maia Otermin

20024



Margaret Dwyer  
5112 45<sup>th</sup> Street NW  
Ward 3

Testimony to COW on proposed amendments to the Comprehensive Plan  
November 2020

In the ten years I have lived in DC, I have witnessed so many long-time residents, particularly Black and low-income residents, displaced by development that makes no provision for their interests. We are the poorer for the loss of these neighbors, many of whom have deep roots in our community. These losses are self-inflicted, however. We can choose a different path.

That different path requires us to make some fundamental changes to the values we assign our priorities. During the recent budget process, for example, we struggled to find money for our public housing, only to have almost the same amount that we finally dedicated to its repair spent as an **afterthought for overruns** on the already bloated MPD budget.

I have therefore become convinced that there can be no true housing justice in DC unless “building as usual” is interrupted and replaced by clear commitments, specifically, those outlined in the **DC Grassroots Planning Coalition’s Housing Justice Priorities for the Comprehensive Plan**. I want to see a Comprehensive Plan that includes specific language that supports these priorities.

Although the Comp Plans is hundreds of pages long, it doesn’t mention urgent housing needs such as preserving public housing, promoting cooperatives and land trusts, or prioritizing community-led equitable development. This selective omission cannot stand.

The Comprehensive Plan, as amended, must explicitly outline and define the District’s commitment to public housing. This means that Comp Plan amendments must require action on maintenance, preservation, and redevelopment of existing public housing and the building of additional public housing to accommodate the District’s 51,000 extremely low-income renter households.

The proposed Housing Element is incomplete and must include the following policies and goals: (1) fully fund repair and renovation of deteriorating public housing units; (2) require 1-for-1 replacement of public housing units and more when increasing site density, with no loss of family size multi-bedroom units; (3) ensure no new barriers to residents’ return and true affordability based on the HUD standard of 30% of income for housing expenses; (4) use a mandatory build first model to prevent displacement, strengthen anti-discrimination enforcement during periods of relocation, and cover residents’ relocation and return costs; (5) create an enforceable right of return of displaced public housing residents; (6) reinstate the goal to create a minimum of 1,000 new, additional public housing units over the next ten years; [10] (7) retain public ownership and control of publicly owned housing and developments; (8) mandate that public housing resident-led organizations share decision making authority in all phases of redeveloping public housing; (9) incorporate community development strategies that

improve the economic condition of residents such as equity for and home ownership by public housing residents, land trusts, cooperatives, and worker-owned businesses; and (10) remove barriers to the ability of returning citizens to live in public housing.

Such clarity would eliminate the attempts to water down commitments to public housing residents, as in the proposed changes to the Barry Farm redevelopment, which changes the one-for-one **requirement** to a **goal**. It would also promote the creation of urgently needed new public housing units. In my ward, for example, the huge Lord & Taylor site, along with many other retail spaces, are going to be empty hulks which could be repurposed for community-planned housing that include new public housing units, maybe even an entire senior community, for example, near a Metro stop and many amenities.

This document must reflect the aspirations of the community. I urge you to work with the DC Grassroots Planning Coalition to develop needed amendments to strengthen the Comp Plan prior to final passage.

**From:** [Marina Tolchinsky](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:55:28 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

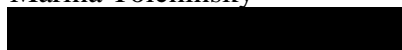
The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Marina Tolchinsky



20001

**From:** [Marc Friend](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Allen, Charles \(Council\)](#)  
**Subject:** Testimony of Marc Friend on the Comprehensive Plan Amendment  
**Date:** Tuesday, November 24, 2020 2:02:44 PM

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**Committee of Whole:**  
**Written Testimony of Marc Friend on the Comprehensive Plan Amendment Act of 2020**

My name is Marc Friend and I am a Ward 6 resident and home owner. I am submitting this testimony because I am concerned that the current proposed changes in the Comprehensive Plan Amendment Act of 2020 do not reflect the urgent housing needs that have been exacerbated by the current pandemic. In short, we should not be focused on developing more expensive, small units, but instead the Comprehensive Plan should be used to preserve and expand low-income and affordable housing. The Comprehensive plan should be looking to capture empty space, especially retail, and use it for more low income and affordable housing. Finally, The plan should be strengthening, not weakening protections for our low-income neighbors. Below I provide a summary of some of the recommendations that were submitted by the D.C. Grassroots Planning Coalition that I support.

I also am concerned by the process so far for the Comprehensive Plan changes proposed by the Mayor. Before a plan is finalized, we must ensure that local residents have an open and participatory conversation on all Future Land Use and Generalized Maps proposed by the Mayor's Office of Planning. I would like to thank Councilmember Allen who has already held one open discussion recently on the changes in Ward 6. Similarly citywide elements should be discussed at well-publicized and open hearings.

As I stated earlier, I am particularly concerned that the current proposal is going to weaken our response, not strengthen our response to D.C. Housing crises. First on rent control/rent stabilization. The Comprehensive Plan should expand the number of rent-control units and close loopholes that have led to the loss of rent-controlled housing or for rent-controlled to be siphoned off into other housing programs. The Plan must also continue our commitment to public housing. To do this, the plan must require the maintenance, preservation, and redevelopment of existing public housing and the building of additional public housing. It should include policies and goals for fully funding repairs and renovation of deteriorating public housing units, requiring at least 1-for-1 replacement of public housing units (including a built first model to prevent displacement and right to return.

On subsidized housing, D.C. should expand the Local Rent Supplement Program (LRSP) and purchase expiring Section projects to maintain operating subsidies. Funding should be increased for the Housing Production Trust Fund. The Comprehensive Plan should have clear goals and deadlines to end homelessness in the District. Finally, the Comprehensive Plan must endorse a community-led and racially equitable development. The Comprehensive Plan should adopt a new Community-Led Equitable Development model that mandates full participation by long-term community members with a record of community involvement.

I thank the Council for your time and look forward to a robust conversation on not just the Comprehensive Plan Amendment Act of 2020, but the future of the District.

**From:** [Marsha Renwanz](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:42:12 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Marsha Renwanz

[REDACTED]

20008



**From:** [Mary Imgrund](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:47:03 PM

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Sincerely,  
Mary Imgrund

 20010

**From:** [Mary McCall](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:17:42 PM

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Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Mary McCall



20009

**From:** [Megan Daley](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 5:11:15 PM

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Sincerely,  
Megan Daley

20024

**From:** [Megan Hastie](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:41:47 PM

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Sincerely,  
Megan Hastie



20016



**From:** [Meredith Ives](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:04:32 PM

---

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- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Meredith Ives

 20003

**From:** [Michaela Friedman](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 6:54:32 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Michaela Friedman

 20002

**From:** [Miranda Chien-Hale](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** COMPREHENSIVE PLAN AMENDMENT ACT OF 2020 - Testimony  
**Date:** Monday, November 23, 2020 7:17:12 PM  
**Attachments:** [COMP PLAN HOUSING JUSTICE PRIORITIES.pdf](#)

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Hello,

My name is Miranda Chien-Hale and I live in Southwest Washington, DC. I have been a resident in SW for three years and have lived in DC for more than 5 years. **I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments, as proposed.** The proposed amendments do nothing to stop displacement, expand affordability for low-income people, or promote community-led equitable development.

As the Council moves through the mark-up process, please consider:

- **Strengthening language that has been weakened** (e.g. “ensure that” or “must” to replace words like “should”). This Vision document should fully embrace and ideals for the City. Using strong language in the document, at a minimum, conveys the seriousness and importance of the goals laid-out in the Plan.
- **Incorporating language that reflects our top housing priorities.** Rapid development across the city is worsening the housing crisis, driving up rental rates, and exacerbating displacement of long term residents. We need to identify problems and solutions using specific language in this plan (e.g. public housing, rent control, subsidies, housing the homeless, and community-led development).
- **Requiring analysis of real housing needs** (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, and study of the impact of new development on other systems (education, transportation, environment, etc). Demographics are changing, and fast! For example, since 2000, SW has experienced **median income level increases of 117%, White population increases from 24% - 52%, and Black population decreases from 67% - 40% (Office of Planning)**. During this same time, most of the new residential buildings have primarily consisted of market rate 1BR units attracting more young professionals. To counter these types of disturbing trends, we need real-time analyses of housing needs and subsequent action.

There is a lot of work to be done in this City. I worry that the proposed changes to the Comp Plan are designed to do only two things: to thwart any attempt by concerned residents to appeal developments approved by the Zoning Commission, and to issue a license to build to developers that will result in the same inequitable development that has dominated the city for the past 20 years. This is one document where we can actively do more to lay out a plan to protect our long-term DC residents and ensure immediate and long-term housing needs for a diverse demographic. **I urge you to vote against the amendments of the Comp Plan as currently proposed and work with our City's grassroots leaders through the DC Grassroots Planning Coalition to ensure a more equitable and just DC.**

Thank you,  
Miranda Chien-Hale

**From:** [Missie Brooks](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:08:12 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

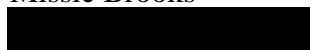
The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Missie Brooks



20876



**From:** ["Mital Lyons-Warren"](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Friday, December 4, 2020 11:59:32 AM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Mital Lyons-Warren

[REDACTED]

20002

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** CompPlan: Where's the Equity?  
**Date:** Thursday, December 3, 2020 4:09:49 PM

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Prior to consideration and final passage of Bill B23-736, regarding DC's Comprehensive Plan, the DC Council must:

1. Strengthen language that has been weakened throughout the bill -- for example where directives that 'ensure that' or 'must' have been turned to 'should'

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Respectfully,  
Myra Woods

[REDACTED]  
2027582846

Ward: 1

Zip: 20009

**From:** [Naomi You](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:15:10 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Naomi You



20009

**From:** [Nicholas Maternowski](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:40:48 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Prior to final passage, the DC Council must:

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Sincerely,  
Nicholas Maternowski



20003

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** The DC Comprehensive Plan: Where's the Planning?  
**Date:** Saturday, December 5, 2020 8:30:35 PM

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To my Councilmembers,

I ask you reject OP's unsubstantiated proposed changes to the Comp Plan. They come without the required progress reports and impacts studies. Moreover they don't take a whole neighborhood approach in their growth posture.

Planning means analyzing needs for increased social services with more people, like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity. AND TO ENSURE DEVELOPMENT DOES NOT MEAN THE ABJECT DISPLACEMENT OF EXISTING RESIDENTS!

We want a whole neighborhood approach to planning and we want development without displacement in order to live up to the values of equity and justice now found in the Framework Element.

To do this, we ask the Council do what the Office of Planning could not find time to do:

1. Strengthen language that has been weakened throughout the bill -- for example where directives that 'ensure that' or 'must' have been turned to 'should'
2. Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
3. Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
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By doing at least the above four things, you can seek to have DC's central planning document remain a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Respectfully,  
Nick Van Dusen

[REDACTED]  
2487521614

Ward: 1

Zip: 20010



**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** CompPlan: Where's the Equity?  
**Date:** Saturday, December 5, 2020 8:28:45 PM

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Prior to consideration and final passage of Bill B23-736, regarding DC's Comprehensive Plan, the DC Council must:

1. Revert back to the original, stronger language that has been weakened throughout the bill. All "should"s need to revert back to "ensure that" or "must".
2. Include language in line with the Housing Justice Priorities of the DC Grassroots Planning Coalition, including preserving and improving public housing, expanding housing subsidies, providing housing for the homeless, and promoting equitable community led development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>.
3. Revise flawed growth projects that are out of line with the OFCFO's data on actual population growth, as reported here: [https://www.washingtonpost.com/opinions/local-opinions/are-the-proposed-changes-to-dcs-comprehensive-plan-already-out-of-date/2020/10/29/e5386526-117b-11eb-ba42-ec6a580836ed\\_story.html](https://www.washingtonpost.com/opinions/local-opinions/are-the-proposed-changes-to-dcs-comprehensive-plan-already-out-of-date/2020/10/29/e5386526-117b-11eb-ba42-ec6a580836ed_story.html).
4. Require reporting of vacancy rates, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
5. Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

Please move to adopt these five issues/action planning items into consideration before the passage of any plan amendments.

Respectfully,  
Nida Chaudhary

[REDACTED]  
9179392235

Ward: 1

Zip: 20010

**From:** [Niq Clark](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 5:35:07 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Niq Clark



20002

**From:** [Nora Kirk](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:55:18 PM

---

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Sincerely,  
Nora Kirk

 20002

**From:** [Olga Kochergina](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:15:50 PM

---

Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Olga Kochergina

[REDACTED]

20008

**From:** [Olivia Burns](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:13:15 PM

---

Dear Council Committee DC Council Committee of the Whole,

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.



Sincerely,  
Olivia Burns



20010

**From:** [Olivia Davida](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Friday, December 4, 2020 4:56:32 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

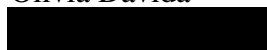
The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
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Sincerely,  
Olivia Davida



12582

**From:** [Oswald Knox](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:42:43 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Oswald Knox

[REDACTED]

22304

**From:** [Patrick Cash](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 11:50:47 AM

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Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Patrick Cash

 20002

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** Bill B23-736: Comprehensive Planning, Got Data?  
**Date:** Thursday, December 3, 2020 11:38:22 AM

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Dear Councilmembers,

I'd like to testify for the record about the DC Comprehensive Plan, a key document that I believe is important guide to how this city develops.

The Comp Plan is also a critical tool for the elected legislature to keep account of the executive and agencies implementing all of the Plan policies, from housing to the environment, transportation to infrastructure, and now with the new Framework Element, policies contending with equity and justice.

But there is no equity and justice in the status quo construction of more and more Class A studios and one-bedrooms and trophy office space.

The new 'luxury' big-box projects that have inundated the city's corridors over the past 15 years and counting (think Navy Yard, the Wharf, Union Market, Shaw, etc.) have not been planned and coordinated using a Whole Neighborhood Approach (Comp Plan Policy H-1.4.6) that expects our city's planners and zoning officials to truly account for population growth and changes.

Planning means analyzing needs for increased social services with more people, like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

Most disturbingly (the census numbers don't lie) city officials and growth-advocates have grossly ignored the runaway housing costs that come with more and more luxury projects. Indeed, as the city has gentrified, many longtime DC neighbors have been unjustly pushed out of our city, for some their home for generations.

It is a plain and disturbing fact: The current zoning and planning posture in DC has displaced tens of thousands of existing residents, mostly Black DC families. THIS CAN NO LONGER GO IGNORED!

We want a whole neighborhood approach to planning and we want development without displacement in order to live up to the values of equity and justice now found in the Framework Element.

To do this, we ask the Council do what the Office of Planning could not find time to do despite their claim of a 'robust' community-outreach process (which I cannot find evidence of):

1. Adopt the DC Grassroots Planning Coalition Housing Justice Priorities, found on the record and online here >> <http://www.dgrassrootsplanning.org/priorities/>
2. Ensure the legally required impact studies are conducted and real considerations (not just some blow off rhetoric) of the Covid impacts are made before the passage of Bill B23-736.
3. Push back against OP's weakening Plan policy language and move all conditional language to directives, i.e change the 'shoulds' to 'shall' and 'encourage' to 'require' among other turn of words.

By doing at least the above three things, you can seek to have DC's central planning document remains a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Thank you,  
PETER STEBBINS  
[REDACTED]



18025289185

Ward: 1

Zip: 20010

**From:** [Rachel Black](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 7:35:28 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Rachel Black



20007

**From:** [Raha Janka](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 5:08:37 PM

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Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Raha Janka



20003

**From:** [Rebecca Grenham](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:19:19 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Rebecca Grenham



20002

**From:** [Rehana Mohammed](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:27:20 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Rehana Mohammed

[REDACTED]

20005

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** The DC Comprehensive Plan: Do Not Re-Zone!  
**Date:** Friday, December 4, 2020 6:22:51 PM

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To my Councilmembers,

I ask you reject OP's unsubstantiated proposed changes to the Comp Plan. They come without the required progress reports and impacts studies. Moreover they don't take a whole neighborhood approach in their growth posture.

Planning means analyzing needs for increased social services with more people, like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity. AND TO ENSURE DEVELOPMENT DOES NOT MEAN THE ABJECT DISPLACEMENT OF EXISTING RESIDENTS!

We want a whole neighborhood approach to planning and we want development without displacement in order to live up to the values of equity and justice now found in the Framework Element.

To do this, we ask the Council do what the Office of Planning could not find time to do:

1. Strengthen language that has been weakened throughout the bill -- for example where directives that 'ensure that' or 'must' have been turned to 'should'
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By doing at least the above four things, you can seek to have DC's central planning document remain a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Respectfully,  
Robert Haferd

[REDACTED]  
3306204168

Ward: 5

Zip: 20017

**From:** ["Robert Leardo, TENAC"](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:04:25 PM

---

Dear Council Committee DC Council Committee of the Whole,


I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Robert Leardo, TENAC  
 20010

**From:** [Robert Tillett](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:28:23 PM

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Dear Council Committee DC Council Committee of the Whole,

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Robert Tillett



20011

**From:** [Robert Warren](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 2:06:26 PM

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Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Robert Warren



20020



**From:** [Robin Toogood](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:10:00 PM

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- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Robin Toogood

[REDACTED]

20002

**From:** [Ruby Steigerwald](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:07:10 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
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Sincerely,  
Ruby Steigerwald

20018

**From:** [Sara Schwartz](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comprehensive Plan Testimony  
**Date:** Monday, November 23, 2020 7:47:50 PM

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Dear Councilmembers,

I am a Ward 3 resident and this email is my written testimony for the upcoming amendment to the DC Comprehensive Plan. My concerns are focused on the lack of meaningful solutions to public housing needs.

Building more, alone, will not further affordability for the lowest incomes or further racial equity. Furthermore, no data is available regarding the impacts of the proposed new density. At minimum, I hope the Council will consider prioritizing the following changes:

- Expand rent control to buildings built before 2005
- Preserve and improve public housing
- Meet the Homeward DC goals to house the unhoused
- Expand rental subsidies
- Promote community-led equitable development

Lastly, the amendment process did not comply with DC law. DC Code requires the Mayor to submit reports to DC Council at least once every 4 years on the District government's progress in implementing Elements of the Plan, the Plan's Action items, and the key projected implementation activities by land use policy over the succeeding 5 years. This has not happened. Thank you for your time.

Sara Schwartz

**From:** [Sarah Yang](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:19:37 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Sarah Yang



20009

**From:** [Saunya Connelly](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:54:38 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Saunya Connelly

20010

**From:** [Scott Lipscomb](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:00:50 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Scott Lipscomb



20024

**From:** [Sebrena Rhodes](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:55:06 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Sebrena Rhodes



20002

December 3, 2020

COMPREHENSIVE PLAN AMENDMENT ACT OF 2020

Written Testimony

[REDACTED]

To the DC Council:

I am a Ward 3 resident, and I am submitting this testimony in order to express my opposition to the passage of the Comprehensive Plan amendments as proposed. I add my voice to other DC residents' and the DC Grassroots Planning Coalition in urging the Council to do more in the Comprehensive Plan to stop displacement, promote community-led equitable development, and to expand affordability for low-income people.

I write out of deep concern that the Comprehensive Plan amendments do not do nearly enough to address the affordable housing crisis in the District. The Housing Element of the Comprehensive Plan should include language that commits the city to funding public housing, strengthening rent control measures, and promoting community-led equitable development. We cannot solve the housing crisis without articulating the solutions in guiding documents such as the Comprehensive Plan.

I am also concerned that the Comprehensive Plan's proposed new density does not sufficiently take into consideration existing housing needs of residents. Simply building more and increasing density will not ensure deeply affordable housing for District residents who need it now; instead of putting public subsidies towards large projects that take years to produce housing units, funds could be directed towards small projects that could deliver more deeply affordable units much faster. Furthermore, the Comprehensive Plan should require an analysis of real housing needs, reporting of vacancy rates, and a study of the impacts of new development on other systems, such as schools and transportation.

Thank you for your time and consideration.

Sincerely,  
Shea Kinser

**From:** [Sheila Reid](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 2:48:27 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Prior to final passage, the DC Council must:

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Sheila Reid



20010



**From:** [Sheina Godovich](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [McDuffie, Kenyan \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#); [REDACTED]  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 4:03:32 PM

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Dear Chairman and Councilmembers,

I wanted to write to you about the Comp Plan, as a Ward 5 resident, before the record closes on Dec. 3.

I live in Eckington and am concerned about the increase in housing without sufficient consideration for affordable housing. Although I welcome the new developments growing around me, I notice that they are overwhelmingly luxury housing units. In addition to rent being too high in these units, rent prices in existing units continue to rise to completely unsustainable levels. Longtime neighbors are being displaced and these units are being built literally next door to multiple encampments of unhoused people. The stark disparity between these buildings and the housing opportunities for people just outside their doors NEEDS to be addressed. Fair housing is a right, not a privilege.

From my own experience, I am currently a young professional completing graduate school at the Catholic University of America. I have truly grown to love DC in my time here so far, but do not envision being able to afford a home in DC, especially not one that could fit children. I don't want to move out of DC purely because I can't afford to house children here. I want my neighborhood to be diverse, family-friendly, and affordable for people from all walks of life. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Therefore, I want to suggest that D.C. Council:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
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changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

Thank you,  
Sheina Godovich

**From:** [REDACTED]  
**To:** [Mendelson, Phil \(COUNCIL\)](#)  
**Cc:** [REDACTED]; [Cash, Evan W. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** HOUSING JUSTICE IN COMP PLAN  
**Date:** Friday, December 4, 2020 9:20:10 PM

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Dear Chairman Mendelson, and Councilmembers,

I am writing about Bill B23-736 and the proposed changes to the Comprehensive Plan for the record.

A whole neighborhood approach to planning means taking into account population growth and the considerations of increased social services like more parks and open green space, more libraries, schools, clinics, additional utility needs, better emergency response capacity.

It also means making sure the city can develop without having its people and culture obliterated and displaced.

I am seeking a whole neighborhood approach to planning, something so far yet missing from OP's mechanisms and posture.

To remedy the ongoing displacement of Black families by the tens of thousands, and to lift up actual planning beyond just touting #BuildMore housing, I ask the Council do at least the following four things:

1. Strengthen language that has been weakened throughout the bill -- for example where directives that 'ensure that' or 'must' have been turned to 'should'
2. Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
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By doing at least the above four things, you can help retain DC's central planning document as a critical tool of accountability by our elected legislature of the executive, especially during all future Performance Oversight & Budget hearings.

Respectfully,  
Sidney Bailin

[REDACTED]

Ward: 1  
Zip: 20009

**From:** [Sierra Ramirez](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:49:10 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Sierra Ramirez

[REDACTED]

20010

**From:** [Skyla van Over](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 1:02:26 PM

---

Dear Council Committee DC Council Committee of the Whole,

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Sincerely,  
Skyla van Over



20019

**From:** [Stacia Turner](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 3:42:44 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Stacia Turner



20019

**From:** [Stephanie DeLuca](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Saturday, December 5, 2020 2:33:35 PM

---

Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

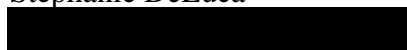
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- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
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- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
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It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Stephanie DeLuca



20002

**From:** [Sue Hemberger](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:46:44 PM

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Dear Council Committee DC Council Committee of the Whole,

(In addition to endorsing this statement, I'd like to say three things)

1. Between the holidays and the pandemic, this is a really awful time to close the record.
2. The pandemic itself is exposing serious miscalculations in "smart growth" planning theory. High density residential development at metro stations is a bad plan when public transit can't safely be utilized. It also dramatizes the problem of creating new neighborhoods without providing/preserving outdoor public recreational space.
3. The Council needs to task OP with (or demand new leadership committed to) looking more closely what the UN Special Rapporteur and progressive cities elsewhere are saying about the roots of the affordability crisis and the remedies required to adequately house people. As COVID makes abundantly clear, adequate housing isn't just a matter of where people live, but whether and how long they live. I am so sick of OP's/the Council's focus on developer giveaways/incentives rather than on finding/funding ways to preserve/build/decommodify land for public housing. (Even now, you should ask yourselves why your response to the prospect of mass evictions is \$ to apartment owners rather than to renters). Basically, we've created a system where the answer to every social problem is to throw more money at the people profiting from the crisis. And since that approach never solves the crisis, the crisis becomes the gift that keeps on giving (on the theory that maybe even more developer subsidies will make the difference!) please stop this cycle.

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that "ensure that" or "must" have been turned to "should"
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Sincerely,  
Sue Hemberger

20015

**From:** [Susan Gallucci](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:18:22 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Susan Gallucci



20016

**From:** [Susan Volman](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:12:15 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

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Sincerely,  
Susan Volman

 20009

## NOV 12 / 13 COMP PLAN HEARINGS

### Testimony of Tamara Duggleby, DC Resident and Development Consultant

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments as proposed. **The proposed amendments do nothing to stop housing displacement, expand affordability for low-income people, or promote community-led equitable development.** I am voluntarily testifying as a senior economist who has in the past worked in design and development of **THREE** multi-unit rental rehab housing developments which accomplished these three objectives in inner city areas similar to those in DC, and continued to operate as mixed income communities AFTER the expiration of Section 8 Housing Subsidy.

As the Council moves through the mark-up process, I urge you to:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects SEVERAL important housing priorities (redevelopment of existing housing, rent control, income linked rental subsidies, and community-led development)
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), accurate reporting of vacancy rates, and documentation of the likely impact of new development on other systems (education, transportation, environment, etc.)

Mayor Bowser along with DC’s major developers and the ‘build more’ crowd have worked to manipulate the narrative behind changing the Comp Plan.

They say this Plan is about “Housing Equity” and affordable housing. They say this Plan will further racial equity and build the housing that our city needs.

In truth, the Mayor’s proposed changes are designed to do two things: to thwart any attempt by concerned residents to appeal developments approved by the Zoning Commission, and to issue a license to build to developers that will result in the same inequitable development that has dominated the city for the past 20 years.

According to the Washington Post and based on census data, DC lost 40,000 Black residents between 2000-2010 alone. When the National Community Investment Coalition named DC the nation's most intensely gentrifying city in 2019 they noted that 20,000 black residents had been displaced specifically due to gentrification 2000-2013.

What does Mayor Bowser's Comp Plan do to stop displacement? Essentially nothing. The Plan as amended would allow a continuation of the same pattern, which would spell disaster for many of the residents of 14 public housing properties which the DC Housing Authority is targeting for redevelopment, and the residents of areas of the city now getting hit hard with development pressure ( such as Wards 7 and 8).

While the Mayor proposes increasing the density allowed on 6% of DC land through changing the Future Land Use Map, there is nothing in the Comp Plan that requires affordability beyond Inclusionary Zoning. We must remember that IZ only sets aside 8-10% of units at 50-80% AMI, so that we are talking about no new units below 50% AMI being mandated by the Comp Plan, while 31% of DC's renters – around 51,000 people – are very low income and can only afford around \$900 per month in rent.

This does NOT have to be the OUTCOME of planned new development or rehab of housing communities in inner city areas like those of DC. This is borne out, for example, by successful negotiation and implementation of at least THREE multi-unit mixed income housing communities in three inner city communities in Chicago, Illinois, by the Chicago Area Renewal Effort Service Corporation (RESCORP), a development corporation backed by 25 Chicago area savings and loans.

As Co Development Manager for RESCORP, I led market analysis, took part in creating the development and financing proposals, and in launching and initially managing the development of a 364 unit rehab rental housing community in the densely populated South Shore Community in Chicago. As might be the case in a number of currently proposed redevelopment proposals in DC, the original residents of the several square block community were most low to moderate income. The rehab and upgrading of this complex as a mixed income housing

community was going to be CRITICAL to preserving a key Southeast Chicago community and doing so for a mixed income population.

The fact that we were as a development team able to pull this off was attributable to several key factors, which don't appear to me to have been taken into consideration by authors of the DC Comp Plan housing and land use amendments.

The need for rehab and revitalization of an important residential resource was recognized and validated by an established community organization, the South Shore Commission. RESCORP as an established housing development organization worked closely with the Commission, the city government, the Illinois Housing Development Authority (IHDA) and HUD office to document potential impacts of 'mixed income' redevelopment, 'run the numbers' in terms of development and financing costs for various scenarios, and bring the development and management of 364 units of rehab rental housing about, with 40% of the improved units affordable by low income households with unit tied Section 8 housing subsidies. RESCORP also worked with the housing finance authority (IHDA) to monitor and assure that those unit subsidy commitments were carried out and continued.

IT MUST BE NOTED that the process of achieving density – and assuring that it does not shut out lower income households in an inner city community - is NOT EASY. I can attest to that after having worked as part of a development organization that accomplished this THREE times, working with property owners, city government, local market rate housing finance agencies and community organizations.

But the 'process' outlined by the proposed amendments to the housing and land use elements of the DC Comprehensive Plan is structured to assure that this will NOT happen in DC, with disastrous results for the rapidly decreasing number of units affordable by people who fall below 30% of the AMI.

Respectfully submitted,

Tamara J. Duggleby

3001 Veazey Terrace NW, Unit 1414, Washington DC 20008

**From:** [Tara Maxwell](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 12:16:01 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

The Comprehensive Plan will guide DC's development for several years to come. We can not allow a continuation of the same inequitable development patterns that have caused the displacement of over 40,000 Black residents in recent years. With 14 public housing properties facing redevelopment, and gentrification moving into Wards 7 & 8, we must strengthen the language in the Comp Plan to promote Housing Justice and prevent displacement.

Prior to final passage, the DC Council must:

- Strengthen language that has been weakened throughout the bill – for example where directives that “ensure that” or “must” have been turned to “should”
- Incorporate language that reflects the Housing Justice Priorities of the DC Grassroots Planning Coalition - including preserving and improving public housing, expanding rent control and housing subsidies, providing housing for the homeless, and promoting community-led equitable development. The full Housing Justice Priorities document is on the record can be found here: <http://www.dcgrassrootsplanning.org/priorities/>
- Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, discrepancies in population growth projections, and use a Whole Neighborhood Approach (Comp Plan Policy Policy H-1.4.6) to study of the impact of new development on other systems (education, transportation, environment, etc), as well as consider the impact of COVID-19 on the city's changing development needs.
- Reject changes to the Future Land Use Map (FLUM) that have not been vetted by the community and supported through Small Area Planning and other community-engagement processes. Developer-driven FLUM changes undermine communities' ability to negotiate community benefits including deeper affordability. Proposed FLUM changes to the historic Alexander Crummell School in Ivy City and the Barry Farm community undermine residents' ongoing organizing efforts.

It's past time to reverse the development patterns that have contributed to DC's extreme racial inequity. The Comprehensive Plan is an important tool that must be used to further equitable development.

Sincerely,  
Tara Maxwell

[REDACTED]

20003

**From:** [Taylor Phares](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:56:07 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Prior to final passage, the DC Council must:

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Sincerely,  
Taylor Phares

 20003



**From:** [Ted Rizzo](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comprehensive Plan Testimony  
**Date:** Sunday, November 15, 2020 10:42:11 AM

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To whom it may concern,

My name is Alfred Rizzo, I am a Ward 4 resident. I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments as proposed. **The proposed amendments do nothing to stop displacement, expand affordability for low-income people, or promote community-led equitable development.**

As the Council moves through the mark-up process, I urge you to:

- • Strengthen language that has been weakened throughout the bill – for example directives that seek to stop displacement and expand affordability should use directives such as “ensure that” or “must” rather than “should”
- • Incorporate language that reflects our top housing priorities (public housing, rent control, subsidies, housing the homeless, and, community-led development)
- • Require analysis of real housing needs (existing low-income housing needs vs perceived future needs), reporting of vacancy rates, and study of the impact of new development on other systems (education, transportation, environment, etc)

<!--[if !supportLists]-->

Mayor Bowser along with DC’s major developers and the “build more” crowd have worked hard to manipulate the narrative behind changing the Comp Plan.

They say this Plan is about “Housing Equity” and affordable housing. They say this Plan will further racial equity and build the housing that our city needs.

In truth, the Mayor’s proposed changes are designed to do only two things: to thwart any attempt by concerned residents to appeal developments approved by the Zoning Commission, and to issue a license to build to developers that will result in the same inequitable development that has dominated the city for the past 20 years.

According to the Washington Post and based on census data, DC lost 40,000 Black residents between 2000-2010 alone. When the National Community Investment Coalition named DC the nation’s most intensely gentrifying city in 2019 they noted that 20,000 black residents had been displaced specifically due

to gentrification 2000-2013.

While I am myself a white, upper middle class city resident, I strongly feel this city should not be accessible only to people who look like me and who are in the same income bracket. Our diversity is our strength.

The Comp Plan doesn't preserve public housing, promote cooperatives and land trusts, or prioritize community-led equitable development. We need the DC Council to incorporate strong language into the Comp Plan that prevents displacement, protects public housing, expands low income housing and subsidies, expands rent control, and promotes community-led equitable development.

I hope you will work with the DC Grassroots Planning Coalition to develop needed amendments to strengthen the Comp Plan prior to final passage.

Best,

Alfred Rizzo

**From:** [Will Duggan](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 3:29:40 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Will Duggan

 20009

**From:** [Yannik Omicin](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comp Plan Testimony for the Record  
**Date:** Thursday, December 3, 2020 4:06:14 PM

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Dear Council Committee DC Council Committee of the Whole,

I join the DC Grassroots Planning Coalition in testifying AGAINST the passage of the Comp Plan amendments [Bill 23-736] as proposed. The proposed amendments do not adequately address the urgency of stopping the displacement of Black residents and communities, expanding affordability for low-income people, and promoting community-led equitable development.

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Sincerely,  
Yannik Omicton



20006

**From:** [737 Irving](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Bill 23-736  
**Date:** Thursday, November 12, 2020 3:59:38 PM

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The 737 Irving St NW Condo association unanimously opposes any new commercial or residential construction on Bruce Monroe Park.

**From:** [Alex Hyman](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Testimony to Save Bruce Monroe Park  
**Date:** Tuesday, November 10, 2020 12:54:44 PM

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Hello,

My name is Alexandra Hyman and I am writing a testimony to save Bruce Monroe Park. I have lived in the neighborhood and participated in the community garden at the park for the past three summers. Bruce Monroe park is an asset to the community and I strongly oppose the building of a 90 foot apartment building which would take away the valuable green space currently available. Especially with the COVID-19 pandemic, our community needs this outdoor space to thrive safely. Individuals and families of all ages use different aspects of the park from the basketball courts and tennis courts to the playground and the garden.

I support the resident developed Park Morton Equity Plan, led by residents determining how they would like their redevelopment plans to occur. It should be of utmost importance to listen to these voices and make decisions along with them and not for them.

Please remove Bruce Monroe Park from the development table and protect its future. Our community does not need to displace more folks and make available more expensive housing when there is already plenty of unaffordable housing in this city that is vacant. It would be a major disappointment to see you side with the mayor and her development friends instead of our communities.

Thank you,

--

Alex Hyman



**From:** [April Thompson](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Wednesday, November 11, 2020 9:24:14 AM

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Dear Honorable Council Members:

I am a longstanding homeowner of Park View and am horrified to hear that the city is pushing to go around zoning law and against the will and needs of its constituents to plow forward with the destruction of Bruce Monroe Park, a highly used site that serves as an important community asset, recreational outlet, food and nature source among other intangibles for a neighborhood in flux that needs healing spaces where all walks of life can gather. The choice of affordable housing or public park space is a false choice. The neighborhood needs and can have both. One does not have to come at the expense of the other. Instead, it would appear that the City would rather redevelop Park Morton as cheaply as possible, thus destroying a public asset rather than invigorate a whole community by buying up and developing several vacant properties on Georgia Avenue as mixed income build first sites.

The Park offers an opportunity for neighbors to meet and interact who otherwise might not. The Park offers residents, especially children and youth, a place to take part in healthy, safe, and enriching activities, which has been CRITICAL in the pandemic and would not have existed had the city had its way years ago. Everyone deserves open space to play in, feel sun on our faces, and talk with our neighbors. Everyone also deserves safe affordable housing, and the conditions that families are being subjected to at Park Morton are truly reprehensible. I bring residents free vegetables from our garden, but half the time their units are being disturbed and they don't always even have access to refrigeration in the process. But robbing residents of the community asset Bruce Monroe is not the only option, nor is it the right one.

April Thompson  
610 Irving St. NW

**From:** [Becca Sharp](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Allow residents a voice  
**Date:** Saturday, November 26, 2016 12:41:42 AM

---

Dear DC Council Committee of the Whole:

Our names are Rebecca Sharp, Javier Griffiths and Isabel Griffiths (age 3). We own the house at 736 Hobart PL, NW which is within 200 feet of the Bruce Monroe Park. Please postpone the surplus and land disposition hearing for the Bruce Monroe Park site until the developer and city officials include our family and neighbors in the planning process. So far, we have been excluded from all important discussions. Thank you.

Sent from my iPad

**From:** [Stephanie Peters](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Bill 23-736  
**Date:** Thursday, November 12, 2020 4:03:55 PM

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My name is Chris Peters and I don't support any residential or commercial building on this park. It's the largest park in the area and folks are actually and to be active, engaged, and together while social distancing here.

I'm very pro public housing and in favor of spreading out public housing across the city, instead of concentrating it. However, trying to push through the current proposal while framing it as public housing is dishonest.

**From:** [Brianna Knoppow](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** re: comprehensive plan + Bruce Monroe Park  
**Date:** Tuesday, December 1, 2020 7:04:39 PM

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Dear Council,

I am writing to you in regards to the upcoming comprehensive plan. I encourage you to keep Bruce Monroe Park a park, without any physical modifications. It needs to be granted the status of a permanent official park.

The choice of affordable housing or public park space is a False Choice. The neighborhood needs and can have both. One does not have to come at the expense of the other.

Numerous studies show how beneficial parks are for communities, for open space, natural habitat, trees, recreational space, etc. Bruce Monroe Park is one of the few places you can see people of all ethnicities and cultures together and enjoying themselves. The tennis and basketball courts serve as a much needed reprieve and provide neighborhood residents of all income levels, etc., a place to recreate, and without a fee.

Many (most?) of us live in apartments, with no access to basketball, tennis, a garden, a playground, or green space to peacefully lounge on. Additionally, the garden includes numerous 'shared plots'. I regularly volunteer with the shared plots, to help enhance food security within the community.

There is not nearly enough green space in the city. And much of that green space, unfortunately, are pocket parks with a mere few benches - hardly places to recreate or garden or keep the kids (including teens!) occupied.

The conditions that families are being subjected to at Park Morton are truly disgusting. Residents deserve reprieve from what are unacceptable conditions now.

Unfortunately, the City would rather redevelop Park Morton as cheaply as possible, thus destroying a public asset (the Park), when instead they could invigorate a whole community by buying up and developing several vacant properties on Georgia Avenue as mixed income build first sites.

Regards,  
Brianna

--

*"For mine is an old belief...there is a soul in every leaf"- M.M. Ballou*

## **PERSONAL STATEMENT**

My name is Cameron Lopez, and I am a 31-year-old renter on the same block as Bruce Monroe Community Park. I attest that my statements below are true and factual to the best of my knowledge.

I attest that the projects in the inter-related Zoning Case Nos. 16-11 and 16-12 will have immense adverse effects on this community.

### **(1) Environment**

Bruce Monroe Community Park is a critical asset that serves not only the residents that live in the immediate vicinity of the park, as well as residents of the surrounding neighborhoods that lack access to quality green space. Public spaces in urban neighborhoods provide opportunities for exercise, recreation, and benefit the overall health and wellbeing of the surrounding communities. Replacing this public outdoor space with a private building will also have detrimental effects on the overall air quality in the area, which has proven to result in increased cases of asthma and respiratory illnesses in communities lacking in precious green spaces, due largely to the inevitable increase in traffic. The reduction of the park from 2.5 acres to 1 acre exacerbates the “severe shortage” of park space in the Mid-City Area Element portion in section 2000.8 of the District’s approved Comprehensive Plan.

Reducing the size of Bruce Monroe Community Park will eliminate one of the few remaining green spaces that helps mitigate water runoff issues in the area—which could prove catastrophic to the homes nestled on this particular city block. Because of the major roads running east to west on either side of the block, there is already a considerable amount of paved surface located on a steep incline and reducing the amount of natural ground will limit the mitigation of excess water since these surfaces serve to absorb excess water. As someone who lives within 200-feet of the proposed building site, I can personally attest to fears that water runoff already is having a noticeable effect on the homes. I have had conversations with neighbors about the locks on our doors beginning to all feel sticky due to the doorframes shifting slightly and increasing the amount of water runoff could shift the foundations of the existing homes positioned down the block from the proposed site.

The addition of a large building will also have a directly negative effect on those of us currently living near the park. The proposed designs include large glass surfaces, which are reflective and will increase the amount of heat we experience in our backyards; however, it will also cast large shadows and reduce the amount of natural sunlight that otherwise would dry the increase moisture that will result from increased water runoff. It would also limit the natural airflow and trap heat in the neighboring alley, while also causing increases in carbon emissions from added traffic.

## (2) Displacement

The 9-story building will destroy the Bruce Monroe Park, the heart of our community, and the clashing of the modern design against the charm of our homes will destroy the character of the neighborhood. The project also threatens to have negative effects on the diverse fabric of our community, despite promises to do otherwise. Park Morton is not a distant community, it is an adjacent neighborhood, and by relocating the residents to the same neighborhood there is a missed chance to share in our diversity with other communities around the district or provide new opportunities to those being relocated. Moving Park Morton's residents to a single building and replacing the existing structures with new homes, you are inviting a surge of affluent new residents in the area where these families used to reside. But the proposed building will also contain primarily market priced luxury rental units, which will also appeal to affluent residents. The result will be an increase in more expensive businesses and increased housing prices, which will slowly force out many small businesses and longtime residents of the community. By the time the subsidized and public housing expires in the new building, there will be no location within the community for us to house these neighbors and the overall makeup of our beautiful community will become grossly homogenized.

The unfortunate reality is that we have already seen many of our neighbors being forced to leave their homes due to negative consequences of the COVID-19 pandemic, which has been having a disproportionate effect on minority families in the area.

## (3) Negative Impacts on Public Services & Transit

The proposed high-density building will exacerbate traffic and congestion on the busiest one-way, single lane, through streets in all of Northwest DC. While both streets service important bus routes, the impact of any development on this segment of Irving Street NW must be given serious consideration since it is a crucial route for ambulances and emergency vehicles bound for the Washington Hospital Center, the only trauma hospital in DC.

The increase in traffic will also cause additional noise pollution for those living in the surrounding area and will virtually remove the availability of street parking for residents.

## (4) Lack of Adequate Representation on the Matter in the ANC

Those residents, such as myself, that live immediately adjacent to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission because ANC 1A10 Commissioner, Rashida Brown, recused herself from all discussions and decisions regarding Bruce Monroe Community Park due to the conflict of interest posed by her employment with DMPED. However, Commissioner Brown's constituents did not know that they would not have representation on this issue until Brown's letter of recusal was read aloud by the ANC 1A chairman at the April 13, 2016 meeting where the committee voted on whether to support the surplus designation of the park. In fact, Ms. Brown ignored

correspondence sent to [REDACTED] on matters related to Bruce Monroe Community Park. Several attempts were made to reach Ms. Brown via email before and after her opposition to the park was made public, and no reply was made.

For these four reasons, I ask that Georgia Avenue Corridor Neighbors (GAN) and DC for Reasonable Development (DC4RD) facilitate and deliver my contested concerns before Zoning Commissioners in ZC Case Nos. 16-11 and 16-12, as well in any subsequent judicial review on my behalf. And, I support GAN and DC4RD managers in selecting our authorized representative to assist us in seeking protections on the surrounding community.

Signed,

A handwritten signature in black ink, appearing to be 'C. Lopez', written in a cursive style.

Cameron Lopez  
758 Irving St NW  
Washington, DC 20010  
[REDACTED]

## **PERSONAL STATEMENT**

My name is Cameron Lopez, and I am a 31-year-old renter on the same block as Bruce Monroe Community Park. I attest that my statements below are true and factual to the best of my knowledge.

I attest that the projects in the inter-related Zoning Case Nos. 16-11 and 16-12 will have immense adverse effects on this community.

### **(1) Environment**

Bruce Monroe Community Park is a critical asset that serves not only the residents that live in the immediate vicinity of the park, as well as residents of the surrounding neighborhoods that lack access to quality green space. Public spaces in urban neighborhoods provide opportunities for exercise, recreation, and benefit the overall health and wellbeing of the surrounding communities. Replacing this public outdoor space with a private building will also have detrimental effects on the overall air quality in the area, which has proven to result in increased cases of asthma and respiratory illnesses in communities lacking in precious green spaces, due largely to the inevitable increase in traffic. The reduction of the park from 2.5 acres to 1 acre exacerbates the “severe shortage” of park space in the Mid-City Area Element portion in section 2000.8 of the District’s approved Comprehensive Plan.

Reducing the size of Bruce Monroe Community Park will eliminate one of the few remaining green spaces that helps mitigate water runoff issues in the area—which could prove catastrophic to the homes nestled on this particular city block. Because of the major roads running east to west on either side of the block, there is already a considerable amount of paved surface located on a steep incline and reducing the amount of natural ground will limit the mitigation of excess water since these surfaces serve to absorb excess water. As someone who lives within 200-feet of the proposed building site, I can personally attest to fears that water runoff already is having a noticeable effect on the homes. I have had conversations with neighbors about the locks on our doors beginning to all feel sticky due to the doorframes shifting slightly and increasing the amount of water runoff could shift the foundations of the existing homes positioned down the block from the proposed site.

The addition of a large building will also have a directly negative effect on those of us currently living near the park. The proposed designs include large glass surfaces, which are reflective and will increase the amount of heat we experience in our backyards; however, it will also cast large shadows and reduce the amount of natural sunlight that otherwise would dry the increase moisture that will result from increased water runoff. It would also limit the natural airflow and trap heat in the neighboring alley, while also causing increases in carbon emissions from added traffic.



## (2) Displacement

The 9-story building will destroy the Bruce Monroe Park, the heart of our community, and the clashing of the modern design against the charm of our homes will destroy the character of the neighborhood. The project also threatens to have negative effects on the diverse fabric of our community, despite promises to do otherwise. Park Morton is not a distant community, it is an adjacent neighborhood, and by relocating the residents to the same neighborhood there is a missed chance to share in our diversity with other communities around the district or provide new opportunities to those being relocated. Moving Park Morton's residents to a single building and replacing the existing structures with new homes, you are inviting a surge of affluent new residents in the area where these families used to reside. But the proposed building will also contain primarily market priced luxury rental units, which will also appeal to affluent residents. The result will be an increase in more expensive businesses and increased housing prices, which will slowly force out many small businesses and longtime residents of the community. By the time the subsidized and public housing expires in the new building, there will be no location within the community for us to house these neighbors and the overall makeup of our beautiful community will become grossly homogenized.

The unfortunate reality is that we have already seen many of our neighbors being forced to leave their homes due to negative consequences of the COVID-19 pandemic, which has been having a disproportionate effect on minority families in the area.

## (3) Negative Impacts on Public Services & Transit

The proposed high-density building will exacerbate traffic and congestion on the busiest one-way, single lane, through streets in all of Northwest DC. While both streets service important bus routes, the impact of any development on this segment of Irving Street NW must be given serious consideration since it is a crucial route for ambulances and emergency vehicles bound for the Washington Hospital Center, the only trauma hospital in DC.

The increase in traffic will also cause additional noise pollution for those living in the surrounding area and will virtually remove the availability of street parking for residents.

## (4) Lack of Adequate Representation on the Matter in the ANC

Those residents, such as myself, that live immediately adjacent to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission because ANC 1A10 Commissioner, Rashida Brown, recused herself from all discussions and decisions regarding Bruce Monroe Community Park due to the conflict of interest posed by her employment with DMPED. However, Commissioner Brown's constituents did not know that they would not have representation on this issue until Brown's letter of recusal was read aloud by the ANC 1A chairman at the April 13, 2016 meeting where the committee voted on whether to support the surplus designation of the park. In fact, Ms. Brown ignored

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Signed,

A handwritten signature in black ink, appearing to read 'C. Lopez', with a long horizontal flourish extending to the right.

Cameron Lopez  
758 Irving St NW  
Washington, DC 20010  
[REDACTED]

## **PERSONAL STATEMENT**

My name is Caroline Bovair, and I am a 28-year-old renter on the same block as Bruce Monroe Community Park. I attest that my statements below are true and factual to the best of my knowledge.

I attest that the projects in the inter-related Zoning Case Nos. 16-11 and 16-12 will have immense adverse effects on this community.

### **(1) Environment**

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The unfortunate reality is that we have already seen many of our neighbors being forced to leave their homes due to negative consequences of the COVID-19 pandemic, which has been having a disproportionate effect on minority families in the area.

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The increase in traffic will also cause additional noise pollution for those living in the surrounding area and will virtually remove the availability of street parking for residents.

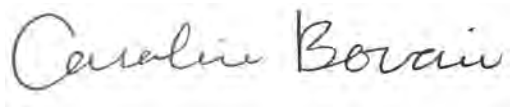
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correspondence sent to [REDACTED] on matters related to Bruce Monroe Community Park. Several attempts were made to reach Ms. Brown via email before and after her opposition to the park was made public, and no reply was made.

For these four reasons, I ask that Georgia Avenue Corridor Neighbors (GAN) and DC for Reasonable Development (DC4RD) facilitate and deliver my contested concerns before Zoning Commissioners in ZC Case Nos. 16-11 and 16-12, as well in any subsequent judicial review on my behalf. And, I support GAN and DC4RD managers in selecting our authorized representative to assist us in seeking protections on the surrounding community.

Signed,

A handwritten signature in cursive script that reads "Caroline Bovair". The ink is dark and the signature is written on a light-colored background.

Caroline Bovair  
758 Irving St NW  
Washington, DC 20010  
[REDACTED]

**From:** [Christian Sprang](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony - 9933.1, 9933.2  
**Date:** Wednesday, November 11, 2020 6:41:29 AM

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Hello Chairman Mendelson and Councilmembers :

I am writing to express my strong opposition to the proposed plan to develop Bruce Monroe Community Park, and the proposed changes to zone the park for commercial build. The city is completely bypassing community involvement in this process, and attempting to push through this change with the proposed amendments to the Comprehensive Plan.

Elected officials have an obligation to listen to the constituents they are elected to represent. Elected officials need to recognize that we are in the middle of a global pandemic, with green spaces and parks remaining some of the only safe spaces to socially distance and get fresh air outside. How can the city propose taking away the only green space in the Park View neighborhood, while vacant buildings sit all along Georgia Avenue on the blocks next to Bruce Monroe Park?? The Mayor and her developers can explore other options, listen to the residents who have created the Park Morton Equity Plan, create affordable housing for those who need it by redeveloping existing vacant buildings, and keep the park. The residents of Park Morton and Park View know that this plan for redevelopment is flawed. The city has already failed the residents of Park Morton, and will soon fail all that use this green space. This is the wrong plan, that only serves to put millions of dollars into the pockets of developers.

Abandon the plan to redevelop Bruce Monroe Community Park, and work to serve the interest of the neighborhood over the interests of developers. The future land use of this panel should be zoned as "Parks, Recreation, and Open Space."

Thank you,  
Christian Sprang  
NW DC Resident

**From:** [Christina Houtz](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Bill # B23-736 - Bruce Monroe Community Park  
**Date:** Thursday, November 12, 2020 12:51:10 PM

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As a recent property owner on Irving St., I live directly across the Bruce Monroe Community Park and have come to greatly enjoy it and appreciate it. Day after day, especially during the pandemic, I look out my window and see several people (families/adults/teens/children) playing, sitting, exercising, etc. in this wonderful park. Since moving, I have regularly used the tennis courts and had socially distant meetups with friends. I am concerned to hear that there are plans to build a 90 foot high-rise commercial development. I have always thought that DC works hard to protect green and recreational spaces.

I am writing to submit written testimony that I am not in favor of this proposed development. This green and recreational space serves such a diverse community and it would be a shame to lose this, especially given that there are not many spaces like this in the neighborhood (community garden, basketball, tennis, playground, dog park, etc.). I understand the need for commercial development but this is not the place. As a person who would be directly affected and impacted, I am completely against this proposal and it would be severely disruptive to this neighborhood.

Please consider this written testimony along with all the others that are coming forward against this development.

Kind regards,  
Christina Houtz  
737 Irving St. NW

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Christina Houtz  


**From:** [Craig KELLY](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 DC Comprehensive Plan / Save Bruce Monroe Community Park  
**Date:** Thursday, November 12, 2020 1:01:56 AM

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Hello Mayor Bowser, Councilmember Nadeau, and Councilmembers:

I am strongly opposed to the Comprehensive Plan Amendment Act of 2020 that proposed plan to dispose of Bruce Monroe Community Park.

As I understand, opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

The current redevelopment plan fails to serve the needs of all of the neighbors of the park, including the Park Morton residents, and all Ward 1 residents who already have limited access to green space

The plan for redevelopment of the Bruce Monroe Park has been irrevocably flawed from its inception. At every stage, the process has ignored community input and pushed through an unpopular plan that only serves to put millions of dollars into the pockets of developers.

I am completely in favor of open public space and affordable housing, but the plans to build a 90-100 foot / 10-story building on such a neighborhood treasure is a bad idea. Once a building is built, the greenspace goes away forever. The Park View area is comprised of century-old row houses of 2 floors with the occasional 3 or 4 story building. Such a building will be triple or quadruple the size of any surrounding buildings, cut natural sunlight to those surrounding the building. Along with a building of 10-stories comes parking issues. Parking is also at a premium in the area.

Bruce Monroe is a wonderful park. I love taking my children here over the past several years for pick-up basketball games, playing tennis (best kept secret in DC), tend our little plot in the community garden, participate in outdoor yoga, and just hanging out for picnics. During snow days, it becomes a place for the neighbors to get together for building snowmen. It's a great beautiful space in an area that is lacking in green space.

Bruce Monroe Park has been a blessing during the COVID-19 and shutdown.

There is nothing in any public documentation that I've seen that guarantees funding for a park. Rather, the Council has required only that it be used as a "public space". I'm not convinced that the DC Council keep a park with the same amenities has it currently has now.

This matter is now at the highest Court in DC, under a lengthy appeal. In the redevelopment plans, there is nothing We can use this time to come up with a plan that will make all parties happy. However, it's up to you as Councilmembers to open up real negotiations to make the project benefits stronger, and to further lessen the project impacts.



Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.

Craig Kelly  
Ward 1, 20010

**From:** [Damien Agostinelli](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Testimony on Bill 23-736  
**Date:** Saturday, November 7, 2020 3:38:55 PM  
**Attachments:** [DC\\_CompPlan\\_Comments\\_002-dga.docx](#)

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To whom it may concern:

Please include the attached as my testimony for the DC Council Hearing on Bill 23-736 on the Comprehensive Plan Amendment Act of 2020.

Thank you.

**From:** [Darin](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, November 12, 2020 6:08:42 PM

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I live in the park view neighborhood and I fully support re-zoning Bruce Monroe park so that more people can live in our wonderful neighborhood. I want mixed income housing, retail, and yes, 25% of the site as public green space. But the idea that the whole park should remain as is is not viable. The green space should be off of Georgia towards the back of the site so that it's quieter and's more useable for us in the neighborhood.

Darin

**From:** [Eric Murakami](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Comprehensive Plan - Bruce Monroe Park  
**Date:** Tuesday, December 1, 2020 4:17:26 PM

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Hello,

I am writing in support of maintaining and improving funding for Bruce Monroe Community Garden. I moved to DC in 2016 for residency in Emergency Medicine and have been fortunate enough to garden 2 years at the garden. It provides a green space for the surrounding area, a place to gather for the community, and a chance to meet neighbors and other community members.

The value of open spaces is more evident during the COVID19 pandemic. Simply to remove this green space and gardening would be a tragedy.

Please keep and promote community gardens.

Eric Murakami, MD

**From:** [Erika Eldrenkamp](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Tuesday, November 10, 2020 8:27:25 AM

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To whom it may concern,

As a public health professional living in Park View, I can say without a doubt that the health of the community and DC at large are much better served by keeping Bruce Monroe Community Park as a *park* rather than developing the space into buildings.

As a city we focus so much on the affordable housing shortage, which is real and important (and almost never served by large apartment developments given how few units are made affordable). However, we rarely talk about the green space shortage, particularly in lower-income neighborhoods.

The health benefits of green spaces, especially in a pandemic, cannot be overstated. They improve mental health, they improve physical health, and they increase community safety by providing safe places for children to play and adults to exercise.

I have used Bruce Monroe Community Park many times at many times of the day and there are always people there - families, pick-up basketball teams, people walking their dogs, friends having picnics. This park does so much for the community, not just the immediate surrounding area. With the lack of parks like Bruce Monroe up and down the Georgia Ave corridor and in Columbia Heights, many people outside of Park View come over to Bruce Monroe Community Park as their outdoor space.

As a public health professional, I ask that you support the resident-developed Park Morton Equity Plan and take Bruce Monroe Community Park off the table for redevelopment and keep the future land use as Parks, Recreation, and Open Space.

Thank you.  
Erika Eldrenkamp

**From:** [Evan Smith](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Save Bruce Monroe Park!  
**Date:** Tuesday, November 10, 2020 9:01:01 AM

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11/10/2020

To whom it may concern:

The purpose and function of a city council is to represent the interests of the people. They inherently *are* the people, and as such, a city council that deviates from the majority of their constituents' interests screams malfeasance, abuse of power, or worse, uninformed and ignorant.

I say this because a decision in favor of eliminating a cherished green space and beloved part of the Park View community, especially without any major advantages with the proposed alternative, serves the interest of the few and not the many.

I implore the council to consider the overwhelming importance of the park in the times of a global pandemic. I beg the council to consider the value of a park to the essence of a diverse neighborhood, especially in these trying times. Bruce Monroe is a place of common ground and is utilized by all: people of every class, people of every color, people of every age, sex, and religion. There are plenty of other vacant buildings and lots along Georgia Avenue that can be repurposed for high-density commercial use that would proliferate Park View, without destroying a community landmark.

Furthermore, the council should consider the resident-developed Park Morton Equity Plan as the preferred action in these matters. "By the people, for the people..." Isn't that how this should work?

Evan Smith

(Concerned citizen of Park View)

**From:** [Jason T. Bernagros](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Nadeau, Brianne K. \(Council\)](#)  
**Subject:** Written testimony - Comprehensive Plan Amendment Act of 2020 - Bruce Monroe Park Feedback  
**Date:** Tuesday, November 10, 2020 10:15:01 PM

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Dear Chairman Mendelson,

My name is Jason Bernagros, I am a resident in Ward 1 in Columbia Heights. I am writing you to share feedback on the Comprehensive Plan Amendment Act of 2020. I'm sharing my feedback specifically on the need for additional language for preserving the existing uses of Bruce Monroe Park, formerly the site of the Bruce Monroe Elementary School. It is noted in multiple sections of the Comprehensive Plan Mid-City Area Element that there is a dire lack of public park space compared to other areas of the city. I would like there to be more language calling out the existing public park uses of Bruce Monroe Park, including the general types of recreational uses it currently provides (children's playground, tennis and basketball courts, gardens, picnic area, and open grass and tree spaces. I think it is important to call this out as one of the largest public parks in Mid-City off of Georgia Ave NW. It serves a very diverse population and it should be formally included in the Comprehensive Plan Mid-City Element. This existing park space is a critical and important community asset that needs to be better defined in the Comprehensive Plan Mid-City Element, so that it is not negatively affected or reduced in size by any potential future residential or commercial development on the existing site. Park spaces like Bruce Monroe Park should be preserved and kept intact given the current public health crisis posed by the COVID-19 pandemic and potential future impacts from limited public park space in the Mid-City area. I'm fearful if the Comprehensive Plan Mid-City Element doesn't more explicitly describe the existing site of Bruce Monroe Park that it will be diminished in size and developed for commercial or residential uses.

As an active user of Bruce Monroe Park for many years I believe it is important that you take into consideration my feedback.

Thank you very much for your time and consideration.

Jason Bernagros

[https://plandc.dc.gov/sites/default/files/dc/sites/Comprehensiveplan/publication/attachments/Chapter%2020\\_Mid%20City\\_April2020.pdf](https://plandc.dc.gov/sites/default/files/dc/sites/Comprehensiveplan/publication/attachments/Chapter%2020_Mid%20City_April2020.pdf)

2007.23 The community delivered several key messages during these meetings, summarized below:

. The community is in dire need of additional parkland. Mid-City is the densest part of the city Washington, DC, but the ratio of park acreage per resident is among the lowest in the city District. Rock Creek Park is a great resource, but is a long way from the eastern part of the Planning Area and is primarily a passive open space. The Planning Area has a shortage of active play fields and recreational facilities, especially east of 16th Street NW. In many cases, schools are the only open spaces in the neighborhood, but access to school grounds may be restricted, and the school facilities themselves are suboptimal in need of improvement. Sites like such as the McMillan Reservoir Sand Filtration site offer the promise for additional neighborhood open space. New development there and elsewhere should set aside land for parks, while development along the area's commercial streets and around Metro stations should include pocket parks and plazas. Throughout the community, innovative approaches such as land trusts and easements should be considered to improve open space access.

**Jason T. Bernagros**

Email: [REDACTED] Skype: jaylogger  
Cell: [REDACTED]  
RPCV Mexico (2013 - 2014) Blog:  
<https://rainwatercatcherdmexico.blogspot.com>

**From:** [Jennifer Fischer](#)  
**To:** [Committee of the Whole \(Council\)](#); [Nadeau, Brianne K. \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Grosso, David \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Cc:** [Mendelson, Phil \(COUNCIL\)](#); [McDuffie, Kenyan \(Council\)](#); [Pinto, Brooke \(Council\)](#); [Cheh, Mary \(COUNCIL\)](#); [Todd, Brandon \(Council\)](#); [Allen, Charles \(Council\)](#); [Gray, Vincent \(Council\)](#); [White, Sr., Trayon \(Council\)](#); [REDACTED]  
**Subject:** B23-736 Testimony (Opposition to amendment relating to zoning change of Bruce Monroe Park)  
**Date:** Friday, November 20, 2020 12:08:11 PM

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I am writing to oppose the change in zoning at Bruce Monroe Park to commercial zoning as proposed in the 2020 Comprehensive Plan Amendment.

1. I live a block from the Bruce Monroe park and taught my niece and nephew how to ride bikes there. We go there to play on the jungle gym, shoot baskets, and kick a soccer ball. The nearest other location to do those activities is at least a half mile away, which might as well be the moon with a five year old. While I completely support increasing low income housing stock, I do not think it should come by eliminating green space and park space from a neighborhood that has almost none, especially when it is achieved by adding to the green space of a neighborhood that is only two blocks from the Park View recreation center. And especially when the low income housing to be torn down in that same neighborhood is going to become almost all market rate. Why not build more low income housing on that site? Why does that site need more park space when it already has a huge park with way more amenities than Bruce Monroe offers so close by? Why can't you build a taller building there or at least a building with more low-income units? Why are you concerned about maintaining low-density zoning in that neighborhood, but not in mine? Why do you not care about people living in this new enormous apartment building having the same access to green space as the people who will be living in the new market rate units built on the Park Morton site?
2. Moreover, converting the zoning of that land to commercial will make it virtually impossible for the people who live in this community, the properties neighbors, to be able to demand that whatever commercial neighbor ends up there respect the fact that people live here. For two years I have been struggling to combat noise from a bar at the end of my alley on Georgia Ave. and I've been told there is little I can do because it is mixed use – despite the fact that it is in a mostly single-family residential neighborhood. Why is it that commercial users get priority over residential users when it comes to rights? Why are they not also required to be good neighbors? Why are they not subject to noise at night or decibal level concerns? I couldn't make that much noise every night without being subject to arrest, yet they are allowed to do it with impunity. I am concerned that if Bruce Monroe park becomes commercially zoned, the rights of people who live here – spend 24/7 here and sleep here, including those that will live in whatever building is built, will be easily ignored.
3. Changing the zoning to simply avoid dealing with the problems of the actual development plan for Bruce Monroe doesn't help solve the problem of low-income housing as the plan's proponents keep trying to allege. Saying something is true doesn't make it so. Park Morton residents who currently enjoy living in garden garden style apartments will now be forced to live in an enormous apartment building with almost no units for families. It is as if the city is creating a ghetto for single people and couples with no or only one child. That isn't helping



the affordable housing problem, it's saying that low income people only deserve to live in huge apartment buildings with little access to green space.

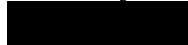
3. Moreover, despite billing this as a plan to increase affordable housing, the developer only has to maintain low-income housing at the site for forty years. It seems to me that if the city is giving away valuable green and park space in exchange for low-income housing, it should not be limited to only 40 years.
4. Finally, council members and the mayor keep repeating that the portion of Bruce Monroe not developed will be a park with the same amenities it currently enjoys. Except someone finally admitted at the zoning hearing that it actually isn't possible - one cannot put 3 acres worth of park amenities onto a 1 acre space. Logistically, it is impossible. Worse, words are cheap and no one has dedicated funding or made a guarantee in any document with legal force that the acre that remains will be made into a functional park of the equivalent currently enjoyed. Rather the council has required only that it be used as a "public space" and only numerous, cheap and non-legally binding words have been dedicated to what that "public space" will turn into. Given that we were previously promised that our school would be rebuilt, it is understandable that we have zero trust that a decent park will be given rather than something significantly less user friendly for kids, teens, and adults as we have now and is beloved by the community.

This has been a failed process from the start and thus a new solution must be sought. My understanding is that a viable solution has been proposed by the Park Morton residents to move to the Wren until their buildings are fixed or rebuilt and all attempts should be made to support it. I believe it is possible to find a plan that works to increase our affordable housing stock, addresses the problems faced by current Park Morton residents, and maintains access to green space and parks for all residents, not just those with an active ANC rep and councilmember living in their neighborhood and are excited about their coming increase in property values (and yes, I've had people in that neighborhood use those exact words to me as to their enthusiasm for the plan).

Sincerely,

--

Jennifer A. Fischer  
714 Kenyon St. NW



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**From:** [Nadeau, Brianne K. \(Council\)](#)  
**To:** [Jennifer Fischer](#); [Committee of the Whole \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Grosso, David \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#)  
**Cc:** [Mendelson, Phil \(COUNCIL\)](#); [McDuffie, Kenyan \(Council\)](#); [Pinto, Brooke \(Council\)](#); [Cheh, Mary \(COUNCIL\)](#); [Todd, Brandon \(Council\)](#); [Allen, Charles \(Council\)](#); [Gray, Vincent \(Council\)](#); [White, Sr., Trayon \(Council\)](#); [REDACTED]  
**Subject:** Re: B23-736 Testimony (Opposition to amendment relating to zoning change of Bruce Monroe Park)  
**Date:** Sunday, November 22, 2020 8:21:47 PM

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Good evening Ms. Fischer,

My colleague David Meni is going to follow up with you to ensure you have all the relevant facts regarding this project.

Brianne Nadeau

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**From:** Jennifer Fischer  
**Sent:** Friday, November 20, 2020 12:06 PM  
**To:** Committee of the Whole (Council); Nadeau, Brianne K. (Council); Silverman, Elissa (Council); Grosso, David (Council); Bonds, Anita (Council); White, Robert (Council)  
**Cc:** Mendelson, Phil (COUNCIL); McDuffie, Kenyan (Council); Pinto, Brooke (Council); Cheh, Mary (COUNCIL); Todd, Brandon (Council); Allen, Charles (Council); Gray, Vincent (Council); White, Sr., Trayon (Council); [REDACTED] Brown, Rashida (SMD 1A10); Boese, Kent C. (ANC 1A08)  
**Subject:** B23-736 Testimony (Opposition to amendment relating to zoning change of Bruce Monroe Park)

I am writing to oppose the change in zoning at Bruce Monroe Park to commercial zoning as proposed in the 2020 Comprehensive Plan Amendment.

1. I live a block from the Bruce Monroe park and taught my niece and nephew how to ride bikes there. We go there to play on the jungle gym, shoot baskets, and kick a soccer ball. The nearest other location to do those activities is at least a half mile away, which might as well be the moon with a five year old. While I completely support increasing low income housing stock, I do not think it should come by eliminating green space and park space from a neighborhood that has almost none, especially when it is achieved by adding to the green space of a neighborhood that is only two blocks from the Park View recreation center. And especially when the low income housing to be torn down in that same neighborhood is going to become almost all market rate. Why not build more low income housing on that site? Why does that site need more park space when it already has a huge park with way more amenities than Bruce Monroe offers so close by? Why can't you build a taller building there or at least a building with more low-income units? Why are you concerned about maintaining low-density zoning in that neighborhood, but not in mine? Why do you not care about people living in this new enormous apartment building having the same access to green space as the people who will be living in the new market rate units built on the Park Morton site?
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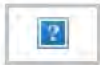
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3. Moreover, despite billing this as a plan to increase affordable housing, the developer only has to maintain low-income housing at the site for forty years. It seems to me that if the city is giving away valuable green and park space in exchange for low-income housing, it should not be limited to only 40 years.
4. Finally, council members and the mayor keep repeating that the portion of Bruce Monroe not developed will be a park with the same amenities it currently enjoys. Except someone finally admitted at the zoning hearing that it actually isn't possible - one cannot put 3 acres worth of park amenities onto a 1 acre space. Logistically, it is impossible. Worse, words are cheap and no one has dedicated funding or made a guarantee in any document with legal force that the acre that remains will be made into a functional park of the equivalent currently enjoyed. Rather the council has required only that it be used as a "public space" and only numerous, cheap and non-legally binding words have been dedicated to what that "public space" will turn into. Given that we were previously promised that our school would be rebuilt, it is understandable that we have zero trust that a decent park will be given rather than something significantly less user friendly for kids, teens, and adults as we have now and is beloved by the community.

This has been a failed process from the start and thus a new solution must be sought. My understanding is that a viable solution has been proposed by the Park Morton residents to move to the Wren until their buildings are fixed or rebuilt and all attempts should be made to support it. I believe it is possible to find a plan that works to increase our affordable housing stock, addresses the problems faced by current Park Morton residents, and maintains access to green space and parks for all residents, not just those with an active ANC rep and councilmember living in their neighborhood and are excited about their coming increase in property values (and yes, I've had people in that neighborhood use those exact words to me as to their enthusiasm for the plan).

Sincerely,

--

Jennifer A. Fischer  
714 Kenyon St. NW  
[REDACTED]



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**From:** [Laura Milanowski](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Laura Milanowski](#)  
**Subject:** Bill 23-736 Testimony, Opposition to Development of Bruce Monroe Community Park (9933.1 & 9933.2)  
**Date:** Tuesday, November 10, 2020 9:52:31 PM

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Hello Chairman Mendelson and Councilmembers :

I am writing to express my strong opposition to the proposed plan to develop Bruce Monroe Community Park, which is the obvious end result of zoning only the parcel of land where the park sits as commercial zoning. It seems that since DC was not able to achieve the outcome they desired from the latest Court of Appeals case, their next step is to completely bypass the community that is opposed to redevelopment, and push this change through the amendments to the Comprehensive Plan. Shame on DC.

Park View residents have a right to speak out against this unnecessary redevelopment, and the city and its elected officials have an obligation to listen. The New Communities Initiative with the build first site as Bruce Monroe Park has failed, and of the 147 families who lived at Park Morton, less than 60 families remain. There is no build first site at Bruce Monroe, and the Park Morton Resident Council has made it clear that other avenues need to be explored, as highlighted in the Park Morton Equity Plan. The current redevelopment plan has already failed the Park Morton residents, and if pushed through, will fail all residents of Park View. These residents already have limited access to green space, and will now be forced to live with a towering 90-foot (at least 9 story) high rise situated directly next to 2 story row houses and other 3 or 4 story buildings along Georgia Ave.

We are in the middle of a global pandemic, with green spaces and parks remaining some of the only safe spaces to socially distance and get fresh air outside. It is unbelievable that the city wants to take away the only green space in our neighborhood, while vacant buildings sit all along Georgia Avenue on the blocks next to Bruce Monroe Park. The Mayor and her developers can explore other options, create affordable housing for those who need it by redeveloping existing vacant buildings, and keep the park. The residents of Park Morton and Park View know that this plan for redevelopment has been irrevocably flawed from its inception. At every stage, the process has ignored community input and pushed through an unpopular plan that only serves to put millions of dollars into the pockets of developers.

Now is the time to abandon the plan to redevelop Bruce Monroe Community Park, start over with ALL of the residents of this community at the forefront, and work to serve the interest of the neighborhood over the interests of developers. The future land use of this panel should be zoned as "Parks, Recreation, and Open Spaces."

Thank you,

Laura Milanowski  
757 Irving Street NW

**From:** [Dockerty Creative](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Bruce Monroe Park Testimony  
**Date:** Thursday, November 12, 2020 9:42:12 AM

---

Hello --

Thank you for considering this testimony. As a resident of Park View for the last three years, I've visited Bruce Monroe Park almost every single day. When it closed due to the pandemic, it was a noticeable void in the community -- and not having that space to enjoy and utilize every day impacted my quality of life. Since it's reopened during the pandemic, the Park has been an even more important part of the community. Groups of friends meet there, kids take capoeira classes, people saunter through with their dogs, gardeners tend to their plots in the community garden. It's a sliver of sanity in the midst of a very chaotic year.

But even without the pandemic, that green space is critical to the residents of Park View. It's a community center that everyone has access to. Bruce Monroe Park is a place that all community members can use, regardless of their income or their work schedule or their interests -- there's something for everyone there. Come with friends, sit alone, chat on the phone, watch your kids play. I'm there at least once a day at various times, walking my dog through the park, and it's amazing to see how many people utilize that space throughout the day. It's amazing to see the diversity of age, race, gender, ability -- it really is a place for everyone.

As this neighborhood develops and becomes more congested, the park is even more important to preserve and improve for the quality of life of all Park View residents. Green space is critical to city living, and without Bruce Monroe park, the community would lose the central meeting place that improves the lives of so many in the community. I can't imagine this neighborhood without that green space. I can't imagine a towering building there with transient renters who aren't invested in this neighborhood. It's not the right choice for this neighborhood or its residents. It's not the right choice to build a massive building and leave a sliver of a park that won't serve the community. It's egregious to take that space away from the community. Park View needs Bruce Monroe Park.

Thank you,  
Maggie Dougherty  
3101 Sherman Ave NW #403

To: [REDACTED]

Subject: B23-736 Testimony

RE: Comprehensive Plan Hearing on November 12, 2020

Councilmembers,

Thank you for this opportunity to testify today.

My name is Marc Poe, and I live in Park View across the street from the Bruce Monroe Community Park. This oasis in the concrete jungle has been the one place I have been able to escape the quarantine blues and to get some fresh air. More recently, it has become a battleground over the competing priorities of public housing and green space, especially with the limited real estate available. The CompPlan 800.6 states "policies are needed to make sure the new park and recreational opportunities are provided for and existing parks are improved," while Part 500 is dedicated to fostering housing affordability. At this site of the former Bruce-Monroe school, the proposed development plan would reduce the available greenspace in the community by 2/3 to just under an acre, while not increasing the net stock of affordable housing. Some in the neighborhood thought this development had been decided in June when the DC Court of Appeals ruled to vacate a zoning order that would have permitted a 10 story building to be built on one corner of this park.

Now the same lawyers for the developer (Holland and Knight) are trying to use a Comprehensive Plan amendment as a back door for to the same development. Their proposal to change the Future Land Use Map would divide this Local Public gem into part Moderate density commercial / Medium Residential and part low-density residential. See 9933.2 and 9933.3. If these amendments pass, I fear it could be used to justify future Zoning changes. This runs contrary to how the FLUM is intended to be used (10A 226.1), for the FLUM is "not a zoning map. "

Yet the Comprehensive Plan shall not be found inconsistent with the Zoning.

But with the zoning order remanded back to the Zoning commission, what better time for the developer to amend the Comprehensive Plan to match their needs. Because they know that, just as before, the Zoning Commission will simply copy-paste their application onto a new zoning order. And this time it just might pass.

I urge you to consider other ways to expand affordable housing without sacrificing green-space, to prevent shady developers from circumventing City's laws, and ultimately designating Bruce Monroe as an official City Park.

Sincerely,

Marc Poe

782 Columbia Rd NW

Washington, DC 20001



**From:** [Marcus Jaramillo](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony 9933.1 and 9933.2  
**Date:** Wednesday, November 11, 2020 9:00:17 AM

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Hello Chairman Mendelson and Councilmembers :

I am writing to express my strong opposition to the proposed plan to develop Bruce Monroe Community Park, and the proposed changes to zone the park for commercial build. The city is completely bypassing community involvement in this process, and attempting to push through this change with the proposed amendments to the Comprehensive Plan.

Elected officials have an obligation to listen to the constituents they are elected to represent. Elected officials need to recognize that we are in the middle of a global pandemic, with green spaces and parks remaining some of the only safe spaces to socially distance and get fresh air outside. How can the city propose taking away the only green space in the Park View neighborhood, while vacant buildings sit all along Georgia Avenue on the blocks next to Bruce Monroe Park?? The Mayor and her developers can explore other options, listen to the residents who have created the Park Morton Equity Plan, create affordable housing for those who need it by redeveloping existing vacant buildings, and keep the park. The residents of Park Morton and Park View know that this plan for redevelopment is flawed. The city has already failed the residents of Park Morton, and will soon fail all that use this green space. This is the wrong plan, that only serves to put millions of dollars into the pockets of developers.

Abandon the plan to redevelop Bruce Monroe Community Park, and work to serve the interest of the neighborhood over the interests of developers. The future land use of this panel should be zoned as "Parks, Recreation, and Open Space."

Thank you,

-Marcus Jaramillo  
NW DC Resident

**From:** [munir dellawar](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Bruce Monroe Park  
**Date:** Thursday, November 12, 2020 10:48:24 AM

---

Hello Mayor Bowser, Councilmember Nadeau, and Councilmembers:

I am strongly opposed to the Comprehensive Plan Amendment Act of 2020 that proposed plan to dispose of Bruce Monroe Community Park.

Myself and my wife are strongly against development at this park. I have two children ages 7 and 10. Our family greatly enjoys walking to this nearby park and enjoying the green space. The loss of this park will be a very detrimental to our family and community.

As I understand, opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

The current redevelopment plan fails to serve the needs of all of the neighbors of the park, including the Park Morton residents, and all Ward 1 residents who already have limited access to green space.

The plan for redevelopment of the Bruce Monroe Park has been irrevocably flawed from its inception. At every stage, the process has ignored community input and pushed through an unpopular plan that only serves to put millions of dollars into the pockets of developers.

I am completely in favor of open public space and affordable housing, but the plans to build a 90-100 foot / 10-story building on such a neighborhood treasure is a bad idea. Once a building is built, the greenspace goes away forever. The Park View area is comprised of century-old row houses of 2 floors with the occasional 3 or 4 story building. Such a building will be triple or quadruple the size of any surrounding buildings, cut natural sunlight to those surrounding the building. Along with a building of 10-stories comes parking issues. Parking is also at a premium in the area.

Bruce Monroe is a wonderful park. I love taking my children here over the past several years for pick-up basketball games, playing tennis (best kept secret in DC), tend our little plot in the community garden, participate in outdoor yoga, and just hanging out for picnics. During snow days, it becomes a place for the neighbors to get together for building snowmen. It's a great beautiful space in an area that is lacking in green space.

Bruce Monroe Park has been a blessing during the COVID-19 and shutdown.

There is nothing in any public documentation that I've seen that guarantees funding for a park. Rather, the Council has required only that it be used as a "public space". I'm not convinced that the DC Council keep a park with the same amenities has it currently has now.

This matter is now at the highest Court in DC, under a lengthy appeal. In the redevelopment

plans, there is nothing We can use this time to come up with a plan that will make all parties happy. However, it's up to you as Councilmembers to open up real negotiations to make the project benefits stronger, and to further lessen the project impacts.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.

Munir Dellawar  
Owner, 726 Kenyon st NW  
Ward 1  
ZIP : 20010

**From:** [Bruce Monroe Park Neighbors](#)  
**To:** [Koster, Julia \(Council\)](#)  
**Subject:** Fwd: comprehensive plan changes to Bruce Monroe Park  
**Date:** Thursday, December 3, 2020 4:02:50 PM  
**Attachments:** [Exhibit170 Opposition Redman.pdf](#)  
[Exhibit168A Opposition Silva.pdf](#)  
[Exhibit166 Opposition Clemmons.pdf](#)  
[Exhibit167 Opposition Gaab.pdf](#)  
[Exhibit171 Testamony of Sylvia Robinson.pdf](#)  
[Exhibit187 Opposition Rychel.pdf](#)  
[Exhibit188 Opposition Logan.pdf](#)  
[Exhibit220 Testimony of Park Neighbors rep. by Tonya Williams.pdf](#)  
[Exhibit221 Testimony of Steve Seuser, Bruce Monroe Garden Coordinator.pdf](#)  
[Exhibit222 Testimony of Pleasant Plains Civic Association - Darren Jones.pdf](#)  
[Exhibit181 Testamony of Georgia Avenue Neighbors.pdf](#)  
[Exhibit230 MoveOn Petition 750 Signers.pdf](#)  
[Exhibit229 6 Letters in Opposition Individually Signed by Affected Residents.pdf](#)  
[Exhibit191 85 Letters in Opposition Individually Signed by Affected Residents.pdf](#)  
[Exhibit228 Opposition - Sally Laing.pdf](#)  
[Exhibit227 Opposition - Kyle Lucas.pdf](#)  
[Exhibit264 Council at Park Morton - Response to DCCA Issues.pdf](#)  
[Exhibit226 Opposition - Peter Frost.pdf](#)  
[Exhibit225 Testimony of Sam Levy.pdf](#)  
[Exhibit223 Testimony of Sylvia Robinson.pdf](#)  
[Exhibit162 \(ZC16-12\) 18 Letters in Opposition Individually Signed by Affected Residents .pdf](#)  
[Exhibit224 Testimony pf Patrick Nelson.pdf](#)  
[Exhibit162 Opposition Paula.pdf](#)  
[Exhibit183 146 Pages of Emailed Letters in Opposition.pdf](#)  
[Exhibit165 Letter from Pleasant Plains Civic Association.pdf](#)  
[Exhibit161 Opposition Butler.pdf](#)  
[Exhibit163 Opposition Beasley.pdf](#)  
[Exhibit160 Opposition Khanna.pdf](#)  
[Exhibit159 Opposition LeVan.pdf](#)  
[Exhibit158 Opposition Schleifer.pdf](#)  
[Exhibit157 Opposition Orndorff.pdf](#)  
[Exhibit156 Opposition Risper.pdf](#)  
[Exhibit155 Opposition Gilmour.pdf](#)  
[Exhibit151 Letter in Opposition Park Neighbors - Williams.pdf](#)  
[Exhibit153 Letter in Opposition Sharp-Griffiths.pdf](#)  
[Exhibit152 Letter in Opposition Virginia Johnson.pdf](#)  
[Exhibit149 Letter in Opposition -Williams.pdf](#)  
[Exhibit154 Letter in Opposition AbuRakia-Einhorn .pdf](#)  
[Exhibit148 Petition in Opposition.pdf](#)

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as these concern the comprehensive plan amendments, these documents are submitted for the record

----- Forwarded message -----

**From:** **Bruce Monroe Park Neighbors** <[REDACTED]>  
**Date:** Thu, Dec 3, 2020, 2:44 PM  
**Subject:** comprehensive plan changes to Bruce Monroe Park  
**To:** <[REDACTED]> Mendelson, Phil (COUNCIL)  
<[REDACTED]> <[REDACTED]>

Please find the attached documents for the record in regards to the proposed FLUM Changes to the zoning at Bruce Monroe Park. These letters and petitions were submitted by hundreds of neighborhood residents opposed to the height, density, and other problematic elements of the proposed development at Bruce Monroe Park. The changes proposed to the comprehensive plan are diametrically opposed to the needs of the community and are directly contrary to what the residents have asked for repeatedly for over 5 years now.

Submitted by

Neighbors of Parkview and Friends of Bruce Monroe Park

**Petition to Downsizing the Plans for the site at Bruce-Monroe Park.**

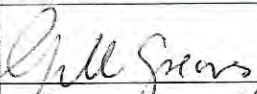
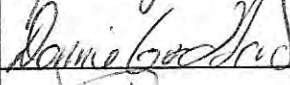

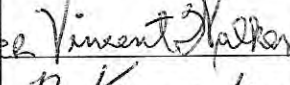
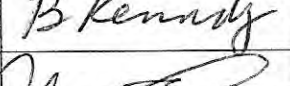

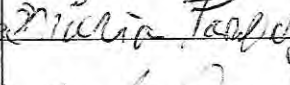
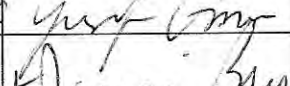
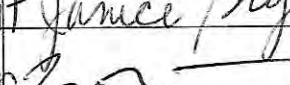

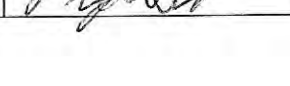
<p><b>Petition summary and background</b></p>	<p>Mayor Bowser approved the developer Dantes Partners to build a 9-story building in a low-rise residential area on the Bruce Monroe Park site. The development will include 273 apartment units, 8 townhomes, and 76 senior citizen apartments for low income, moderate and market rate tenants. Parkview Community Partners and the District of Columbia government filed an application with the Zoning Commission seeking approval of a consolidated review and approval of a Planned Unit Development (PUD) and zoning amendment; Zoning Proposal 16-11.</p>
<p><b>Action petitioned for</b></p>	<p>We, the undersigned, are concerned citizens who urge our leaders to act now to renegotiate the proposed design for the Bruce Monroe Park. We want a building that is no more than 5-stories tall, free parking for existing neighbors within two hundred feet of the park, a larger park that might include a full basketball court, a playground with swing sets and muscle bars, sliding boards, jungle gyms, chin pull up bars, a seesaw, benches and tables, two working water fountains, bathrooms with sinks, and two toilets to accommodate both males and females. We also want total transparency of the entire process. The Bruce Monroe Park has been instrumental in our community building process. We do not want to lose that.</p>

[illegible]



## Petition to Downsizing the Plans for the site at Bruce-Monroe Park.

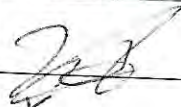

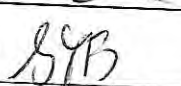


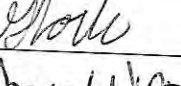
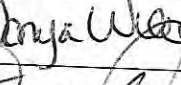
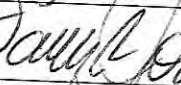


<b>Petition summary and background</b>	Mayor Bowser approved the developer Dantes Partners to build a 9-story building in a low-rise residential area on the Bruce Monroe Park site. The development will include 273 apartment units, 8 townhomes, and 76 senior citizen apartments for low income, moderate and market rate tenants. Parkview Community Partners and the District of Columbia government filed an application with the Zoning Commission seeking approval of a consolidated review and approval of a Planned Unit Development (PUD) and zoning amendment; Zoning Proposal 16-11.
<b>Action petitioned for</b>	We, the undersigned, are concerned citizens who urge our leaders to act now to renegotiate the proposed design for the Bruce Monroe Park. We want a building that is no more than 5-stories tall, free parking for existing neighbors within two hundred feet of the park, a larger park that might include a full basketball court, a playground with swing sets and muscle bars, sliding boards, jungle gyms, chin pull up bars, a seesaw, benches and tables, two working water fountains, bathrooms with sinks, and two toilets to accommodate both males and females. We also want total transparency of the entire process. The Bruce Monroe Park has been instrumental in our community building process. We do not want to lose that.

Printed Name	Signature	Address	Email	Date
Jill Greaves		700 Columbia Rd NW Washington, DC	gunderro@aol.com	11/26/2017
Donnie Godden		704 Columbia Rd NW		11/26/2017
Burgett Jacobs		734 Col. Rd NW		11/26/2017
Vincent Walker		740 Columbia Rd. NW		11/26/2017
Bob B Kennedy		746 Columbia <sup>NW</sup>		11/27/16
Max Potasznik		754 Colum B.A. Rd		11/27/16
Maire Tavea		758 Col. Rd. N.W		11-27/16
Imar Yusuf		760 Columbia Rd. NW		11-27-16
Janice Bryant		766 Columbia		11/27/16
Rebecca Water		768 Columbia Rd NW		11/27/16
Philip Goodwin		770 Columbia Rd NW		11/27/16



## Petition to Downsizing the Plans for the site at Bruce-Monroe Park.



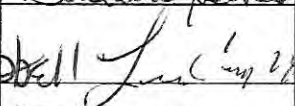


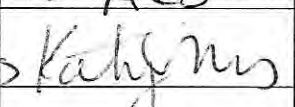
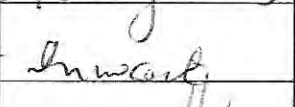



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Printed Name	Signature	Address	Email	Date
Mentwub		776 Columbia Rd.		11/27/16
Krystiana Kamiński		780 Columbia Rd		11/27/16
GERALD BUTLER		788 COL RD		11/27/16
Muhammad DUBINI		2821 Sherman Ave		11/27/16
Gloria COV		179 Columbia		
Tonya Williams		775 Columbia Rd	tonya-willie@yahoo.com	11/27/16
DARREN JONES		767 Columbia Rd	colroadman@yahoo	11/27/16
NIKKI SHEDRICK		763 Columbia Rd N	NIKKIHADDER@GMAIL.COM	11/27/16
Mercedes Lopez		759 Columbia Rd	mercedeslopez@hotmail.com	11-27-16
Steve Sewers		1504 Maudslayi St NW		



## Petition to Downsizing the Plans for the site at Bruce-Monroe Park.

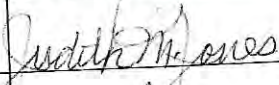




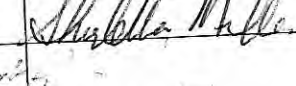
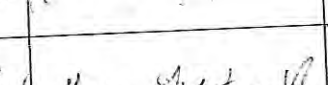
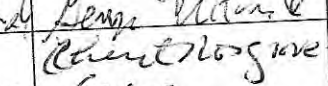
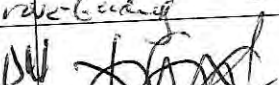
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Printed Name	Signature	Address	Email	Date
Tyrius Goddard		704 Columbia Rd, N.W.	tyrigoddard@yahoo.com	11-26-16
Barbara Jones		59 Victor St. N.E	bvs1967@yahoo.com	11/26/16
Leonard Campbell		704 Col. Rd. N.W.	-	11/26/2016
Paula Thompson		602 Columbia Rd	PST, Thompson E	11/26/2016
Amina Barnes		600 Columbia Rd. N.W.	barnesamina@dc.gov	11/26/16
Kathy Mills		538 Columbia Rd		11/26/16
Innocent Inuwa		536 Columbia Rd N.W.	inuwaidd@gmail.com	11/26/2016
Michelle Humble		534 Columbia Rd	Humble.Michelle@gmail.com	11-28-16
Maria Cruz		526 Columbia Rd		
Esteban Sandoz		526 Columbia Rd		



# Petition to Downsizing the Plans for the site at Bruce-Monroe Park.

<b>Petition summary and background</b>	Mayor Bowser approved the developer Dantes Partners to build a 9-story building in a low-rise residential area on the Bruce Monroe Park site. The development will include 273 apartment units, 8 townhomes, and 76 senior citizen apartments for low income, moderate and market rate tenants. Parkview Community Partners and the District of Columbia government filed an application with the Zoning Commission seeking approval of a consolidated review and approval of a Planned Unit Development (PUD) and zoning amendment; Zoning Proposal 16-11.
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Printed Name	Signature	Address	Email	Date
Judith M. Jones		524 Columbia Rd NW Wash. DC		Nov. 26, 2016
Emile Aliu		503 Columbia Rd NW WDC 20001		Nov 26th 2016
KYLIE MUSOLF		509 Columbia Rd NW NDC 20001		Nov 26 2016
Maddie Parre		511 Columbia Rd NW W DC 20001		Nov 24 2016
Akethaniel Tyson		593 Columbia Road NW		Nov 26 2016
Shirley Miller		631 Columbia Rd NW WDC, 20001		11/26/16
George Mitchell		631 Columbia Rd Wash DC		
Cheryl Noisgrader-Gordon		643 Columbia Rd NW Wash DC 20001		11/26/16
IKE EGYAN		706 Columbia Rd WASH DC 20001		12/1/16

Dear Chairman Hood and fellow Commissioners:

I am writing to **OPPOSE** the *Planned Unit Development of Bruce Monroe (ZC Case 16-11)*, and object to the following aspects of the proposed development:

**Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.

**Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.

**Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.

**Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.

**Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.

**Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the *entire* public, required to mitigate issue caused by the development project, or of little to no value. (i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.)

As the record reflects, since 2008 the residents of Park Morton have been engaged in a robust process with City officials regarding the redevelopment of the Park Morton site; **HOWEVER**, the same opportunity for meaningful dialogue and input was *not* afforded to those living near the Bruce Monroe Community Park, including those living within 200 feet of the proposed development who will be most directly impacted and were surprised to learn that the park, which is public land, would be included in the redevelopment of another, unrelated property.

Additionally, the recusal of ANC1A10 Commissioner Rashida Brown who represents the area where Bruce Monroe Community Park is actually located, left the so-called "200 footers" with no formal voice or representation in this unnecessarily expedited process -- a fact that we hope you will give due consideration to when determining whether to give "great weight" to the ANC Report of Submission, as is customary.

This lack of timely and meaningful engagement has resulted in a development plan that clearly favors the Park Morton site where there is less density, appropriately scaled buildings, ample parking, and boasts of a design that is in keeping with the architectural character of the surrounding neighborhood and existing homes -- even though the site at Park Morton is substantially larger. To accommodate the Park Morton "preferred plan", *density* was shifted to the Bruce Monroe site, necessitating taller, more massive buildings which are *inappropriate in scale*; elements which needlessly require flexibility and zoning map amendments from this Commission. The current Council-approved Park Morton "Master Plan", which contains 477 residential units is proof that the Park Morton site can support greater density and additional mass.

And while I fully support the long overdue redevelopment of Park Morton, *and* increasing affordable housing stock in our area, this project is objectionable for a multitude of reasons which are outlined in a detailed document that was submitted for the record, to the District Council during the November 28, 2016 hearing on the Mayor's resolutions to surplus and dispose of the Bruce Monroe Community Park (a copy of which will be provided to the Commissioners during the hearing on December 5). Most relevant to these proceedings are the numerous inconsistencies of the proposed project with the District's Comprehensive Plan.

*Accordingly, I respectfully ask that the Zoning Commission reject the PUD and supporting zoning map amendments, as submitted, and require the developers to work with the entire community to produce a proposal that meets the requirements for special consideration in a consolidate PUD process, and the addresses the needs of ALL of the residents of our area.*

Thank you.

Tonya Williams

Submitted on 12/4/2016 by:  
Tonya Williams

ZONING COMMISSION  
District of Columbia  
CASE NO.16-11  
EXHIBIT NO.149

775 Columbia Rd NW

Dear Chairman Hood and fellow Commissioners:

I am writing to **OPPOSE** the *Planned Unit Development of Bruce Monroe (ZC Case 16-11)*, and object to the following aspects of the proposed development:

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2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the *entire* public, required to mitigate issue caused by the development project, or of little to no value. (i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.)

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Thank you.

Tonya Williams  
775 Columbia Rd NW



## Cochran, Patricia (DCOZ)

---

**From:** Virginia Johnson <[REDACTED]>  
**Sent:** Sunday, December 04, 2016 1:54 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** ZC Case 16-11.

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. Inadequate Benefits Package: The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Virginia Johnson  
1851 Columbia Road, NW  
20009

Thanks again for taking action.

## Cochran, Patricia (DCOZ)

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**From:** Beccasharp <[REDACTED]>  
**Sent:** Sunday, December 04, 2016 4:17 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Allow residents a voice

To those representing the voice of the residents,

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
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6. Inadequate Benefits Package: The list of “public” benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Becca Sharp and Javier Griffiths  
736 Hobart PL, NW

Begin forwarded message:

**From:** Becca Sharp <[REDACTED]>  
**Date:** November 26, 2016 at 12:41:32 AM EST  
**To:** [REDACTED]  
**Subject:** Allow residents a voice



Dear DC Council Committee of the Whole:

Our names are Rebecca Sharp, Javier Griffiths and Isabel Griffiths (age 3). We own the house at 736 Hobart PL, NW which is within 200 feet of the Bruce Monroe Park. Please postpone the surplus and land disposition hearing for the Bruce Monroe Park site until the developer and city officials include our family and neighbors in the planning process. So far, we have been excluded from all important discussions. Thank you.

Sent from my iPad

## Cochran, Patricia (DCOZ)

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**From:** [REDACTED]  
**Sent:** Sunday, December 04, 2016 6:21 PM  
**To:** ATD EOM MIS; [REDACTED] Evans, Jack (COUNCIL); Evans, Jack (COUNCIL); Cheh, Mary (COUNCIL); Todd, Brandon (COUNCIL); [REDACTED] Allen, Charles (COUNCIL); Alexander, Yvette (COUNCIL); [REDACTED]  
**Cc:** [REDACTED] Mendelson, Phil (COUNCIL); DCOZ - ZC Submissions (DCOZ); Kenner, Brian (EOM); Shaw, Eric (OP); Stern, Tanya (OP); Trueblood, Andrew (EOM); Olpadwala, Sarosh (EOM); Willger, Colleen (OP); McPeck, Joaquin (EOM); [REDACTED] Grant, Schannette (COUNCIL); Werner, Ruth (COUNCIL); Willingham, Jonathan (COUNCIL); [REDACTED] Lowery, Terese (Council); [REDACTED] Moore, Brian (COUNCIL); Schellin, Sharon (DCOZ); Bergstein, Alan (OAG)  
**Subject:** Park Morton Development Too Big

Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

Had it been proposed that a 4-story building would be built on HALF the park, and it would house the Park Morton residents, I guarantee you that the community would be fine with it. 8 stories in our neighborhood is INSANE. And in the long run, as we watch Georgia Avenue develop, we will see less and less green space. You all owe it to us to think long term about our neighborhood. Not just short term.

Further, I am opposed to the Zoning Commission even entertaining this matter before the Council has had proper time to review this issue. Both ZC 16-11 and 16-12 fail the Comprehensive Plan across an array of policies and directives, namely saving public property for public use, preserving limited open space, proper consideration of the environmental impacts to our air, noise, quality of life, and displacement impacts, and negative recreation impacts, not to mention the increase in parking pressures and traffic impairing the emergency services and public utilities we currently use and enjoy.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Rebecca AbuRakia-Einhorn

[REDACTED]

3019389992

Ward: 1

Zip: 20001

## Cochran, Patricia (DCOZ)

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**From:** [REDACTED]  
**Sent:** Sunday, December 04, 2016 7:29 PM  
**To:** ATD EOM MIS; [REDACTED] Evans, Jack (COUNCIL); Evans, Jack (COUNCIL); Cheh, Mary (COUNCIL); Todd, Brandon (COUNCIL); [REDACTED] Allen, Charles (COUNCIL); Alexander, Yvette (COUNCIL); [REDACTED]  
**Cc:** [REDACTED] Mendelson, Phil (COUNCIL); DCOZ - ZC Submissions (DCOZ); Kenner, Brian (EOM); Shaw, Eric (OP); Stern, Tanya (OP); Trueblood, Andrew (EOM); Olpadwala, Sarosh (EOM); Willger, Colleen (OP); McPeck, Joaquin (EOM); [REDACTED] Grant, Schannette (COUNCIL); Werner, Ruth (COUNCIL); Willingham, Jonathan (COUNCIL); [REDACTED] Lowery, Terese (Council); [REDACTED] Moore, Brian (COUNCIL); Schellin, Sharon (DCOZ); Bergstein, Alan (OAG)  
**Subject:** Postpone Bruce Monroe Park Decision

I'm an architect living 1 block from Bruce Monroe Park. In general I am in favor of urbanism and increasing density as a way to both create community and reduce the infrastructure impact per person. However, I cannot support the development of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849) in the manner currently proposed. Please reject the proposal and solicit full community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

The park is currently well loved and used by all members of our community. I walk my dog in the park and see kids playing basketball on the courts and doubles playing tennis. This Park provides an enormous amenity for the people of this neighborhood. To tear it down and add up to 700 new residents to the community with no thought of how to replace what you are taking away is unforgivable.

Even without considering the community assets that you would be removing, it doesn't seem that the developer has fully considered the ramifications of nearly 300 additional units to the area. Parking in this area is already stressed by the conversion of historic row houses to multi-unit apartments. Unless the proposed residential building is planning to park at a full 1 space per bedroom ratio, I think it will completely over saturate street parking in the area. Especially if dedicated bus lanes on Irving and Columbia are put in and eliminate parking on both streets.

I also have concerns about dramatically affecting the character and demographic of the area. Currently many of the households have lived here for a long time. These are citizens who care about their community and dedicated to its long-term development and success. When you invite hundreds of new tenants to the area at once, you invite people with little concern for their neighbors or their neighborhood. They come in for one or two years and live in an almost "slash and burn" lifestyle, consuming resources and shredding the world around them all to their benefit with little or no concern for those around them because they have no long term interest. Additionally, the development has no reference for the surrounding character. This neighborhood is based upon the DC row house. The glass curtain wall design is fine on its own, but the architect's marketing rendering clearly shows how inappropriate the design is for this area. The scale is completely out of proportion, and the materials are unfounded.

I hope that you will recognize that the "public process" that the developer underwent for this design approval has not taken into account the community's true desires. With that in mind, I ask you to reject the proposal as it stands now and rethink the community involvement in the future.

Thank you for your attention to this important matter facing our community.

Kelly Gilmour



412-965-6806

Ward: 1

Zip: 20001

**From:** Jarice Risper <[REDACTED]>  
**Sent:** Sunday, December 04, 2016 7:48 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Bruce Monroe Park

Hello,

**I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:**

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. Inadequate Benefits Package: The list of “public” benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.
7. This is one of the last areas for people to enjoy being outside and getting exercise. If this area were to disappear the neighborhood children would have to walk to Banneker High School to have an area to exercise outside.

**This is the last thing that this area needs, it will only add to congestion and not adequately address the needs of the neighborhood.**

Thank you.

Jarice Risper  
507 Kenyon Street NW  
Washington, DC 20010

## Cochran, Patricia (DCOZ)

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**From:** Jessica Orndorff <[REDACTED]>  
**Sent:** Sunday, December 04, 2016 10:17 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Bruce Monroe Park

Good evening,

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. Inadequate Benefits Package: The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc. I currently play tennis at the court in the park and value the diversity of recreation and use offered there.

Thank you.

Jessica Orndorff  
622 Keefer Place NW #2



## Cochran, Patricia (DCOZ)

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**From:** Jonathan Schleifer <[REDACTED]>  
**Sent:** Monday, December 05, 2016 9:25 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Oppose Bruce Monroe ZC Case 16-11.

To whom it may concern-

oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. Inadequate Benefits Package: The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Jonathan Schleifer  
3420 16th st nw

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Sent from an iPad

## Cochran, Patricia (DCOZ)

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**From:** Carl LeVan <[REDACTED]>  
**Sent:** Monday, December 05, 2016 11:04 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** very concerned about Bruce Monroe Park plans

Dear Zoning Commission,

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. Inadequate Benefits Package: The list of “public” benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

I look forward to your response.

Carl

A. Carl LeVan, PhD  
3913 13th Street NW  
Washington, DC 20011

## Cochran, Patricia (DCOZ)

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**From:** Abhijit Khanna <[REDACTED]>  
**Sent:** Monday, December 05, 2016 11:11 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Comment on Bruce Monroe ZC Case 16-11

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. Inadequate Benefits Package: The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Abhijit Khanna  
2920 Georgia Ave NW #303  
Washington DC 20001

Sent via the Samsung Galaxy S® 6, an AT&T 4G LTE smartphone

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*Abhijit Khanna*  
*Global MBA*



**Cochran, Patricia (DCOZ)**

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**From:** gerald.butler124 <[REDACTED]>  
**Sent:** Monday, December 05, 2016 11:33 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Bruce Monroe ZC Case 16-11

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. Inadequate Benefits Package: The list of “public” benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Gerald J Butler  
788 Columbia Rd NW

Sent from my Sprint Samsung Galaxy S7.

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Austin Beck AUSTIN BECK  
Name

764 COLUMBIA RD. NW  
Address

**ZONING COMMISSION**  
District of Columbia  
CASE NO.16-12  
EXHIBIT NO.162

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.

I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Jeff Gasser

Name

764 Columbia Road NW

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

GERALD BUTLER *24B*  
Name

739 COLUMBIA RD NW  
Address



Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Eyob Andarge

Name

778 Columbia Rd NW Wash DC 20001

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.

I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Kiah Guilford  
Name

752 Columbia RD NW  
Address


Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Kieran Wilson   
Name

780 Columbia Road NW  
Address


Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Krystiana Kaminski   
Name

780 Columbia Rd NW WPC 20001  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Yousef Omar  
Name

760 Columbia Rd  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Duncan Bradley  
Name

752 Columbia Rd. - 20001  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Name

JR G  
JACQUE

Address

762 COLUMBIA

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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Thank you.

Michael Bishop

Name

764 Columbia Rd, NW

Address



Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

  
Name

  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Donelle Paola  
Name

734 Columbia Rd. NW  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Jarrett Jacobs

Name

734 Columbia Rd NW

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

MAX POTASZENIK  
Name

754 COLUMBIA RD NW  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Vincent Walker

Name

740 Columbia Rd. N.W.

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Maricela Peña  
Name

736 Columbia Rd NW Washington DC  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Margarita Peña  
Name

736 Columbia Rd NW  
Address

## Cochran, Patricia (DCOZ)

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**From:** Danielle Paula <[REDACTED]>  
**Sent:** Monday, December 05, 2016 11:50 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Opposition to Planned Development at Bruce Monroe Park

Good morning,

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is far out of character with the surrounding 2-3 story row houses and small neighborhood/community feel of the surrounding area.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population. An environmental impact study has not yet been conducted to determine how this will impact the surrounding neighborhood. Additionally, the city has failed to propose a plan to mitigate the increased population and reduce congestion in an already congested area for traffic and pedestrians.
3. Architectural Character and Design: At the community meetings, the developers and DMPED planners agreed that the structure (if approved) should be made to blend in with the current architecture of the surrounding neighborhood. The neighborhood is surrounded by single family 2-3 story brick row homes. The planned drawing do not at all represent the current neighborhood feel and instead impose a towering building in a very modern form that is very uncharacteristic of the late 19th century homes that fill the area.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections. The city has not done enough to reduce the additional congestion this will cause to include parking.
5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population. The structure only calls for approx. 90 parking spaces of which most are for compact vehicles. Since this is new construction, the site should have ample parking made available to the residents of the building and I would propose that the site needs to have at least 1 parking spot per unit. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking and further congest the already busy streets with traffic.
6. Inadequate Benefits Package: The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc. There have been other development proposals which require the developer to offer amenities to the benefit of the ENTIRE public surrounding the site. Why would we allow the developer to take away such a valuable piece of land and not provide the residents that will lose a valuable asset compensation



7. Reduced Park Space: In a meeting a little over a year ago at the Park View Recreation Center, the mayor announced that she would not be in favor of a plan that did not keep at least 50% of the plot as a park. This plan does not keep 50% park space and the mayor has already backtracked on her promise. Additionally, the mayor promised to keep all of the current uses at the park. The current plan does not have enough planned recreational space and is missing 1 basketball court and a tennis court. Lastly, the park space currently slated is not specifically outlined to be managed by DPR and is in the control of the developers. In an area where park space is at a premium already (Howard University and public elementary schools are NOT public green space) we need to protect the green space we have.

8. Lack of a plan 40 years from now: the plan only requires the developer to provide affordable and public housing for 40 years while the land lease is for 99 years. There needs to be a plan that covers the entire land lease as well as a plan to help residents better themselves and get out of public housing permanently. We have heard from residents at Park Morton that some of them have been in Public Housing for as many as 42 years. The system is broken and just building a fancy new apartment building that will fall into disrepair over the next 40 years is not going to help them. We need a REAL plan to help residents exit poverty.

Thank you.  
Danielle Paula

734 Columbia Rd. NW

## Cochran, Patricia (DCOZ)

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**From:** Yumika Beasley <[REDACTED]>  
**Sent:** Monday, December 05, 2016 11:41 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Planned Unit Development of Bruce Monroe ZC 16-11.I

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. Inadequate Benefits Package: The list of “public” benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Name: Yumika Beasley  
Street Address: 729 Irving Street NW, Washington DC 20010

**PLEASANT PLAINS CIVIC ASSOCIATION  
SINCE 1921**

RE: Park Morton/Bruce Monroe PUD Hearing Testimony

December 5, 2016

DC Board of Zoning  
441 4<sup>th</sup> Street, NW – Suite 200S  
Washington, DC 20001

Dear DC Zoning Commission Members:

Thank you for the opportunity to present this testimony to you. My name is Darren Jones. I am the president of the Pleasant Plains Civic Association. I have served as president since 1996. I also served as vice president from 1985 to 1995. I was an Advisory Neighborhood Commissioner for the neighborhood (in ANC 1B) from 1984 to 1988.

The Pleasant Plains Civic Association was founded in 1921. It is a civic association that has been continually active since its founding. Part of its mission is to consider and act upon any matters affecting the civic interest and general welfare of the residents within its boundaries. The Bruce Monroe Park site falls within the boundaries of the Pleasant Plains Civic Association.

Pleasant Plains has many members who live within a few blocks of the Bruce Monroe Park site and over a dozen members who live within 200 feet of the site. Our members mourned the loss of our beloved Bruce Monroe Elementary School that was closed on the site in 2008 with a promise to rebuild the school. We joined with other members of our community to protest and block a parking lot that was proposed for the site after the school was demolished. We even participated in the planning process that produced the park that is on the site today. That park is the jewel of our neighborhood and has served the neighborhood well by bringing our community together and reducing petty crime among our youth.

However, we agree that more affordable housing opportunities are needed for our neighborhood and for all District of Columbia residents. We support our Park

Morton neighbors who deserve better living conditions. Additionally, we support the New Communities Initiative.

We agree that part of the Bruce Monroe Park site should be used to build the Park Morton Redevelopment Project. However, our members are not pleased with the lack of input that we have been given regarding the proposed height of the buildings at the Bruce Monroe site.

Pleasant Plains residents have attempted to participate in the planning process. A community survey led by ANC 1A and ANC 1B that was commissioned to Howard University and answered by hundreds of residents was never considered. The Park Morton Planning Committee meetings have invited little input from our members regarding the size of the development from the very beginning. Additionally, the ANC representative for the single member district recused herself from the planning process for personal reasons early in 2016. With no direct ANC representation on this issue many in the community had no opportunity to express their views since ANC 1A did not appoint anyone else to work specifically with the community.

**The Pleasant Plains Civic Association has a couple of requests for you.**

**First, we ask that the Zoning Commission vote to limit the height of the development on the Bruce Monroe site to no more than six stories so that it does not overwhelm the established community around it. The proposed height is too tall and is not compatible with the neighborhood. We believe this can be done by redistributing housing units across both development sites (Bruce Monroe and Park Morton).**

**Second, we ask you to require the developer to offer free underground parking to the new tenants at the Bruce Monroe site. If tenants are required to pay for parking many will opt to park on the streets. Parking in the neighborhood is already limited. A large influx of new cars will make it impossible for many residents to park near their homes.**

**Finally, we ask that more three bedroom affordable units be required at the site. We believe that the best use of this public land is to provide greater housing opportunities for public housing and low-income households.**

Thank you for the opportunity to address this committee.

Respectfully yours,

Darren R. Jones, President

767 Columbia Road NW - since 1993 (less than 200 ft. from the Bruce Monroe Site)  
762 Hobart Place, NW - personal representative for the estate of Lily R. Jones (less than 200 ft. from the Bruce Monroe Site)

**\*PLEASANT PLAINS CIVIC ASSOCIATION MEMBERS WHO LIVE WITHING 200 FEET OF THE BRUCE MONROE SITE: T. Turner, V. Campbell, T. Goddard, B. Kennedy, J. Ford, L. McNiesh, D. Jones, S. Jones, S. Levy, C. Pascal, M. Wojachowski, B. Lawson, C. Hines, M. Beck**

**\*The Pleasant Plains Civic Association has been allowed to participate in the following major neighbor development projects over the years: Sherman Avenue Redevelopment Project; Howard University 10-Year Campus Plan; Georgia Avenue Dedicated Bus Lanes Project; MPD Hobart Place Crime Hot Spot Initiative**

## Cochran, Patricia (DCOZ)

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**From:** Brookes Clemmons <[REDACTED]>  
**Sent:** Monday, December 05, 2016 2:07 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Opposition of Development of Bruce Monroe ZC Case 16-11

Hello,

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. Inadequate Benefits Package: The list of “public” benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Brookes Clemmons  
1117 Columbia Rd NW Apt B  
Washington, DC 20009

## Cochran, Patricia (DCOZ)

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**From:** Brookes Clemmons <[REDACTED]>  
**Sent:** Monday, December 05, 2016 2:07 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Opposition of Development of Bruce Monroe ZC Case 16-11

Hello,

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. Inadequate Benefits Package: The list of “public” benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Brookes Clemmons  
1117 Columbia Rd NW Apt B  
Washington, DC 20009

**From:** Kathryn Gaab <[REDACTED]>  
**Sent:** Monday, December 05, 2016 2:16 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Regarding Bruce Monroe ZC Case 16-11

As a neighbor who frequents the Bruce Monroe park, I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11.

Just last weekend when I was at the park, I noticed a handful of people get off the 70 bus to come play basketball and enjoy the park. I was using the swings when two little boys came over and started talking with me and my friend. Over the course of an hour, my friend and I quickly made friends with these two boys and used the swing set, playground and tennis courts with them. That interaction made our day and we all agreed how nice it was to meet and play with others at the park. Taking away this park would limit the possibilities of meeting people who are not on the same block, steal away vital opportunities for young children to stay active and play, and turn an already congested intersection into a driver's nightmare.

Above all, I'd like to point out that this park doesn't benefit the residents of surrounding blocks alone. It provides those coming from surrounding neighborhoods a space that doesn't exist where they are. There are plots of land all up and down Georgia Avenue that could be bought and built on. Why take away something that benefits a community when other options are available?

Furthermore, I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St.,



Sherman Ave., and Georgia Ave.) and at already failing intersections.

5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking. As a car owner, I already have trouble finding a spot, especially before Irving St. returns to a two-lane parking street.

6. Inadequate Benefits Package: The list of “public” benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Katie Gaab  
613 Irving St. NW

## Cochran, Patricia (DCOZ)

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**From:** S. Silva <[REDACTED]>  
**Sent:** Monday, December 05, 2016 2:53 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** ZC Case 16-11: Planned Unit Development of Bruce Monroe

Good afternoon,

I am writing to oppose the Planned Unit Development of Bruce Monroe. First, I oppose the way which the city has pushed this development upon the neighborhood - with false "community input" after a decision had been made and developer had been chosen.

Second, the "Benefits Package" is insufficient, not to the benefit of the entire public, or of little to no value. No one cares about park and street naming opportunities; and a therapeutic pool for the senior building and upgraded street lights are hardly a win for the entire neighborhood when we're exchanging and losing a valuable community asset.

Finally, having a public green space in this part of the city is a rare thing that should be preserved. In order to meet the needs of Park Morton residents, it's possible to use other available city land without selling it to developers for practically nothing.

Thanks for your attention.

Star Silva  
2818 Georgia Avenue, NW, 2nd Floor  
WDC 20001

--

Star Silva

[REDACTED] | (202) [REDACTED]

To whom it may concern,

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you,

-Janet Redman

2920 Georgia Ave, NW

Submitted on 12/5/2016 by:  
Janet Redman

December 5, 2016

## Testimony from Sylvia Robinson regarding PUD application 16-11

My name is Sylvia Robinson and I am a resident of Pleasant Plains and co-founder of the Georgia Avenue Community Development Task Force. Since 2009 the Task Force has organized residents, students, homeowners, university officials and businesses along lower Georgia Avenue, ensuring the community has a voice in development projects. This community has been deeply concerned about the disposition of the Bruce Monroe site since the Bruce Monroe School was demolished. In 2010 we successfully worked with city officials to construct the park in its current layout rather than accept the planned parking lot. With no further correspondence from DMPED we took it upon ourselves to be proactive and assess the community's desires. At our 2014 Biennial Community Review attended by over 100 community members it was determined that 74% of the participants favored a non-commercial/non-residential use (reference:

[https://sites.google.com/site/pleasantplainsdc/task-force/Community\\_Review\\_2014\\_Final\\_Report.pdf](https://sites.google.com/site/pleasantplainsdc/task-force/Community_Review_2014_Final_Report.pdf)

We later participated in the design and distribution of the ANC 1A/B Bruce Monroe Task Force survey distributed to 10,000 residents, with 800 responses showing that 64.4% of the respondents favored a park or a public use of the site (reference: <http://anc1a.org/library.html>).

Even though I am technically speaking in opposition, I am not here today to stop the project or deny the Park Morton residents the opportunity for new housing. I am here to voice community concerns that have been disregarded throughout this process.

There were many community engagement meetings which were referred to in the PUD documents. Having attended most of them I can attest to the fact that only one of them was designed to gain insight from the community about the design of this site and I have yet to see notes from this meeting that indicated a community preference for what is actually being proposed. The remainder of the meetings focused on announcing the plans for moving forward, and explaining why there could be no compromises.

The community's voice was further suppressed when the ANC Commissioner for the site recused herself from this project in December of 2015 for personal/professional reasons. She did not discuss or vote on any issues related to this project since then, and the Commission did not appoint anyone to represent them in her place.

I would like to stress at this point that despite the issues with the process and the battle to save at least half of the land for the park, it was not the desire of the Georgia Avenue Community Development Task Force to stop the project or deny the Park Morton residents the opportunity for new housing. But for a project of this size and impact not to have the benefit of full community input will have lasting damage to our community.

We therefore want to raise the following concerns to you related to this PUD and ask that these be considered prior to approving this legislation.

- **At 120 feet, the building planned for the site is too tall, and the design is not compatible with the neighborhood. We ask that the building height to be reduced by at least two stories, with the units removed (approximately 46) being added to the Park Morton site.**
  - The building and design are not consistent with the Comprehensive Plan, specifically Policy UD-2.2.7: Infill Development, Policy UD-2.2.8: Large Site Development, and Policy UD-2.2.9: Protection of Neighborhood Open Space
  - The building and design are not consistent with the Future Land Use Map which calls for medium density residential/moderate density commercial at this site, immediately bordering on a low density residential/commercial area to the south
  - The building and design are not consistent with the Office of Planning's Small Area Plan, or the Georgia Avenue After Small Area Plan.

ZONING COMMISSION  
District of Columbia  
CASE NO.16-11  
EXHIBIT NO.171

- The building and design are not consistent with the surrounding community's desires
    - The GACTDF 2014 biennial Community Review attended by over 100 community members determined that 74% of the responses favored a non-commercial/non-residential use (reference: [https://sites.google.com/site/pleasantplainsdc/task-force/Community\\_Review\\_2014\\_Final\\_Report.pdf](https://sites.google.com/site/pleasantplainsdc/task-force/Community_Review_2014_Final_Report.pdf))
    - The ANC 1A/B Bruce Monroe Task Force survey distributed to 10,000 residents, with 800 responses showed that 64.4% of the respondents favored a park or a public use of the site (reference: <http://anc1a.org/library.html>)
    - DMPED held a public engagement meeting on December 12<sup>th</sup> at which participants could indicate their preferences for development using building blocks. The notes from this meeting gave no evidence of a community preference for a building of this size.
  - The developer's claim that there are three PUDs in the area that are comparable in height is false because the heights that were approved for those buildings were for buildings that were truly 90 feet as opposed to this PUD where 90 feet only goes to the top floor and doesn't include the penthouse and roof structure adding an additional 20 feet.
- **The area designated for the park is not delineated, nor is there any firm commitment to design, develop or fund the park.** Neither the Surplus document, Land Disposition document nor the PUD requires either the city or the developer to build or fund the building of the park. As of 3pm on December 5<sup>th</sup>, the developers have not shared their community benefits proposal so there is no commitment at this point to create a park. We raised this issue during testimony at the Surplus and Land Disposition hearings for Bruce Monroe on November 29, and are urging you to support us in documenting this commitment as well.
  - A requirement for tenants to pay for parking spaces will give them an incentive to park in the neighborhood as an alternative. Paid parking spaces are assumed in the appraisal, although the developer has been non-committal on this issue. **We want parking spaces to be given to residents at no additional costs.** Furthermore, the traffic reports suggest that Irving St and Columbia Rd. will be operating at failing levels in the future but the city has not presented a realistic proposal to deal with the increase in congestion.
  - **We want to see more three bedroom affordable units added to the project.** Currently between the two sites there are a total of 41 three or four bedroom units. 13 of them are PHA units and 28 are market rate. Lack of three and four bedroom affordable units adversely affects the ability of African American families to live in the Ward.
  - **We're concerned about the lack of home ownership opportunities in the project.** The Home Fund, Public Housing Self Sufficiency Program, and Home Opportunities for Public Housing Residents are opportunities that the Department of Housing and Urban Development (HUD) encourages City Government and Public Housing Authorities to utilize when there is a relocation of Public Housing Residents. The GACTDF is very concerned there has not been any exploration of these opportunities for the residents at Park Morton.

**Georgia Avenue Corridor Neighbors (GAN)**  
**Testimony Zoning Commission Case Nos. 16-11 & 16-12**  
**December 5, 2016**

Georgia Avenue Corridor Neighbors is an unincorporated nonprofit association of citizens and groups living, working, and along the Georgia Avenue Corridor in Northwest Washington, DC, Ward One. We seek to protect our personal and property issues before the zoning and planning officials in the District of Columbia.

GAN has participating members around the PUD site that will be directly and concretely affected by the PUD application in this manner.

GAN references and incorporates wholly any testimony given by the Save Bruce Monroe Park committee, the Pleasant Plains Civic Association, and all letters and testimony in opposition.

Again, as in prior PUD applications, the Office of Planning has woefully let down the public in that they have failed to provide a comprehensive review of the potential adverse impacts the PUD presents to the surrounding community.

**Quality of Life Impacts**

The OP reports show that no studies of noise or air quality have been conducted to determine how this project will affect the surrounding neighborhood. No relevant District agencies have weighed in to determine the waste, emissions, and other issues the significant buildings in these inter-related PUDs will bring onto the surrounding communities around the PUD sites.

Despite the guidance as well as the directives of the Comprehensive Plan and interrelated planning documents for the area around the PUD sites, and despite the significant public sums of land value being given to well connected developer (Dantes), we see and hear the people of the surrounding community through their own voices simply asking any development follow the law and seek to mitigate impacts on the community – socio-economic impacts and environmental impacts, as well as impacts on existing public services – all anticipated and described within the DC Comprehensive Plan.

**Jobs and Existing Small Businesses**

The PUD application gives no sense of how many jobs will this project will truly create for local neighbors in the Buzzard Point community, if they will be of a living wage, and there is no sense or reports from any relevant agencies to determine how many local residents in the surrounding communities will be sought after and employed in the jobs created by this project. There are no reports on the record from DC's Department of Employment Services and Department of Small and Local Business Development.

Further, these PUD applications does not demonstrate the project and related planning meaningful attempting to preserve and enhance the existing small businesses that make this area exciting to be part. Most of the Georgia Avenue Corridor businesses are non-corporate non-

chain stores. Why isn't OP or DMPED seeking as part of the PUD approval conditions that would help these businesses survive the construction and thrive as we bring in new neighbors to the area. How will increasing rents from the growth in luxury housing affect these businesses and why hasn't this discussion been started by this point to determine mitigation techniques. In fact, there has been no evaluation of how the project will affect the low density businesses along the Georgia Avenue corridor, such as their displacement.

*Relevant Comprehensive Plan policies, among others: E-4.1; E-4.1.3; E-4.2; E-4.3; E-4.3.5; E-4.5.C; E-4.8.2; ED-3.2; ED-3.2.1; ED-3.2.6; ED-3.2.7; ED-3.2.A; ED-3.2.D; ED-4.2.4; ED-4.2.7; ED-4.2.12*

### **Impacts on Public Services**

There is no sense from DC Water to get specificity as to the water needs of the proposed project such as how much fresh water this project will require on a daily basis and will the fresh water capacity currently serving the surrounding community be affected by this new stress on the public water systems. It is fair to say that the amount of sewage coming from this proposed project will be far greater than the existing water and sewer needs.

The Office of Planning has not considered the coordination of the municipal public systems that will be impacted by this project, among the others in the area, and hence there is no qualitative understanding of contributions from the public and the applicant to upgrading the municipal water, electric and gas systems that will serve this PUD project. For example, there are no reports from DC Water, Washington Gas or Pepco on the record.

OP has not determined the capacities of these utilities in serving the PUD site, and the existing community simultaneously. There is no sense of who will pay the repair bill for a catastrophic collapse of any of these public utility systems during construction or after the project is operating.

And OP has not coordinated an evaluation of emergency response capacity with the Fire Department or MPD about this project considering the volume and density of new residents and commercial entities in case of an emergency or in terms of daily safety protections currently serving the community.

*Relevant Comprehensive Plan policies: CSF-1.1; CSF-1.1.1; CSF-1.1.2; CSF-1.2.2; CSF-1.2.6; CSF-3.2; CSF-4; CSF-4.2; IN-1.2; IN-1.2.2; IN-2.1.1; IN-5; IN-6; IN-6.1.3*

### **Affordable housing**

While the inter-related cases are associated with the city's New Communities program, there is no acknowledgement that New Communities is failing to meet its stated goals and is resulting in the tearing down of truly affordable public housing and not replacing it. See the Quadel Report dated August 2014 (<http://dcnewcommunities.org/wp-content/uploads/2014/09/Policy-Advisors-Recommendations-on-the-NCI-Program.pdf>) as well as the Zoning case records in the Barry Farms PUD (ZC Case No. 14-02), Kenilworth Courts PUD (ZC Case No. 15-21) and the

Brookland Manor PUD (ZC Case No. 15-02).

More black and brown families are displaced by New Communities than that being housed. The One for One replacement units are not that – as 4, 5, 6 bedroom units that exist now at Park Morton will not be replaced. The Build First goal of New Communities is strangely not being pursued here, in that the replacement units will be on Bruce Monroe a distance from the existing Park Monroe site. The size of Park Morton would allow the staggered and staged planned demolition and rebuild on Park Morton without displacing anyone!

Further, the Office of Planning has not done analysis of how this project may impact the existing community and land values. There are no reports in writing from the Dept of Housing and Community Development (DHCD) to weigh in on these affordability issues for the surrounding community. DHCD is the agency monitoring and managing affordability in the city and can inform the Commission about statistics as to current affordability numbers – like the number of units, levels of affordability, what existing affordable family housing is at risk – in the surrounding community. Why hasn't this been done?

Is it fair to say, OP has not worked with all relevant city agencies to ensure that there is minimal to no disruption to the surrounding zone districts and land values. One such tool is to seek a freeze on property taxes for the impacted community over the next 15 years, which can be included as a condition in the Order to mitigate displacement and destabilization of the surrounding districts.

*Relevant Comprehensive Plan Policies, among others: H-2.1; H-2.1.3; H-2.1.1; H-2.1.4; H-2.1.A; H-2.1.E; H-2.2.3; H-2.2.E; H-1.1.3; H-1.2; H-1.2.1; H-1.2.7*

## **DDOT – TRANSPORTATION**

DDOT has determined that some there are limited bus lines around the site are at capacity now. And all are now aware of how limited and dangerous the Wmata Metro system has been and will be given it is also near or at capacity.

DDOT has not determined the capacity of the Metro to simultaneously serve the PUD project and continue to serve the existing community given the new transit trips predicted for this project. Same goes for buses. Not to mention there isn't ready access to a Metro station nearby the PUD sites.

Neither DDOT nor OP have coordinated with the developer to determine any contributions for including more public transit services like more bus trips, lines, or to offset Wmata safety repair costs, and other public right of way improvements.

When does DDOT say, enough, that the public transport systems and streets can not handle any more development without system upgrades and expansion, especially given the remapping of the site to densities not allowed by the FLUM.

Shared car services and bike services cannot be proven to solve the failing intersections and this



area will become a traffic nightmare, beyond what it already is, impacting the surrounding neighbors parking, streets, noise, air, and more, and do so in obvious adverse ways.

## **FLUM**

The Future Land Use Map designates the PUD site as: Moderate Density Residential. Applicant Exhibit 35A1, page 10.

*DCMR 10A-225.4 Moderate Density Residential: This designation is used to define the District's row house neighborhoods, as well as its low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some of the older inner city neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). The R-3, R-4, R-5-A Zone districts are generally consistent with the Moderate Density Residential category; the R-5-B district and other zones may also apply in some locations.*

The surrounding community is largely low rise residential and low density commercial buildings. Applicant Exhibit 35A1, page 10.

The Applicant says, "1. The Subject Property is designated in the Local Public Facilities category on the Future Land Use Map. The Comprehensive Plan clearly dictates that if a change in use occurs on a site designated as a Local Public Facility, the new designation should be "comparable in density or intensity to those in the vicinity." Applicant Exhibit 35B, page 12, Point 1.

In this case the Applicant is asking the Zoning Commission ignore the FLUM and the prevailing zoning character of the surrounding community and approve a project that includes a building nearly triple the density and heights of those in the vicinity. The proposed principle building (Building A) is 10 stories tall including the habitable penthouse space, standing AT more than 100 feet tall. Applicant Exhibit 35A4, page 1.

Court cases show the appearance of the building in stories gives rise to judgments on how to determine if the proposal meets the FLUM designation.

The request in this case to remap the PUD site to R-5-B/PUD and C-2-B/PUD fundamentally contradicts the FLUM's designation as Moderate Density Residential, even one expected to become a mixed use site per the Generalized Policy Map.

The Applicant relies on the fact that the Zoning Commission contradicted the FLUM for other projects in the area, in that in the past the ZC has approved buildings at heights and densities far greater than the anticipated development patterns for the Georgia Avenue corridor. But this doesn't mean erroneous decision of the past permit the Applicant to flout the law as the PUD regulations make clear that the issues and facts being considered are "specific to this case" in ZC Case Nos. 16-11 and 16-12. In these instant cases the public has been organizing and made aware of these inter-related projects because of the controversy in conflict with the Comprehensive Plan.

## Conclusion

For the above reasons, among others, the PUD application is inconsistent with the Comprehensive Plan as a whole. Particularly troublesome is the lack of the government's comprehensive public review to determine adverse effects on the surrounding community pursuant to the PUD regulations and Chapter 25 of the DC Comprehensive Plan, among other policies.

The impacts will certainly adversely affect the residential communities surrounding the PUD site in the neighborhoods along the Georgia Avenue Corridor. As such, GAN requests the Zoning Commission deny the PUD application.

*/s/n Chris Otten & Ryan Cummins, Co-facilitators GAN*



Relevant Comprehensive Plan policies, among others: UD-2.2.1; UD-2.2.2; UD-2.2.4; UD-2.2.8; LU-2.3.2; LU-2.3.3; LU-2.3.4; LU-2.4.8; H-1.3.A; E-4.1; E-4.1.3; E-4.2; E-4.3; E-4.3.5; E-4.5.C; E-4.8.2; ED-3.2; ED-3.2.1; ED-3.2.6; ED-3.2.7; ED-3.2.A; ED-3.2.D; ED-4.2.4; ED-4.2.7; ED-4.2.12; CSF-1.1; CSF-1.1.1; CSF-1.1.2; CSF-1.2.2; CSF-1.2.6; CSF-3.2; CSF-4; CSF-4.2; IN-1.2; IN-1.2.2; IN-2.1.1; IN-5; IN-6; IN-6.1.3; H-2.1; H-2.1.3; H-2.1.1; H-2.1.4; H-2.1.A; H-2.1.E; H-2.2.3; H-2.2.E; H-1.1.3; H-1.2; H-1.2.1; H-1.2.7; inter-alia.

SEE ATTACHMENTS

## **Attachments**

**Email from GAN Managers**

**Participant authorization letters**

**Form 140**



d.c. forrd &lt;[REDACTED]&gt;

---

**Authorized for 16-11 and 16-12**

1 message

d.c. forrd &lt;[REDACTED]&gt;

Mon, Dec 5, 2016 at 2:21 PM

To: Jason Klein &lt;[REDACTED]&gt;

Cc: Ryan Cummins &lt;[REDACTED]&gt;

Dear Jason,

Per our bylaws, and as empowered by our participating members, GAN facilitators, Ryan Cummins and Chris Otten authorize you to bind GAN to the administrative process of zoning review in both ZC Case Nos. 16-11 and 16-12.

Thank you for your help and consideration.

The hearing for 16-11 begins tonight at 6:30pm. Please submit your notice of appearance.

Regards,  
Chris Otten  
c/o Georgia Avenue Corridor Neighbors (GAN)  
[REDACTED]

cc: Ryan Cummins, co-facilitator GAN

**Personal Attestation**

I am over 18 years old. Tengo más de 18 años.

I have a family that I am raising nearby the project sites in ZC Case Nos. 16-11 & 16-12.

Tengo una familia que estoy criando cerca de los sitios del proyecto en ZC Case Nos. 16-11 & 16-12.

My family rents our home. Mi familia alquila nuestra casa.

We are fearful the projects will displace us with rising rents and property taxes.

Estamos temerosos de que los proyectos nos desplacen con el aumento de los alquileres y los impuestos sobre la propiedad.

My family and children enjoy Bruce Monroe Park right now.

Mi familia y los niños disfrutan de Bruce Monroe Park en este momento.

The project will eliminate a large portion of the park we use on a regular basis.

Los proyectos eliminarán una gran parte del parque que usamos regularmente.

The park provides my family much needed recreation space in a neighborhood lacking large open public land.

El parque proporciona a mi familia espacio de recreación muy necesario en un barrio que carece de gran terreno público abierto.

We are quite worried about the environmental impacts like more noise and air pollution.

Estamos bastante preocupados por los impactos ambientales como más ruido y contaminación del aire.

These projects will negatively affect the health of my family. Estos proyectos afectarían negativamente la salud de mi familia.

We support GAN in bringing our concerns to the Zoning Commission.

Apoyamos a GAN en llevar nuestras preocupaciones a la Comisión de Zonificación.

We authorize GAN to participate at the hearings. Autorizamos a GAN a participar en las audiencias.

We give approval to GAN managers to pick our representative for the hearings. Damos la aprobación a los gerentes de GAN para elegir a nuestro representante para las audiencias.

Signed,



Date:

11/22/16

Print name:

Maria Medina

202) 997-9087

Address:

768 Irving St NW  
Washington D.C 20010

Phone:

\_\_\_\_\_

### Personal Attestation

I am over 18 years old. Tengo más de 18 años.

I have a family that I am raising nearby the project sites in ZC Case Nos. 16-11 & 16-12.

Tengo una familia que estoy criando cerca de los sitios del proyecto en ZC Case Nos. 16-11 & 16-12.

My family rents our home. Mi familia alquila nuestra casa.

We are fearful the projects will displace us with rising rents and property taxes.

Estamos temerosos de que los proyectos nos desplacen con el aumento de los alquileres y los impuestos sobre la propiedad.

My family and children enjoy Bruce Monroe Park right now.

Mi familia y los niños disfrutan de Bruce Monroe Park en este momento.

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Estamos bastante preocupados por los impactos ambientales como más ruido y contaminación del aire.

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Apoyamos a GAN en llevar nuestras preocupaciones a la Comisión de Zonificación.

We authorize GAN to participate at the hearings. Autorizamos a GAN a participar en las audiencias.

We give approval to GAN managers to pick our representative for the hearings. Damos la aprobación a los gerentes de GAN para elegir a nuestro representante para las audiencias.

Signed,



Date: 01/22/2016

Print name:

Bertila Arqueta

Address:

749 Irving St NW  
Washington DC 20010

Phone:

202 579-7184

Personal Attestation

I am over 18 years old.

I have a family that I am raising nearby the project sites inn ZC Case Nos. 16-11 & 16-12.

My family <sup>owns</sup> ~~owns~~ our home. We are fearful the projects will displace us with rising rents and property taxes.

My family and children enjoy Bruce Monroe Park right now. The project will eliminate a large portion of the park we use on a regular basis. The park provides my family much needed recreation space in a neighborhood lacking large open public land.

We are quite worried about the environmental impacts like more noise and air pollution. These projects will negatively affect the health of my family.

We support GAN in bringing our concerns to the Zoning Commission. We authorize GAN to participate at the hearings. We give approval to GAN managers to pick our representative to the hearings.

My baby took her first swing ride in that park. She  
Signed, *loves the garden. Hopefully she and others can grow there.*

*Juan Carlos Caicedo / P.H. Juan*

Date: *0 11/27/14.*

Print name: *JUAN CAICEDO*

Address: *732 Kenyon St NW*  
*WDC 20010*

Phone: *786 797 0004*

*jaicedo@gmail.com*

## **PERSONAL STATEMENT**

My name Nicholas Van Dusen, and I am a 30 year old homeowner on the same block as Bruce Monroe Community Park. I attest that my statements below are true and factual to the best of my knowledge.

I attest that the projects in the inter-related Zoning Case Nos. 16-11 and 16-12 will have immense adverse affects on my neighborhood and me.

### **(1) Environment**

The number of high density units which the Zoning Commission has already approved in the Georgia Avenue Overlay District and are currently in various stages of construction and development and are adjacent to Bruce Monroe Community Park are already planned to increase the amount of paved and impervious surfaces in area, and will therefore increase water runoff as well. Reducing the size of Bruce Monroe Community Park will eliminate one of the few remaining green spaces that helps mitigate water runoff issues in the area.

### **(2) Land Values & Displacement**

Our homes will have increased water runoff streaming downhill from east to west given the steep slope of Irving and Columbia between Sherman and Georgia. This increased runoff has the ability to compromise our foundations. In addition, the introduction of a 9 story building will decrease the amount sunlight that reaches our homes and would otherwise help dry the increase moisture that will result from increased water runoff. The 9 story building will destroy the Bruce Monroe Park, the heart of our community, and destroy the character of the neighborhood.

### **(3) Elimination of the Park at Georgia and Irving Street**

The reduction of the park from 2.5 acres to 1 acre exacerbates the “severe shortage” of park space in the Mid City Area Element portion in section 2000.8 of the District’s approved Comprehensive Plan. Bruce Monroe Community Park is a critical asset that serves not only the residents that live in the immediate vicinity of the park, as well as residents of the surrounding neighborhoods that lack access to quality green space.

### **(3) Negative Impacts on Public Services & Transit**

The proposed high density building will exacerbate traffic and congestion on the two busiest one-way, single lane, through streets in all of Northwest DC. While both streets service important bus routes, the impact of any development on this segment of Irving Street NW must be given serious consideration since it is a crucial route for ambulances and emergency vehicles bound for the Washington Hospital Center, the only trauma hospital in DC.

### **(4) Lack of Adequate Representation on the Matter in the ANC**

The residents that live immediately adjacent to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory



Neighborhood Commission because ANC 1A10 Commissioner, Rashida Brown, recused herself from all discussions and decisions regarding Bruce Monroe Community Park due to the conflict of interest posed by her employment with DMPED. However, Commissioner Brown's constituents did not know that they would not have representation on this issue until Brown's letter of recusal was read aloud by the ANC 1A chairman at the April 13, 2016 meeting where the committee voted on whether to support the surplus designation of the park. In fact, Ms. Brown ignored correspondence sent to [REDACTED] on matters related to Bruce Monroe Community Park. Several attempts were made to reach Ms. Brown via email before and after her opposition to the park was made public, and no reply was made.

For these four reasons, I ask that Georgia Avenue Corridor Neighbors (GAN) and DC for Reasonable Development (DC4RD) facilitate and deliver my contested concerns before Zoning Commissioners in ZC Case Nos. 16-11 and 16-12, as well in any subsequent judicial review on my behalf. And, I support GAN and DC4RD managers in selecting our authorized representative to assist us in seeking protections on the surrounding community.

Signed,

 11/20/16

Nicholas Van Dusen  
761 Irving Street NW  
Washington, DC 20010  
[REDACTED]

## **PERSONAL STATEMENT**

My name is Nida Chaudhary, and I am 30 year old homeowner on the same block as Bruce Monroe Community Park. I attest that my statements below are true and factual to the best of my knowledge.

I attest that the projects in the inter-related Zoning Case Nos. 16-11 and 16-12 will have immense adverse affects on my neighborhood and me.

### **(1) Environment**

The number of high density units which the Zoning Commission has already approved in the Georgia Avenue Overlay District and are currently in various stages of construction and development and are adjacent to Bruce Monroe Community Park are already planned to increase the amount of paved and impervious surfaces in area, and will therefore increase water runoff as well. Reducing the size of Bruce Monroe Community Park will eliminate one of the few remaining green spaces that helps mitigate water runoff issues in the area.

### **(2) Land Values & Displacement**

Our homes will have increased water runoff streaming downhill from east to west given the steep slope of Irving and Columbia between Sherman and Georgia. This increased runoff has the ability to compromise our foundations. In addition, the introduction of a 9 story building will decrease the amount sunlight that reaches our homes and would otherwise help dry the increase moisture that will result from increased water runoff. The 9 story building will destroy the Bruce Monroe Park, the heart of our community, and destroy the character of the neighborhood.

### **(3) Elimination of the Park at Georgia and Irving Street**

The reduction of the park from 2.5 acres to 1 acre exacerbates the “severe shortage” of park space in the Mid City Area Element portion in section 2000.8 of the District’s approved Comprehensive Plan. Bruce Monroe Community Park is a critical asset that serves not only the residents that live in the immediate vicinity of the park, as well as residents of the surrounding neighborhoods that lack access to quality green space.

### **(3) Negative Impacts on Public Services & Transit**

The proposed high density building will exacerbate traffic and congestion on the two busiest one-way, single lane, through streets in all of Northwest DC. While both streets service important bus routes, the impact of any development on this segment of Irving Street NW must be given serious consideration since it is a crucial route for ambulances and emergency vehicles bound for the Washington Hospital Center, the only trauma hospital in DC.

### **(4) Lack of Adequate Representation on the Matter in the ANC**

The residents that live immediately adjacent to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission because ANC 1A10 Commissioner, Rashida Brown, recused

herself from all discussions and decisions regarding Bruce Monroe Community Park due to the conflict of interest posed by her employment with DMPED. However, Commissioner Brown's constituents did not know that they would not have representation on this issue until Brown's letter of recusal was read aloud by the ANC 1A chairman at the April 13, 2016 meeting where the committee voted on whether to support the surplus designation of the park. I was particularly disappointed that Ms. Brown did not inform me that she was required to recuse herself on matters related to Bruce Monroe Community Park after I sent her an email on March 23, 2016. After attending the ANC 1A meeting on April 13, 2016, I replied to my March 23, 2016 email to Ms. Brown and asked why she had failed to mention that she was recusing herself on the matter. I have yet to receive any response from Ms. Brown.

For these four reasons, I ask that Georgia Avenue Corridor Neighbors (GAN) and DC for Reasonable Development (DC4RD) facilitate and deliver my contested concerns before Zoning Commissioners in ZC Case Nos. 16-11 and 16-12, as well in any subsequent judicial review on my behalf. And, I support GAN and DC4RD managers in selecting our authorized representative to assist us in seeking protections on the surrounding community.

Signed,

 11/29/16

Nida Chaudhary  
761 Irving Street NW  
Washington, DC 20010  
[REDACTED]

### Personal Statement

I am over the age of 18. I am a homeowner. I attest that my statements below are the truth as to the best of my information and knowledge.

As a person living nearby Georgia Avenue, a corridor of important local DC history and propelled by local small businesses and longtime residents, the projects I see in the Zoning Case Nos. 16-11 and 16-12 will have a direct adverse affect on me and my interests in my property and that of my neighborhood.

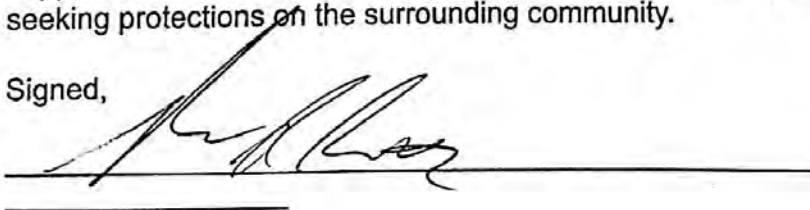
Homeowners like me will face sudden jumps in land values with these very large mostly luxury residential projects. But yet, there's no discussion of increasing gentrification pressures brought on by projects set at densities bigger than anticipated by the DC Comprehensive Plan and other city planning documents. There will be unmitigated tax appraisal increases to my properties as well as those in the surrounding community.

The cumulative densities of the proposed projects are not being considered holistically so to determine a comprehensive impact analysis on the public services that currently serve me and my neighbors. Traffic will climb to untenable levels and with it noise and air pollution. Public on street parking which we enjoy now is already at a premium and will become oversaturated for existing residents with vehicles. Emergency responders will be impacted by jams on Georgia Avenue and Columbia Road, our major emergency thoroughfares. Our buses will see significant increases in use and abuse while Metro threatens transit cuts. None of this has been explored for mitigation planning or to determine if this project is even feasible without significant adverse affects on residents like me.

The interconnected PUD applications in ZC Case Nos. 16-11 and 16-12 present concrete displacement threats, and quality of life impacts to homeowners like me, as well as my neighbors. The people who live here now. I am also worried about the significant loss of park space. I enjoy this open public space now and it will largely disappear under the proposed plans.

I ask that Georgia Avenue Corridor Neighbors (GAN) and DC for Reasonable Development (DC4RD) facilitate and deliver my contested concerns before Zoning Commissioners in ZC Case Nos. 16-11 and 16-12, as well in any subsequent judicial review on my behalf. And, I support GAN and DC4RD managers in selecting our authorized representative to assist us in seeking protections on the surrounding community.

Signed,



Date: 11/21/2016

Print name:

Robert B Leary III

Address:

758 Irving Street NW

Phone: 202-669-8493



BEFORE THE ZONING COMMISSION OR  
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please go to [www.dcoz.dc.gov](http://www.dcoz.dc.gov) > IZIS > Participating in an Existing Case > Party Status Request for instructions. Print or type all information unless otherwise indicated. All information must be completely filled out.

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.

Pursuant to 11 DCMR Subtitle Y § 404.1 or Subtitle Z § 404.1, a request is hereby made, the details of which are as follows:

Name: Georgia Ave. Corridor Neighbors  
Address: 40 Chris Otten + Ryan Cummins 2203 Champlain Street NW #202  
Phone No(s): 202-763-6901 E-Mail: dc4reality@gmail.com

I hereby request to appear and participate as a party in Case No.:

Signature: [Signature] Date: 11/21/16

Will you appear as a(n) ☐ Proponent ☒ Opponent Will you appear through legal counsel? ☒ Yes ☐ No

If yes, please enter the name and address of such legal counsel.

Name: ATTACHED  
Address:   
Phone No(s):  E-Mail:

ADVANCED PARTY STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 404.3/Subtitle Z § 404.3:

I hereby request advance Party Status consideration at the public meetings scheduled for:

PARTY WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness;
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts; and
4. The total amount of time being requested to present your case.

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board? ATTACHED
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee) ATTACHED
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.) ATTACHED
4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied? ATTACHED
5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied. ATTACHED
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public. ATTACHED

## Attachment C

### Demonstration of the Problems, Concerns, & Failures of DCHA “Dispersal” Programs, like HOPE VI and New Communities

- Most recently DMPED announced a report showing that the New Communities program has fallen way short of its objectives and goals in protecting current public housing residents.

For this report, see the link here >>

<http://www.washingtoncitypaper.com/blogs/housingcomplex/2014/09/09/report-d-c-should-redevelop-public-housing-without-replacing-units-first/>

*“We appreciate that DMPED took the initiative to give the New Communities Initiative a thorough review,” says Adrienne Todman, executive director of the D.C. Housing Authority, which oversees the city's public housing and has worked with DMPED on New Communities, in a statement. “After careful examination by well-respected analysts, serious inefficiencies and weaknesses were identified and a robust list of recommendations was made. We’re prepared to begin working with our city partners as the details in the recommendations are ironed out and as our commitment to our families is fulfilled.”*

## **EVIDENCE OF THE FAILING PROGRAMS of DCHA and Public Housing “Dispersal” Programs**

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### **Affordable Housing and Public-Private Partnerships, Chapter 7, Constructing the Social Impact Statement to Measure the Full Cost to Public Housing Tenants of Urban Renewal, 2009**

<http://tinyurl.com/afrdble-hsing-pblc-prvt-2009>

Chapter 7 by Susan D. Bennet, Professor of Law, Washington College of Law, American University

"A social impact statement should compel local governments to assess the true, not imagined, utility of development projects to those who will be the most affected by them," like the current residents of Barry Farm.

The Applicant has not measured the value of the social networks that have been long established between current Barry Farm residents and families and thus the Applicant has not addressed the contested adverse impact of displacement of this critical social network among the poorest of DC residents living at the Barry Farm community.

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### **“Weathering” HOPE VI: The Importance of Evaluating the Population Health Impact of Public Housing Demolition and Displacement**

by Danya E. Keene and corresponding author and Arline T. Geronimus

Published online May 24, 2011

<http://www.ncbi.nlm.nih.gov/pmc/articles/PMC3126923/>

The HOPE VI program has funded the demolition of nearly 100,000 public housing units and has often created in their place new and attractive mixed-income developments. However, at most redeveloped HOPE VI sites, income-mixing criteria and other restrictions exclude the vast majority of original tenants, who are relocated to other public housing developments or to private-market rental units that are often subsidized with a Housing Choice Voucher. Thus, one significant outcome of HOPE VI is a large-scale relocation of low-income households and communities.

We conclude that relocated HOPE VI residents have experienced few improvements to the living conditions and economic realities that are likely sources of stress and illness among this population. Additionally, we find that relocated residents must contend with these material realities, without the health-protective, community-based social resources that they often rely on in public housing. Finally, we conclude that by disregarding the significance of health-protective autonomous institutions and by obscuring the structural context that gave rise to racially segregated public housing projects, the discourse surrounding HOPE VI is likely to reinforce health-demoning stereotypes of low-income urban African American communities. Given the potential for urban and housing policies to negatively affect the health of an already vulnerable population, we argue that a health-equity perspective is a critical component of future policy conversations.

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## **District denies perception -- and facts -- of emigration**

Jan 23, 2003

[http://ww2.gazette.net/gazette\\_archive/2003/200304/greenbelt/news/141020-1.html](http://ww2.gazette.net/gazette_archive/2003/200304/greenbelt/news/141020-1.html)

For example, Valley Green (renamed Wheeler Creek Estates), dubbed the last outpost of the District as people fled to Maryland, had 312 public-housing units before Hope VI.

After the completion of the project, only 48 low-income family rental homes and 100 elderly rental apartments (both subsidized by public funds) were built in the 314-unit development.

The East Capitol Dwellings consisted of 1,199 severely distressed units in 2000 and is scheduled to be replaced with 515 units of mixed-income housing, 96 public-housing rental units, 262 affordable and market-rate rental units and 157 affordable and public housing homeownership units.

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<http://www.washingtoncitypaper.com/articles/25749/wet-n-riled/>

Washington City Paper

**Wet 'n' Riled The District's model HOPE VI development is a soggy piece of work.**

By Annys Shun • March 7, 2003

Wheeler Creek residents have met with A&R Development's president, Theo Rodgers, three times in the past several months on various issues. The result, they complain, has been pretty much the same: The drainage problems continue unabated.

Richardson and his neighbors also took their concerns to the D.C. Housing Authority. Even though the Wheeler Creek ribbon-cutting ceremony occurred back in October 2000, the housing authority still has responsibility for construction at the development through the end of the year, says agency HOPE VI coordinator Larry Dwyer. Despite meetings with housing-authority officials, Richardson says he hasn't been able to get any written assurances that the drainage problems will be fixed.

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<http://www.washingtoncitypaper.com/articles/20223/mixed-opinion-development>

Washington City Paper

**Mixed-Opinion Development As another D.C. housing project faces the city's wrecking ball, residents feel like consulting a Magic 8 Ball.**

By Megan Twohey • August 25, 2000

The federal Department of Housing and Urban Development has awarded the DCHA a \$30.8 million HOPE VI grant to demolish three public housing developments--East Capitol Dwellings, Capitol View Plaza, and Capitol View Townhomes--as well as Capitol View Plaza II, a private building that has been foreclosed by the Federal Housing Authority.



With the help of private developers, the DCHA plans to replace the buildings with a mixed-income residential community of rental and owner-occupied housing. It also plans to designate a commercial site consisting of office space, a grocery store, a bank, and other retail outlets. According to housing authority plans, locals like Maxfield and Lewis are supposed to find other public or Section 8 housing until the new developments are finished by the end of 2005.

But even after they make peace with a temporary relocation, residents who do the math may find themselves a little dubious about their long-term future: A total of 1,107 units are coming down, 92 units are being rehabbed, and only 555 new units are going up. Of those, the vast majority will be affordable and market-rate units for rent and sale. Only 196 will be public housing rental units--almost half of them reserved for senior citizens.

According to Larry Dwyer, the DCHA's HOPE VI redevelopment coordinator, just 250 of the 750 residents of units scheduled for demolition will be able to return to what will be called New East Capitol. "We're forecasting that, in addition to moving into public housing rental units, some families will be able to move into the tax-credit rental units," he says. The remaining families will be given the option to move to other public housing or take Section 8 vouchers into the private market

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<http://www.washingtoncitypaper.com/articles/24640/hood-winked>

Washington City Paper

**'Hood Winked Making public housing livable is as simple as getting rid of the people who live there.**

By Laura Lang and David Morton • September 27, 2002

**'Hood Winked Making public housing livable is as simple as getting rid of the people who live there.**

By Laura Lang and David Morton • September 27, 2002

By most accounts, Stephen Davis should have been thrilled when he heard the news in the summer of 2001. The D.C. Housing Authority (DCHA) planned to tear down the "deteriorating buildings" that make up the public-housing complex where Davis resides and replace them with a mix of brand-new, tastefully designed town houses and apartment buildings, a new community center, and services for residents such as job training and computer classes.

Under the plan, the federal government would pick up the \$35 million tab through a program known as HOPE VI. Other city agencies and community groups would supplement the money with additional funds for a complete redevelopment of Davis' neighborhood. All Davis and his neighbors at the Arthur Capper and Carrollsburg Dwellings in Southeast Washington, D.C., would have to do, DCHA officials told them, was move quietly away for a few years while the local government built them fresh and modern homes.

The plan certainly caught the attention of District politicians and local developers, who happily signed letters supporting the plan and attached them to the application to the U.S. Department of Housing and Urban Development (HUD), which doles out the HOPE VI funds. Local media gave the plan positive press, lapping up the DCHA's promise that the revitalization of the neighborhood--a 10-block area bounded by the Southeast Freeway and M Street SE--would spur \$400 million of further development

just a dozen blocks from the Capitol. In an article published that summer, the Washington Post daydreamed: "Twenty-five acres of squat public housing would be bulldozed, giving way to more than 1,500 town houses and apartments as inviting as those on neighboring Capitol Hill."

But Davis had a different reaction when he stumbled into a community meeting that summer at the recreation center across from his one-bedroom apartment. There, for the first time, he heard the plans for the revitalization.

"I thought about the Indians, actually," says Davis, a tall, skinny, 48-year-old Army vet who walks with a cane. Davis has been living at the housing complex for two years, after repeated knee injuries and severe arthritis ended his job as a cook at a local veterans' hospital, put him on disability, and landed him into public housing. "They didn't give us any options [They said,] 'We're going to move them out.'"

The way Davis sees it, the grand plans for his neighborhood didn't come from the generosity of local and federal officials concerned about improving the living conditions for Davis and his neighbors. Instead, Davis says they probably realized that his neighborhood--surrounded by swanky, refurbished town houses and a revitalized Washington Navy Yard with its 6,000 employees--was ripe for further development. Davis and his "deteriorating" home simply stood in the way.

"At the meeting, I spoke out," recalls Davis. "I broke it down and said, 'You're just taking our land because we're here in Capitol Hill. I can walk to Union Station in 20 minutes, and I have a bad leg.'...Where I'm sitting is such an ideal location."

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Wheeler Creek was financed through Hope VI monies granted to A&R development.  
<http://www.enterprisecommunity.com/servlet/servlet.FileDownload?file=00P30000007YI7bEAC>

And the same is true for East Capitol Dwellings  
<http://www.hensondevelopmentco.com/index.cfm?page=capitolgateway>

---

<http://content.knowledgeplex.org/kp2/cache/documents/38354.pdf>

### **The HOPE VI Program: What about the Residents?**

Susan J. Popkun, Diane K. Levy, Laura E. Harris, Jennifer Comey, and Mary K. Cunningham, The Urban Institute

For the past two decades, public housing—particularly the dangerous and decayed developments targeted by HOPE VI—has served as the housing of last resort for America's poorest. A substantial proportion of those still living in these distressed developments are literally one step away from becoming homeless and may become so if relocated to the private market. Without a fundamental refocusing of federal policy and a commitment to addressing the needs of our most vulnerable families, the transformation of public housing offers these residents little hope

for a better life.

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<http://www.nhlp.org/files/FalseHOPE.pdf>

**False HOPE: A Critical Assessment of the HOPE VI  
Public Housing Redevelopment Program**

June 2002

Prepared by  
National Housing Law Project  
614 Grand Avenue, Suite 320  
Oakland, California 94610  
[www.nhlp.org](http://www.nhlp.org)  
[tespinosa@nhlp.org](mailto:tespinosa@nhlp.org)

Poverty & Race Research Action Council  
3000 Connecticut Avenue, N.W., Suite 200  
Washington, D.C. 20008

## **LETTERS SENT ABOUT THE LAND USE AND ABUSE BY DISPOSING BRUCE MONROE PARK**

Through activist.one (set up by Georgia Avenue Corridor Neighbors & Save Bruce Monroe committee)  
Letters sent through December 5, 2015 4:30pm

=====  
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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-26 22:28:21

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Tahirah Green  
[REDACTED]

Ward: 6  
Zip: 20003  
~~~~~

Address:  
City / State:  
Zip: 20003  
STAY ON LIST:

=====  
=====  
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Subject: Postpone Bruce Monroe Park Hearing Please!

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-27 14:16:41

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

I live near and walk by the park everyday. I also use the community garden to grow produce that I eat and share. It is amazing to see all the people that enjoy the park. People playing basketball and tennis, kids playing on the swings, people walking their dogs through the park and the amazing garden growing produce I've never seen before. It is really an amazing oasis in the city. I don't know of any other park like it in the city and is one of the reasons I moved into the neighborhood. A large condo building does not fit into the fabric of the neighborhood. The community is best served by the public park.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Stephanie Cheng

[REDACTED]

Ward: 1  
Zip: 20001  
~~~~~

Address: 2920 Georgia Ave., NW

City / State: Washington DC  
Zip: 20001  
STAY ON LIST: news\_yes

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=====

Subject: Please Delay Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-27 16:19:49

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community. In a city that prides itself on a strong sense of community, the Bruce Monroe Park community has been left out and needs your assurance that you listen to our concerns.

Thank you for your attention to this important matter facing our community.  
Jeff Suppes

[REDACTED]

9194578040  
Ward: 1  
Zip: 20001  
~~~~~

Address: 764 Columbia Road  
City / State: Washington, DC  
Zip: 20001  
STAY ON LIST:

=====  
=====  
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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-27 22:34:07

~~~~~

I strongly oppose the proposed plan to surplus Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Thank you.  
Kirby Vining

[REDACTED]

[REDACTED]

Ward: 5  
Zip: 20002

~~~~~

Address: 16 Franklin St. NE  
City / State: Washington, DC  
Zip: 20002  
STAY ON LIST:

=====  
=====  
=====

Subject: Please hear out the community and postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-27 23:18:47

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being

considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

I am a Park Monroe homeowner and resident of nearly 10 years. This precious green space, widely used by neighborhood residents of all ages, racial backgrounds and walks of life, cannot be demolished for a high rise when there are so many other options on the table. We have no safe places to gather, play, grow. The city may think of this land as theirs, and therefore "free," but it truly is ours, and priceless, and the community will fight for it and our needs.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
April Thompson

[REDACTED]

2023213245

Ward: 1

Zip: 20010

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Address: 610 IRVING ST NW

City / State: DC

Zip: 20010

STAY ON LIST: news\_yes

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=====

=====

Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

Date: 2016-11-28 11:22:14

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I am a neighbor of the Bruce Monroe Park who uses the park and has been upset to learn that the city plans to develop it into a giant building of one and two bedroom homes. We have no park in our neighborhood if you take this away and I realize part of the plan includes a very small park, but a) it is too small and doesn't provide even half the amenities we currently enjoy and b) I, frankly, don't believe that this will actually happen. You also took away our neighborhood school and said you would rebuilt it, but you didn't and now you want to get rid of the only recreational space in our neighborhood that is heavily used. I myself take my neice and nephew there on a regular basis to play on the playground and learn how to ride their bikes. I doubt this will be an option in the tiny new park you propose (assuming that even would really happen) This is insanely inconsiderate of our neighborhood, including the low-income neighbors who also need a park and green space. Why don't we deserve it in our neighborhood? I can't even begin to imagine you deciding to "surplus" Kalorama Park. Just because we're not rich, we don't get a park? That is truly what this feels like.

I know you say this is for low income housing and the people of Park Morton, but don't the people of Park Morton also want a real park and green space? not to mention that are you really doing this for them? Are you really doing this for families? There are barely anything more than one and two bedroom units in the building. Where are the families supposed to live? Are we to become a ghetto of singles and couples? The park is all the more needed as all of our single family residences are turned into two bedroom luxury condos with no yards. I can assure you that anyone who votes for this disposition tomorrow will have lost my vote come the next election.

So with that, I strongly opposes the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Jennifer Fischer

[REDACTED]

[REDACTED]

Ward: 1

Zip: 20010

~~~~~

Address: 714 Kenyon St. NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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=====  
=====

Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 11:42:25

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Paul Cummins

[REDACTED]

Ward: 1  
Zip:  
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Address:  
City / State:  
Zip:  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 11:48:13

~~~~~

As a homeowner on Harvard Street, less than a block away - I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

In short, if this moves forward, it will mean profound change for the neighborhood we call home.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Mark Shields

[REDACTED]

2022030574

Ward: 1

Zip: 20001

~~~~~

Address: 737 Harvard St NW

City / State:

Zip: 20001

STAY ON LIST: news\_yes

=====  
=====  
=====

Subject: We Love Bruce Monroe Park -- please postpone the hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 11:48:17

~~~~~

Dear Mayor Bowser, and DC City Councilmembers,

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which will be considered by the Council on November 29. Please postpone the hearing and allow the community to fully weigh in on the issues.

My family and I use the park regularly, and it is a focal point for our community.

We are surprised and dismayed at the lack of substantive discussion the community has been allowed to engage in on this issue.

By our estimates, the park benefits 1000s of families in its vicinity.

We would like these 1000s of voices to be allowed a voice on this matter.

Thank you, Audu Besmer  
Audu Besmer

[REDACTED]  
2023524495

Ward: 1

Zip: 20001

~~~~~

Address: 2913 Sherman Ave NW  
City / State: Washington, DC  
Zip: 20001  
STAY ON LIST: news\_yes

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=====  
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Subject: Reschedule Bruce Monroe Redevelopment Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 11:49:43

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I oppose the current proposed plan for Bruce Monroe Park (3012 Georgia Ave NW). I understand that the plan is under the DC Council's consideration, with

a hearing scheduled on November 29. I request that you delay this hearing to solicit and engage community members to participate in the plan. To date, the process and options have not been clearly communicated with the neighborhood.

The options for neighborhood comment and collaboration, which were managed by the developer, were largely limited to comments focused on how to redevelop Park Morton. The developer deceptively excluded community opposition to using the park for development. Neighbors immediately adjacent to the Park were not represented on matters that were brought before the Advisory Neighborhood Commission. The City has failed the neighborhood in this process. I, and many of my neighbors, request that the City reset the process and conduct it in a transparent and unbiased manner.

Let me state that I do support shared public and green space, and more affordable housing. Our City and our neighborhood hungers for it. This includes new housing for the residents of Park Morton. But it is difficult to understand how this proposed massive building, which would replace a popular public park, is an appropriate way to accomplish that. It is out of sync with our community in many ways that threaten economic diversity, social diversity, building scale, and shared space.

Please halt this development, being again, and support a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Erik Cooke

[REDACTED]

Ward: 1  
Zip: 20010  
~~~~~

Address: 629 Kenyon St NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 12:08:14

~~~~~

I and my family strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

I live one block away from the park and although it has a meager play space my son loves it. Above all, we meet our neighbors there and different kids from my son's school. Needless to say, this is an important feature of our community and I have had very little opportunity to provide input. There has also been very little information about the park distributed to the residents to the point where I am not sure what information is the truth and what is hearsay. You MUST provide a wide community forum with more opportunities for people to get correct information and have their voices heard. I have questions and lots of them that I would like to have answered before you make a decision to change the face of my community.

Please keep in mind that this community lacks ample green space. We have the green space around us but it is not for our use the way that this park is. Why can't this community have a decent park where people of all walks of life can intersect? Wangari is in the middle of essentially a highway and a hospital with helicopter pads. Banneker is not a green park - it is a great pool and play space but lacks the greenery that we so need on Georgia Avenue.

This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Sibora Gjecovi

[REDACTED]

Ward: 1  
Zip: 20010  
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Address:  
City / State:  
Zip: 20010  
STAY ON LIST: news\_yes

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=====

Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 12:09:19

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses. If the proposal was for a 4-story building on 1/3-1/2 of the land, and would still provide housing for the Park Morton residents (who deserve it!) then I would be much more interested in supporting this. The green space at the park is used by people of all income levels and it would be devastating to trade all of that green space for a monstrous building. I do want to see Georgia Avenue developed, but please do it responsibly. When green space is taken away it never returns to being green space. I know so many of the kids and families in our neighborhood because of this park. I would be happy to have the Park Morton folks move down here, but please don't take away so much of the park to build a ridiculously tall building that will stick out like a sore thumb and become a commercialized piece of our lovely neighborhood.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.

Sincerely,  
Becca (neighbor of the park)  
Rebecca AbuRakia-Einhorn

3019389992

Ward: 1

Zip: 20001

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Address: 2920 Georgia Ave NW, Apt 207  
City / State: Washington, DC  
Zip: 20001  
STAY ON LIST: news\_yes

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Subject: Please seek community input on future of Bruce Monroe Park

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 12:42:14

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I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues. I attended a community hearing last Spring and can attest that the plan to develop Bruce Monroe was presented as a "done deal," not allowing for those opposed to the destruction of the park an opportunity for their concerns to be heard.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses. There are many better options out there, such as constructing on vacant property adjacent to the Park Morton complex, or acquiring some of the many vacant and abandoned buildings along Georgia Avenue and remodeling them to be affordable housing units. Please do not construct a high-rise on our beloved park.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Eva Miller

[REDACTED]  
[REDACTED]  
Ward: 1  
Zip: 20010  
~~~~~

Address: 605 Irving St NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: I disagree with the vast size of the proposed Bruce Monroe development

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 13:36:04

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses. As a neighbor in the area, I favor growth and improvement along Georgia, but do not agree with turning this extremely residential area into a commercial zone, like Chinatown, with no public park spaces and tall concrete buildings as far as the eye can see. This will inevitably drive away the residual feel of the neighborhood.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Lauren Dreyer

[REDACTED]

2022075280

Ward: 1

Zip: 20001

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Address: 730 Girard St NW, Apt 1  
City / State: Washington, DC  
Zip: 20001  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 15:23:54

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being

considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Scott Dorn

Ward: 3  
Zip: 20016  
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Address:  
City / State:  
Zip: 20016  
STAY ON LIST:

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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 15:26:01  
~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on

matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Heather Rellihan

[REDACTED]

Ward: 1  
Zip: 20010  
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Address: 778 Irving Street NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Preserve the park at Bruce Monroe Park - please postpone the hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 15:36:12  
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Dear Mayor and DC Councilmembers,

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park. Please postpone the hearing and encourage the community to weigh in on the issues.

I do not believe that this is the only site possible for redevelopment, and I do not believe that a park and the roots of a diverse and thriving community (and the roots of the many trees and plants that this park has brought about) should be torn up to make way for another built block of the city. This site was fortunate to transform into a respite from the concrete jungle, and I believe that development in the city should be sensitive to opportunities to preserve green oases such as this one, in order to help the city achieve it's Sustainable DC Plan goals.

If this project was indeed about prioritizing the replacement of affordable housing units and the preservation of a community, then there should have been more community input. Additionally, we would have seen a better, more balanced development plan that provided more open space and more public benefits and amenities.

Thank you for your time, and I hope you will hear me out as a rational and reasonable voice in the community. We cannot accept the demolition of a park just because the current plan provides the best business model for the chosen developer. This project should be about our community and providing facilities for long time residents of the city. I believe we can find a better alternative. I believe we should postpone the hearing of the current plan, so that a better one can be developed.

Thank you for your attention to this important matter facing our community.  
Emily Oaksford

Ward: 1  
Zip: 20009  
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Address:  
City / State:  
Zip: 20009  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 15:36:31

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I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that

could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
lauren persky  
[REDACTED]

Ward: 1  
Zip: 20001  
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Address: 2030 8th street nw  
City / State:  
Zip: 20001  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 15:40:33  
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I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses. Further, should a building of that size be built, it should also provide ample retail space for the nearby residents.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Tarik Yousif

[REDACTED]

Ward: 1  
Zip: 20010  
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Address: 764 Irving St NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST:

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Subject: Please Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 15:43:04

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I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Katrin Olson

[REDACTED]

Ward: 1  
Zip: 20010

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Address:  
City / State:  
Zip: 20010  
STAY ON LIST:

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Subject: Please save an important community resource

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 16:14:10

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Sarah Blenko

[REDACTED]

7818012597  
Ward: 1  
Zip: 20010  
~~~~~

Address: 745 Irving st nw  
City / State: Washington DC  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: I live near and love Bruce Monroe Park

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 16:40:35

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Adam Moskowitz

[REDACTED]  
[REDACTED]

Ward: 1  
Zip: 20010  
~~~~~

Address: 666 Irving St NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST:

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Subject: Request to postpone hearing for Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 16:43:25

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Dear Mayor Bowser, Councilmember Nadeau, and Councilmembers :

On the morning of Election Day, I learned of the DC plans to re-purpose Bruce Monroe Park in Park View (3012 Georgia Avenue NW). It was only today that I learned of the Council hearing to discuss this plan prior to a pending vote in December.

Apologies for the late request, but would you please consider postponing the hearing scheduled for tomorrow to allow greater participation of the neighbors ?

I am strongly opposed to the proposed plan to dispose of Bruce Monroe Park. As I understand, opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I am completely in favor of open public space and affordable housing, but the plans to build 120-foot building on such a neighborhood treasure is ridiculous. 120 feet equals 9 stories. Have you been to Park View or driven down Georgia Avenue ? The area is comprised of century-old rowhouses of 2 floors with the occasional 3 or 4 story building. Such a building will be triple or quadruple the size of any surrounding buildings, cut natural sunlight to those surrounding the building.

Parking is also at a premium in the area. The population of the proposed building would instantly dwarf that of the current neighbors.

As a parent, I take my kids to the park at least 3 times a week. When they get old enough for basketball and tennis, it will be more often. If Bruce Monroe Park goes away, the alternative would be at least a mile away in any direction.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.

Thanks,  
Craig  
C KELLY  
[REDACTED]

6462514602

Ward: 1

Zip: 20010

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Address: 724 Kenyon Street NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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=====

Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 17:09:03

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Joette James

[REDACTED]

2403816617

Ward: 1

Zip: 20010

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Address: 639 Keefer Place NW  
City / State: DC  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Plea from Ward 1 Constituent: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 17:11:04

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story historical townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Andrea Collis

[REDACTED]

Ward: 1  
Zip: 20001  
~~~~~

Address: 773 Columbia Rd NW  
City / State: Washington, DC  
Zip: 20001  
STAY ON LIST: news\_yes

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=====

Subject: Please Protect our Beautiful Public Park!

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 17:13:44

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Cristina Leifson

[REDACTED]

6127014622

Ward: 1

Zip: 20001

~~~~~

Address: 733 Hobart Pl NW Apt 6  
City / State: Washington DC  
Zip: 20001  
STAY ON LIST: news\_yes

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=====

Subject: Hearing on the future of Bruce Monroe Park

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 17:46:18

~~~~~

I strongly oppose moving forward without further community input on the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

I attended several community events and felt that opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand the process by which Bruce Monroe was decided as the solution and why other sites in the community that provide less community value are no longer being considered.

Thank you for your attention to this important matter facing our community.  
Bill Winfrey

[REDACTED]

Ward: 1  
Zip: 20009  
~~~~~

Address: 1111 Columbia Road NW  
City / State: Washington, DC  
Zip: 20009  
STAY ON LIST: news\_yes

=====  
=====  
=====

Subject: Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 17:54:06

~~~~~

I strongly oppose the rush to judgement to dispose of Bruce Monroe Park. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Brian Cruikshank

[REDACTED]

9495478239

Ward: 1

Zip: 20010

~~~~~

Address: 3636 16th St NW Apt A730  
City / State: 3636 16th St NW Apt A730  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Don't Destroy Bruce Monroe Park

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 18:55:15

~~~~~

Hello,

I am writing you because I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29.

Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

I am also appalled that you are trying to tear down one of the few parks in the area that are dedicated to children. The nearby McMillan park is completely cut off to any public access, and the next closest park is part of the Old Soldiers home which is also not public access to the community. The idea that public space would be torn down for private investment that won't even be converted into housing for the rapidly displaced community is truly disappointing.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Aubri O'Connor

[REDACTED]

Ward: 4  
Zip: 20011  
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Address:  
City / State:  
Zip: 20011  
STAY ON LIST: news\_yes

=====  
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Subject: Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 19:13:29  
~~~~~

My name is Quinn and I live at 733 Irving street NW, directly across the street from Bruce Monroe Park. I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built

on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.

Thank you,

Quinn Cook

Quinn Cook

[REDACTED]

19064586443

Ward: 1

Zip: 20010

~~~~~

Address: 733 Irving St NW

City / State: DC

Zip: 20010

STAY ON LIST: news\_yes

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=====

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Subject: Preserve Bruce Monroe Open Space

To: [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

Date: 2016-11-28 19:40:00

~~~~~

To my elected officials:

I am writing in opposition to the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

I have been a Ward 1 resident for more than three years and this past spring joined the Bruce Monroe Community Garden. Being part of the garden community has really made me feel connected to the District and has helped me to jump from being "just another young professional" to a true DC resident, fully invested and building a whole life here. Bruce Monroe Park as a whole is obviously a much loved space in the neighborhood -- there is always a basketball game or a tennis match going on, or friends having fun on the playground or under the gazebo -- and often all of those things at the same time. Downsizing the park and eliminating these facilities would be incredibly detrimental to the positive relationships built through recreation.



During a time of unprecedented and fast-paced new development in our city, I urge you, as our leaders, to take a long-term approach, and consider the effect of preserving not just existing open space, but the strong communities that are built in those spaces, and consider repurposing buildings that already exist. I understand the need for affordable housing in Ward 1 but I strongly believe that development must be balanced with preservation of open space for the benefit of the community.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Sara Gassman

[REDACTED]  
9143558824

Ward: 1

Zip: 20001

~~~~~

Address: 212 Elm St NW  
City / State: Washington, DC  
Zip: 20001  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]

Date: 2016-11-28 20:12:11

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
William McCabe

[REDACTED]

[REDACTED]

Ward: 1  
Zip: 20010  
~~~~~

Address: 787 Irving Street, NW, #2  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

=====  
=====  
=====

Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 20:31:43

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Gerald Butler

[REDACTED]

Ward: 1  
Zip: 20001  
~~~~~

Address: 788 Columbia Rd NW  
City / State: DC  
Zip: 20001  
STAY ON LIST: news\_yes

=====  
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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 20:41:14

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Kayley Whalen

[REDACTED]  
6105473227

Ward: 1  
Zip: 20001  
~~~~~

Address: 607 Columbia Rd NW  
City / State: Washington, DC

Zip: 20001  
STAY ON LIST: news\_yes

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=====  
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Subject: PLEASE Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 22:02:37

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Kristen Peters

[REDACTED]

9104709713

Ward: 4

Zip: 20011

~~~~~

Address: 3900 14th Street NW, Apt. 309  
City / State: Washington, DC  
Zip: 20011  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-28 22:48:30

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.

Adam Eig

[REDACTED]

2409947381

Ward: 4

Zip: 20011

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Address: 729 KENNEDY ST NW  
City / State: Washington, DC  
Zip: 20011  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
Date: 2016-11-29 06:16:36

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses. This will only increase crime as the kids will not have anywhere to go and will result into other behavior for one. I have lived here 15 years and would like this to remain a neighborhood. Save the tall buildings for downtown

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Cordell Robinson

[REDACTED]  
[REDACTED]  
Ward: 1  
Zip: 20010

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Address: 602 irving street nw  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-29 08:18:02

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Corinne Schneider

[REDACTED]

2023759814

Ward: 4

Zip: 20011

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Address: 4620 Iowa Ave NW, Apt 1

City / State: Washington, DC

Zip: 20011

STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-29 09:13:37

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and

specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
R Logan

[REDACTED]

Ward: 1  
Zip: 20010  
~~~~~

Address:  
City / State:  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Request to make Bruce Monroe lot disposal a bill

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-29 09:56:31

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Dear Counsel and Mayor,

At a recent community meeting, Phil Mendelson, explained there was a possibility of making a bill so the disposal of the Brice Monroe property could be worked out in more detail.

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered in an incomplete form by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

It is for the better of the community to have the property divided in its use so that all neighbors can share in open spaces while much needed housing can be built. I am in support of some housing on the lot but the proposal at hand is to the benefit of the contractors and not the neighborhood. The building



proposed is not suited to the neighborhood for a variety of reasons, with the size being the greatest concern.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Jessica Carpenter

[REDACTED]  
8572053317  
Ward: 1  
Zip: 20009  
~~~~~

Address: 1117 Columbia Rd NW  
City / State: Washington DC  
Zip: 20009  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-29 10:05:14  
~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on

matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.

Asha Porter

[REDACTED]

2024412640

Ward: 1

Zip: 20009

~~~~~

Address: 1117 Columbia RD NW

City / State: DC

Zip: 20009

STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

Date: 2016-11-29 10:26:45

~~~~~

Dear All,

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
David Bobeck

[REDACTED]

[REDACTED]

Ward: 1  
Zip: 20010  
~~~~~

Address: 770 Irving St. NW  
City / State: Washington DC  
Zip: 20010  
STAY ON LIST: news\_yes

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=====  
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Subject: Postpone Bruce Monroe Park Hearing

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-29 10:54:50  
~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Brittney Bailey  
[REDACTED]

Ward: 1  
Zip: 20010  
~~~~~

Address: 626 Keefer Place NW  
City / State: 626 Keefer Place NW  
Zip: 20010  
STAY ON LIST:

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Subject: Keep All of Bruce Monroe Park as a PARK; NO to Using Bruce Monroe Park as Redevelopment Site for Park Morton

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-11-29 11:25:52

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which is being considered by the Council on November 29. Please postpone the hearing and encourage the community to weigh in on the issues.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

While I favor open public space and affordable housing, including new housing for the residents of Park Morton, it is difficult to understand how that could manifest as a very large building at nine-stories, 120-foot to be built on top of a popular public park in a neighborhood of two-story history townhouses.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Robert Schubert  
[REDACTED]

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Ward: 1
    Zip: 20010
~~~~~
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Address: 1016 Lamont St. NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED] [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] [REDACTED]

Date: 2016-12-03 01:39:14

~~~~~

The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden helps over 100 households grow their own food, and the garden's community plots in the garden provide fresh organic food for neighbors. The garden's composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

The two basketball courts are popular with kids, youth, and adults in the neighborhood. The tennis court is also used by people of all ages and skills. A new pavilion provides shade from sun and rain and is regularly used by community groups for outdoor festivals and by families and neighbors for birthdays on the events.

Outdoor seating and drinking fountains make the park a great place for everyone in our community to enjoy. Kids from daycare and area schools use the park for recess and other activities. We've talked to many kids in the park, who are shocked when they hear city plans to build a nine-story building there.

Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Allison Basile  
[REDACTED]

Ward: 5  
Zip: 20002  
~~~~~

Address:  
City / State:  
Zip: 20002  
STAY ON LIST: news\_yes

=====  
=====  
=====

Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-03 08:29:42  
~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and encourage the community to weigh in on the issues before revisiting this issue in the future.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. It's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.

Jeff Cruz  
jeffncruz@hotmail

Ward: 1  
Zip: 20001  
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Address:  
City / State:  
Zip: 20001  
STAY ON LIST: news\_yes

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Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-03 10:00:33

~~~~~

Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

The residents of the Bruce Monroe Park neighborhood deserve to have a voice in the redevelopment of the park, but they have effectively been silenced by the ANC representative's decision to recuse herself from participating in any discussion around the park, due to a conflict of interest between her job and her duties as our elected representative. Please postpone any decision until the residents of the neighborhood can be adequately represented, and their voices be heard.

Douglas Yocum

[REDACTED]

6102024629

Ward: 1

Zip: 20010

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Address: 748 Irving St. NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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=====  
=====

Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-03 10:35:41

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and encourage the community to weigh in on the issues before revisiting this issue in the future.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. It's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.



Thank you for your attention to this important matter facing our community.  
Waseem AbuRakia

[REDACTED]  
[REDACTED]  
Ward: 1  
Zip: DC  
~~~~~

Address: 2920 Georgia Ave NW  
City / State: Washington  
Zip: DC  
STAY ON LIST:

=====  
=====  
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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-03 16:38:32  
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I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and encourage the community to weigh in on the issues before revisiting this issue in the future.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. It's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
John Garrity

[REDACTED]  
2025586488  
Ward: 1  
Zip: 20010

~~~~~

Address: 3220 Sherman Ave Nw  
City / State: DC  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]

Date: 2016-12-03 16:39:16

~~~~~

I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and encourage the community to weigh in on the issues before revisiting this issue in the future.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. It's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Carolyn Florey

[REDACTED]

2023445509  
Ward: 1  
Zip: 20010  
~~~~~

Address: 3220 Sherman Ave Nw  
City / State: DC  
Zip: 20010  
STAY ON LIST: news\_yes

=====  
=====  
=====

Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-03 17:45:44

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I strongly oppose the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and encourage the community to weigh in on the issues before revisiting this issue in the future.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. However, it is difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please stop this process, start over, and provide adequate funding for a solution that serves our entire community with neighborhood appropriate affordable housing that also preserves neighborhood green spaces.

Thank you for your attention to this important matter facing our community.  
Sally Laing

[REDACTED]  
8042415817

Ward: 6

Zip: 20002

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Address: 1654 Gales Street NE  
City / State: Washington, DC  
Zip: 20002  
STAY ON LIST:

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=====  
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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 02:46:42

~~~~~

The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden helps over 100 households grow their own food, and the garden's community plots in the garden provide fresh organic food for neighbors. The garden's composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

The two basketball courts are popular with kids, youth, and adults in the neighborhood. The tennis court is also used by people of all ages and skills. A new pavilion provides shade from sun and rain and is regularly used by community groups for outdoor festivals and by families and neighbors for birthdays on the events.

Outdoor seating and drinking fountains make the park a great place for everyone in our community to enjoy. Kids from daycare and area schools use the park for recess and other activities. We've talked to many kids in the park, who are shocked when they hear city plans to build a nine-story building there.

Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Benjamin Woods  
[REDACTED]

Ward: 1

Zip: 20010

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Address:

City / State:  
Zip: 20010  
STAY ON LIST: news\_yes

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=====  
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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 10:52:49

~~~~~

The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden helps over 100 households grow their own food, and the garden's community plots in the garden provide fresh organic food for neighbors. The garden's composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

The two basketball courts are popular with kids, youth, and adults in the neighborhood. The tennis court is also used by people of all ages and skills. A new pavilion provides shade from sun and rain and is regularly used by community groups for outdoor festivals and by families and neighbors for birthdays on the events.

Outdoor seating and drinking fountains make the park a great place for everyone in our community to enjoy. Kids from daycare and area schools use the park for recess and other activities. We've talked to many kids in the park, who are shocked when they hear city plans to build a nine-story building there.

Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Heather Rellihan  
[REDACTED]

Ward: 1  
Zip: 20010  
~~~~~

Address: 778 Irving Street NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 10:53:41

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I strongly oppose the proposed plan of the city wasting a valuable resource in Bruce Monroe Park by allowing developers who are not contributing to the city's tax base building low-income housing. For too long DC has seen itself as a place that needs to appease developers, but now that has changed and DC is in a position of power. This low self-confidence has to change.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. It is difficult to understand how the city could have brought us to the proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
John Malloy  
[REDACTED]

4409151379  
Ward: 1  
Zip: 20001

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Address: 664 Columbia Road NW  
City / State: 664 Columbia Road NW  
Zip: 20001  
STAY ON LIST:

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 12:12:56

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building.

I have two kids and we use the park frequently -- for tennis, basketball and just as a place where they can run around and feel safe from cars and trucks. Part of why we moved to Irving Street is the beautiful green space the park provides. We hope next year to get a plot in the community garden and grow some of our own food!

Outdoor seating and drinking fountains make the park a great place for everyone in our community to enjoy. Kids from daycare and area schools use the park for recess and other activities. We've talked to many kids in the park, who are shocked when they hear city plans to build a nine-story building there.

Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Bill McCabe

[REDACTED]  
[REDACTED]

Ward: 1  
Zip: 20010  
~~~~~

Address: 787 Irving Street, NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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=====

Subject: Please Retain Bruce Monroe Park

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 12:33:06

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I would like to reiterate my opposition to the proposed plan to surplus and dispose of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and encourage the community to weigh in on the issues before revisiting this issue in the future.

I just bought my row house, which is within 200 feet of the park, on June 15, 2016. The community nature of the park and its recreational opportunities for diverse neighbors were part of what drew me to the location; the overall low density of this part of Columbia Heights was also important to me. I frankly would not have purchased my home if I had know that a disproportionately large redevelopment with accompanying density and infrastructure implications was going to take place. I have lived in DC for nearly 20 years and support affordable housing, but the current proposal, which was not done transparently or with wider impacts in mind, is unacceptable. The preservation of this current green place should not be incompatible with offering improved housing yo Park Morton residents, whose needs are legitimate. I have not received any communication from my own councilwoman or ANC rep, so I implore the rest of the council to work toward an alternative solution.

Thank you for your consideration.  
Andrea Collis  
[REDACTED]

Ward: 1  
Zip: 20001  
~~~~~

Address: 773 Columbia Rd NW  
City / State: Washington, DC  
Zip: 20001  
STAY ON LIST: news\_yes



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Subject: Partial Opposition to Bruce Monroe Park Development

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 13:07:45

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29.

I am writing in partial opposition to the Planned Unit Development of Bruce Monroe, as currently proposed. It is my belief that after a comprehensive review, the Council will find that the project has been proposed and developed in a manner that is inconsistent with the spirit and the letter of DC regulations and requirements. Furthermore, such a review will find that critical information is still lacking, which makes it impossible for either the Council or the public to understand the full implications and impacts of this proposal on the current and future residents of these two properties, or on the City as a whole. For example, at this time, the contracts between the project promoters and the various City agencies have either not been concluded or have not been made public. Thus, there are material issues that remain unanswered (or hidden), including how will the market based rental units be treated if they are not rented? Who is responsible for that revenue shortfall - the project developer or the City? Who will be responsible for long term maintenance of the properties over the term of the contracts, and what happens if the responsible parties fail to meet their obligations? What is the likelihood that the City will be forced to accept that risk and those uncovered costs? How will they be funded?

It is currently questionable whether the present proposal is in the best interests of the City's most needy residents, or whether it has it been designed to maximize the value and benefit to the developers. For example, the unit density is far greater on the Bruce Monroe site, presumably in order to allow the developer more free land to construct market based row houses on the Park Morton property. The consequential, and unnecessarily high, resident density on Bruce Monroe thus creates a number of negative public policy issues at that site, including increased traffic, reduced parking, and massive loss of direct sunlight due to the 120 foot height of the proposed building.

One of the major arguments in favor of this proposal is the purported benefits of a build- first design and construction. However, there has been little to no public discussion of why the Bruce Monroe site was selected over other possible locations, or why existing vacant buildings on the existing Park Morton site can not be demolished and constructed under essentially the same timeline as that envisioned under the current proposal for Bruce Monroe. A demolish and build plan for Park Morton could be accomplished without impairing the project's overall economics by maintaining the current zoning

height restriction on Bruce Monroe in conjunction with a corresponding increased height waiver at the Park Morton property - in essence, by building a shorter high-rise building on Bruce Monroe and a somewhat higher building on Park Morton.

Overall, the project's purported need for expediency and urgency should not convince the Council to approve a flawed proposal. A thorough review will undoubtedly conclude that the current proposal would cause needless harm to both existing and new neighborhood residents. Therefore, I sincerely urge the Council not to begin first of a thousand cuts that would result in the death of the rich cultural neighborhood surrounding Bruce Monroe. Such action would be a lasting legacy that this Council should avidly wish to avoid.

Please vote no on the Mayor's resolution to surplus Bruce Monroe Park, until such time as a proposal that best meets the public policy needs of all the City's and neighborhood's residents can be correctly brought before both the Council and all the impacted parties.

PETER FROST

[REDACTED]

2026670889

Ward: 1

Zip: 20009

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Address: 1126 Girard St. NW  
City / State: Washington, DC  
Zip: 20009  
STAY ON LIST: news\_yes

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=====

Subject: Preserve Bruce Monroe Community Park

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 15:03:55

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Leah Longden

[REDACTED]

Ward: 1  
Zip: 20009  
~~~~~

Address:  
City / State:  
Zip: 20009  
STAY ON LIST: news\_yes

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Subject: Bruce Monroe Park: We need it more than ever

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 15:23:27

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden helps over 100 households grow their own food, and the garden's community plots in the garden provide fresh organic food for neighbors. The garden's composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

The two basketball courts are popular with kids, youth, and adults in the neighborhood. The tennis court is also used by people of all ages and skills.

A new pavilion provides shade from sun and rain and is regularly used by community groups for outdoor festivals and by families and neighbors for birthdays on the events.

Outdoor seating and drinking fountains make the park a great place for everyone in our community to enjoy. Kids from daycare and area schools use the park for recess and other activities. We've talked to many kids in the park, who are shocked when they hear city plans to build a nine-story building there.

The recent election has proven more than ever how critical it is that we have open space to interact with one another as neighbors, no matter what race, religion, socioeconomic background or age. Bruce Monroe Park is a special place that provides just that. I am a homeowner and long time resident of the neighborhood and have seen wonderful friendships and interactions blossom as a result of this space. The positive benefits of this community goodwill cannot afford to be eroded.

Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
April Thompson

[REDACTED]

2023213245

Ward: 1

Zip: 20010

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Address: 610 IRVING ST NW

City / State: DC

Zip: 20010

STAY ON LIST:

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Subject: Save Bruce Monroe as a park!!!!

To: [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED]  
[REDACTED]  
Date: 2016-12-04 15:29:00

~~~~~

Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Samantha Smith

[REDACTED]

Ward: 1  
Zip: 20009

~~~~~

Address: 2914 18th st, nw  
City / State: Washington, dc  
Zip: 20009  
STAY ON LIST:

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Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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Address: 2920 Georgia Ave NW, Apt 207  
City / State: 2920 Georgia Ave NW  
Zip: 20001  
STAY ON LIST: news\_yes

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=====  
=====

Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 19:29:03

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I'm an architect living 1 block from Bruce Monroe Park. In general I am in favor of urbanism and increasing density as a way to both create community and reduce the infrastructure impact per person. However, I cannot support the development of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849) in the manor currently proposed. Please reject the proposal and solicit full community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

The park is currently well loved and used by all members of our community. I walk my dog in the park and see kids playing basketball on the courts and doubles playing tennis. This Park provides an enormous amenity for the people of this neighborhood. To tear it down and add up to 700 new residents to the community with no thought of how to replace what you are taking away is unforgivable.

Even without considering the community assets that you would be removing, it doesn't seem that the developer has fully considered the ramifications of nearly 300 additional units to the area. Parking in this area is already stressed by the conversion of historic row houses to multi-unit apartments. Unless the proposed residential building is planning to park at a full 1 space per bedroom ratio, I think it will completely over saturate street parking in the area. Especially if dedicated bus lanes on Irving and Columbia are put in and eliminate parking on both streets.

I also have concerns about dramatically affecting the character and demographic of the area. Currently many of the households have lived here for a long time. These are citizens who care about their community and dedicated to its long-term development and success. When you invite hundreds of new tenants to the area at once, you invite people with little concern for their neighbors or their neighborhood. They come in for one or two years and live in an almost "slash and burn" lifestyle, consuming resources and shredding the world around them all to their benefit with little or no concern for those around them because they have no long term interest. Additionally, the development has no reference for the surrounding character. This neighborhood

is based upon the DC row house. The glass curtain wall design is fine on its own, but the architect's marketing rendering clearly shows how inappropriate the design is for this area. The scale is completely out of proportion, and the materials are unfounded.

I hope that you will recognize that the "public process" that the developer underwent for this design approval has not taken into account the community's true desires. With that in mind, I ask you to reject the proposal as it stands now and rethink the community involvement in the future.

Thank you for your attention to this important matter facing our community.  
Kelly Gilmour

[REDACTED]

[REDACTED]

Ward: 1

Zip: 20001

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Address: 750 Hobart Pl NW  
City / State: Washington DC  
Zip: 20001  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 22:23:38

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I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is



being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community. I believe that a more open, engaging, and transparent community development process needs to take place for any new affordable housing and park space benefits community members of my neighborhood. I use Bruce Monroe as a park space at least twice a week with my fellow neighbors.

Thank you for your attention to this important matter facing our community.  
Jason Berner

[REDACTED]

2174176362

Ward: 1

Zip: 20010

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Address: 3567 10TH ST NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 22:28:49

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Dear DC politicians,

I am a Ward 1 resident who loves my neighborhood, and I am writing about the proposed resolution for the disposition and surplus of Bruce Monroe Park. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden helps over 100 households grow their own food, and the garden's community plots in the garden provide fresh organic food for neighbors. The garden's composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

The two basketball courts are popular with kids, youth, and adults in the neighborhood. The tennis court is also used by people of all ages and skills. A new pavilion provides shade from sun and rain and is regularly used by community groups for outdoor festivals and by families and neighbors for

birthdays on the events. I know a lot of child care providers who bring the children in their care to the park to get necessary exercise and fresh air.

Outdoor seating and drinking fountains make the park a great place for everyone in our community to enjoy. Kids from daycare and area schools use the park for recess and other activities. We've talked to many kids in the park, who are shocked when they hear city plans to build a nine-story building there.

Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Cheryl Kiken

[REDACTED]

[REDACTED]

Ward: 1

Zip: 20010

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Address: 1210 Lamont NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST:

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Subject: Do not change Bruce Monroe Park!!!

To: [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

Date: 2016-12-04 22:33:35

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I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

There are many other options for the city to solve the problems of Park Morton, without removing the very park which serves the needs of Park Morton residents, as well as many other city residents.

Thank you for your attention to this important matter facing our community.  
Adam Eig

[REDACTED]  
2409947381  
Ward: 4  
Zip: 20011  
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Address: 729 KENNEDY ST NW  
City / State:  
Zip: 20011  
STAY ON LIST: news\_yes

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Subject: please save Bruce Monroe Park

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 22:36:37  
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Please save the park. It is the only park we have in close proximity to our neighborhood. The basketball courts and tennis courts and gardens are heavily used by neighbors because we have nowhere else nearby. We love our neighborhood and the park is a real asset. We can't value our community and remove valuable benefits from the people who live here.

The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that

should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden helps over 100 households grow their own food, and the garden's community plots in the garden provide fresh organic food for neighbors. The garden's composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

The two basketball courts are popular with kids, youth, and adults in the neighborhood. The tennis court is also used by people of all ages and skills. A new pavilion provides shade from sun and rain and is regularly used by community groups for outdoor festivals and by families and neighbors for birthdays on the events.

Outdoor seating and drinking fountains make the park a great place for everyone in our community to enjoy. Kids from daycare and area schools use the park for recess and other activities. We've talked to many kids in the park, who are shocked when they hear city plans to build a nine-story building there.

Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Mark Vitelli

[REDACTED]

[REDACTED]

Ward: 1  
Zip: 20009  
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Address: 1108 Columbia Rd NW #306  
City / State: Washington, DC  
Zip: 20009  
STAY ON LIST: news\_yes

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Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 22:42:17

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Shawn Balon  
[REDACTED]

Ward: 4

Zip: 20011

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Address:

City / State:

Zip: 20011

STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 22:50:26

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I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Scott Williams

[REDACTED]

[REDACTED]

Ward: 4  
Zip: 20011

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Address: 3828 Georgia Ave NW Apt 425  
City / State: Washington, DC  
Zip: 20011  
STAY ON LIST: news\_yes

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Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 22:53:31

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Juliet Harris

[REDACTED]

4438270845

Ward: 1

Zip: 20001

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Address: 774 Hobart Place NW

City / State: Washington, DC

Zip: 20001

STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Date: 2016-12-04 23:02:29

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I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Stefanie Garcia

Ward: 1  
Zip: 20010  
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Address: 776 Irving St. NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 23:12:05  
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I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.



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I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Cecilia Perry

[REDACTED]  
[REDACTED]

Ward: 3  
Zip: 20016  
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Address: 4201 Cathderal Ave NW Apt 601E  
City / State: Washington DC  
Zip: 20016  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-04 23:51:13

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I am very much opposed to the proposed development at the site of our Bruce-Monroe park. This was the site of a PUBLIC school, and then a PUBLIC park; why would the city give PUBLICLY used space to a private developer? The shortsightedness of our local elected officials in the case of the proposed development of Bruce-Monroe park is staggering. I am a native Washingtonian and have lived in Ward 1 all of my life. Development is coming to the Pleasant Plains area, and the Georgia Ave. corridor. This give-away is completely unnecessary. In an age where many cities are scrambling to create green space, DC is ready to give ours away, and who benefits? The developers. The city has done a terrible job with the residents of the Park Morton housing project, and if the city planners and the developers hadn't been so lazy, they should have and could have (and still could) buy and use some of

the many dilapidated storefronts and lots on Georgia Ave to create beautiful mixed income, public, and low-income housing along Georgia Avenue that wouldn't upset the neighborhood and would have seamlessly blended in with our neighborhood.

I use the park on a daily basis (walking through it to get to and from the Bikeshare station, walking my dog, taking my infant son to the park and garden, playing basketball), as do hundreds of neighbors. If you walk around our neighborhood now, there are "Save the Park" signs for a 5 block radius surrounding the plot. The city would not dream of pulling this stunt in Wards 3 or 4. Ward 1 is the most densely populated Ward in the city, and Columbia Heights the most densely populated neighborhood. Our little block simply cannot take the influx of thousands of new people. This would be a terrible and short-sighted move for the city to make.

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:

Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.

Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.

Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.

Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.

Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.

Inadequate Benefits Package: The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Samuel Levy  
752 Irving St. NW  
Native Washingtonian  
DCPS Graduate

DCPS TeacherI strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

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I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Samuel Levy

[REDACTED]

Ward: 1  
Zip: 20010  
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Address: 752 Irving St. NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 00:37:03

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden helps over 100 households grow their own food, and the garden's community plots in the garden provide fresh organic food for neighbors. The garden's composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

The two basketball courts are popular with kids, youth, and adults in the neighborhood. The tennis court is also used by people of all ages and skills. A new pavilion provides shade from sun and rain and is regularly used by community groups for outdoor festivals and by families and neighbors for birthdays on the events.

Outdoor seating and drinking fountains make the park a great place for everyone in our community to enjoy. Kids from daycare and area schools use the park for recess and other activities. We've talked to many kids in the park, who are shocked when they hear city plans to build a nine-story building there.

Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Abhijit Khanna

[REDACTED]  
2563182521  
Ward: 1  
Zip: 20001  
~~~~~

Address: 2920 Georgia Ave NW, #303  
City / State: Washington D.C.  
Zip: 20001  
STAY ON LIST: news\_yes

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=====  
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Subject: Keep ALL of Bruce Monroe Park as a PARK

To: [REDACTED] [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
Date: 2016-12-05 05:43:29

~~~~~

Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Sincerely,  
Robert Schubert  
1016 Lamont St. NW (Ward 1)  
Robert Schubert

[REDACTED]  
2024876493

Ward: 1

Zip: 20010

~~~~~

Address: 1016 Lamont St. NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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=====  
=====

Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 06:02:48

~~~~~

The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden helps over 100 households grow their own food, and the garden's community plots in the garden provide fresh organic food for neighbors. The garden's composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

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Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Virginia Johnson  
[REDACTED]

Ward: 1

Zip: 20009

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Address:

City / State:

Zip: 20009  
STAY ON LIST: news\_yes

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=====  
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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 06:09:21

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden helps over 100 households grow their own food, and the garden's community plots in the garden provide fresh organic food for neighbors. The garden's composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

The two basketball courts are popular with kids, youth, and adults in the neighborhood. The tennis court is also used by people of all ages and skills. A new pavilion provides shade from sun and rain and is regularly used by community groups for outdoor festivals and by families and neighbors for birthdays on the events.

Outdoor seating and drinking fountains make the park a great place for everyone in our community to enjoy. Kids from daycare and area schools use the park for recess and other activities. We've talked to many kids in the park, who are shocked when they hear city plans to build a nine-story building there.

Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Krystiana Kaminski

Ward: 1  
Zip: 20001  
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Address: 780 columbia rd nw  
City / State: Washington DC  
Zip: 20001  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]

Date: 2016-12-05 07:44:41

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I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Conner Geery

Ward: 1



Zip: 20001  
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Address:  
City / State:  
Zip: 20001  
STAY ON LIST: news\_yes

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Subject: Please save the park! Park Morton Development Too Big  
To: [REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 07:47:49  
~~~~~

Hello and good morning,

I live on Georgia Ave right next to Bruce Monroe park and I'm very disappointed that it is being considered to turn into high rise condos. The park is an oasis in the city, we need more parks like Bruce Monroe not less. This land was always intended for public use and in no way can the land be given a private developer considered as still being for public use. We need to maintain the integrity of the neighborhood and DC.

Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.  
Stephanie Cheng  
[REDACTED]

Ward: 1  
Zip: 20001  
~~~~~

Address: 2920 Georgia Ave  
City / State: Washington, DC  
Zip: 20001  
STAY ON LIST: news\_yes

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=====

Subject: Please keep our great park

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 08:22:09

~~~~~

Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered. I support affordable housing in our community, but not at the expense of a public park.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Taylor Jantz-Sell  
[REDACTED]

Ward: 1  
Zip: 20001  
~~~~~

Address:  
City / State:  
Zip: 20001  
STAY ON LIST:

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Subject: Bruce Monroe Park is not a surplus property

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 08:37:49

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I am writing to encourage you to reject the proposed surplus of Bruce Monroe Park. I have looked at the DC Code Â,Â§ 10Â¢Â€Â"801, which states:

"If the Mayor believes that real property is no longer required for public purposes, the Mayor shall submit to the Council a proposed resolution which includes a finding that the real property is no longer required for public purposes."

The idea that a valued community park is no longer required for public purposes is ludicrous. That park is an important community resource, used daily by people in the neighborhood. It's even more ludicrous when one looks at the context of the decision: the park is surrounded by vacant properties. Indeed, the 3100 block immediately adjacent to the park contains 6 vacant properties alone.

Once this land is given away by the District, there's no turning back. In NOMA the District is spending \$50 million to attempt to acquire land for parks, due to a lack of planning and foresight. One would think that would prove a lesson to be prudent with spaces like this, but that is apparently not the case.

I attended the public meeting on March 21, and listened to the testimony from my neighbors and other interested parties. I did not hear a single person make the argument that the park is "no longer required for public purposes". There were many arguments in favor of affordable housing, and in favor of redeveloping Park Morton. Of course, nearly everyone is in favor of those two things. The meeting was not supposed to be a decision on whether we should have affordable housing - nearly everyone agrees that we should. The meeting was meant to determine whether Bruce Monroe Park is no longer required for public purposes.

I encourage the you to review the results of the survey conducted by ANC 1A, available at the following URL:

<http://ancla.org/BMTF%20docs/Bruce%20Monroe%20Survey%20Final%20Report.pdf>

Half of the survey respondents use the park at least once a month; a third use it more than once a week. The park is serving a public purpose. I also encourage you to note that only 13% of respondents chose "Park & Commercial/Residential" as their preferred use of the site, compared with 37% who chose "Park", by far the most popular choice.

I encourage you to refuse the mayor's request to surplus this popular well-used, and valued public park. It is clearly serving a public purpose.

John Murphy

[REDACTED]

[REDACTED]

Ward: 1

Zip: 20001

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Address: 626 Columbia Rd NW  
City / State: Washington, DC  
Zip: 20001  
STAY ON LIST: news\_yes

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=====  
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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 08:38:06

~~~~~

I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Marya Torrez

[REDACTED]

Ward: 1  
Zip: 20001  
~~~~~

Address:  
City / State:  
Zip: 20001  
STAY ON LIST:

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Subject: Please Reconsider the Park Morton Development

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 09:25:35  
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As a homeowner, tax payer and Columbia Heights resident I am asking you postpone your decision to redevelop Bruce Monroe Park. I support affordable housing in our community, but not at the expense of a public park. I take my 11 month old daughter to the park every week. I frequently bump into my neighbors while at the park. We pick herbs in teh community garden. It is a vital hub and green space in our neighbrohood.

Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is too large and would add too much density for our neighborhood of two-story townhouses built nearly 100 years ago. The development will more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Valerie Martin

[REDACTED]

[REDACTED]

Ward: 1

Zip: 20001

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Address: 770 Hobart Place NW

City / State: Washington, DC

Zip: 20001

STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

Date: 2016-12-05 09:25:50

~~~~~

I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses.

Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Elizabeth Lopez

[REDACTED]

2029034533

Ward: 1

Zip: 20037

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Address: 730 24th street NW  
City / State: Washington, DC  
Zip: 20037  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 09:26:03

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I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

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Thank you for your attention to this important matter facing our community.  
Alex Laytin

[REDACTED]

Ward: 1  
Zip: 20001  
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Address:  
City / State:  
Zip: 20001  
STAY ON LIST: news\_yes

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Subject: Please Protect Our Park!

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 09:27:08

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

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Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.  
Cristina Leifson  
[REDACTED]



Ward: 1  
Zip: 20001  
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Address:  
City / State:  
Zip: 20001  
STAY ON LIST: news\_yes

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=====

Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 09:36:44

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I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

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Thank you for your attention to this important matter facing our community.  
Victor Adrian Ruiz Escribano  
[REDACTED]

Ward: 1  
Zip: 20010  
~~~~~

Address: 1375 Kenyon ST NW  
City / State: Washington, DC

Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 09:40:33

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden, which I was a member of for several years, helps over 100 households grow their own food, and the garden's community plots in the garden provide fresh organic food for neighbors. The garden's composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden. Community gardens are few and far between in this city, and considering the increasing density of many of our neighborhoods, keeping the Bruce Monroe garden is incredibly important.

Every time I have been at the garden the tennis and basketball courts have been in use by neighborhood kids and adults. A new pavilion provides shade from sun and rain and is regularly used by community groups for outdoor festivals and by families and neighbors for birthdays on the events. Many of the homes in the area directly abutting the park do not have back yards - this open space allows for a safe play space for kids and teens.

Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Sarah Black

[REDACTED]

Ward: 4  
Zip: 20011  
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Address:  
City / State:  
Zip: 20011  
STAY ON LIST:

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=====  
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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 10:07:44

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden helps over 100 households grow their own food, and the garden's community plots in the garden provide fresh organic food for neighbors. The garden's composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

The two basketball courts are popular with kids, youth, and adults in the neighborhood. The tennis court is also used by people of all ages and skills. A new pavilion provides shade from sun and rain and is regularly used by community groups for outdoor festivals and by families and neighbors for birthdays on the events.

Outdoor seating and drinking fountains make the park a great place for everyone in our community to enjoy. Kids from daycare and area schools use the park for recess and other activities. We've talked to many kids in the park, who are shocked when they hear city plans to build a nine-story building there.

Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park?  
Reducing the park's size by 60 percent is unacceptable, and the DC Council

needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Gordon Wong  
[REDACTED]

Ward: 1  
Zip: 20001  
~~~~~

Address: 601 Columbia Rd NW  
City / State: Washington DC  
Zip: 20001  
STAY ON LIST: news\_yes

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Subject: Allow Community Input on Bruce Monroe Park Development

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 10:34:00

~~~~~

I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses.

Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Rani Harrison

[REDACTED]

[REDACTED]

Ward: 1

Zip: 20010

~~~~~

Address: 535 Irving Street NW

City / State: Washington, DC

Zip: 20010

STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

Date: 2016-12-05 10:36:45

~~~~~

I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

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Thank you for your attention to this important matter facing our community.  
Joni van de Sand

[REDACTED]

Ward: 2  
Zip: 20009  
~~~~~

Address: 2901 18th Strt, NW  
City / State:  
Zip: 20009  
STAY ON LIST:

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 10:44:59

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

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Reducing the park's size by 60 percent is unacceptable, and the DC Council

needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

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Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Eugene Schacht

[REDACTED]

17037250868

Ward: 1

Zip: 20009

~~~~~

Address: 1129 Columbia RD NW

City / State: Washington, DC

Zip: 20009

STAY ON LIST:

=====  
=====  
=====

Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 10:45:00

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden helps over 100 households grow their own food, and the garden's community plots in the garden provide fresh organic food for neighbors. The garden's composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

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the park for recess and other activities. We've talked to many kids in the park, who are shocked when they hear city plans to build a nine-story building there.

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Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Eugene Schacht

[REDACTED]  
17037250868  
Ward: 1  
Zip: 20009  
~~~~~

Address: 1129 Columbia RD NW  
City / State: Washington, DC  
Zip: 20009  
STAY ON LIST:

=====  
=====  
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Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 10:49:19  
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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will



more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Elizabeth Finn

[REDACTED]

Ward: 1

Zip: 20010

~~~~~

Address: 632 kenyon st. NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

=====  
=====  
=====

Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 10:55:59

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

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Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

John Meagher

[REDACTED]

Ward: 1

Zip: 20009

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Address:

City / State:

Zip: 20009

STAY ON LIST:

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=====

Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 11:16:33

~~~~~

The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden helps over 100 households grow their own food, and the garden's community plots provide fresh organic food for neighbors. The garden's composting

system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

The two basketball courts are popular with kids, youth, and adults in the neighborhood. The tennis court is also used by people of all ages and skills. A new pavilion provides shade from sun and rain and is regularly used by community groups for outdoor festivals and by families and neighbors for birthdays on the events.

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Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Julie Bodnar

[REDACTED]

5742293624

Ward: 1

Zip: 20001

~~~~~

Address: 601 Columbia Rd NW  
City / State: 601 Columbia Rd NW  
Zip: 20001  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 11:20:01

~~~~~

I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Adil Alp Keceli

[REDACTED]

2404861119

Ward: 1

Zip: DC

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Address: 753 Hobart Pl NW

City / State: Washington

Zip: DC

STAY ON LIST: news\_yes

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 11:31:53

~~~~~

The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

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Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.

Kate Turner

[REDACTED]

Ward: 4

Zip: 20012

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Address:

City / State:

Zip: 20012

STAY ON LIST: news\_yes

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Subject: the Bruce Monroe Park Decision

To: [REDACTED] [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] [REDACTED]  
[REDACTED] [REDACTED] [REDACTED]

[REDACTED]  
[REDACTED]  
Date: 2016-12-05 11:34:19

~~~~~

I'm very frustrated with development in this city that hurts the city's residents. I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
C Engelhardt

[REDACTED]  
[REDACTED]  
Ward: 6  
Zip: 20003

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Address:  
City / State:  
Zip: 20003  
STAY ON LIST:

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 11:34:43

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I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

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Thank you for your attention to this important matter facing our community.  
David Driscoll

Ward: 1  
Zip: 20009  
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Address: 1414 Belmont Street, NW  
City / State: Washington, DC  
Zip: 20009  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 11:36:18  
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Thank you for your attention to this important matter facing our community.  
Carli Bertrand

[REDACTED]

Ward: 6  
Zip: 20002  
~~~~~

Address:  
City / State:  
Zip: 20002  
STAY ON LIST: news\_yes

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=====  
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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 11:41:40

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Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Cassandra Hetherington  
[REDACTED]

Ward: 1  
Zip: 20010  
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Address:  
City / State:  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 11:43:52  
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I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by

the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

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Thank you for your attention to this important matter facing our community.  
Adil Alp Keceli

[REDACTED]  
5059131133  
Ward: 1  
Zip: DC  
~~~~~

Address: 753 Hobart Pl NW  
City / State: Washington  
Zip: DC  
STAY ON LIST: news\_yes

=====  
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=====

Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 11:45:07  
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I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

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Thank you for your attention to this important matter facing our community.  
Perry Brimijoin

[REDACTED]  
5059131133  
Ward: 1  
Zip: DC  
~~~~~

Address: 753 Hobart Pl NW  
City / State: Washington  
Zip: DC  
STAY ON LIST: news\_yes

=====  
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=====

Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 11:45:15  
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Thank you for your attention to this important matter facing our community.  
Perry Brimijoin

[REDACTED]

Ward: 1  
Zip: 20001  
~~~~~

Address: 753 Hobart Place, NW  
City / State: Washington, DC  
Zip: 20001  
STAY ON LIST: news\_yes

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=====  
=====

Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 11:52:56  
~~~~~

I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

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being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Nancy Hatfield

[REDACTED]  
[REDACTED]

Ward: other  
Zip: 20009

~~~~~

Address:  
City / State:  
Zip: 20009  
STAY ON LIST: news\_yes

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Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 11:53:59

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

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It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real

involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Nancy Hatfield

[REDACTED]

[REDACTED]

Ward: other

Zip: 20009

~~~~~

Address:

City / State:

Zip: 20009

STAY ON LIST: news\_yes

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=====

=====

Subject: Bruce Monroe Park: It Matters

To: [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

Date: 2016-12-05 12:12:46

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

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Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Joshua Hertzberg

[REDACTED]

2023904869

Ward: 4

Zip: 20011

~~~~~

Address: 2023904869

City / State: 1314 Decatur St. NW

Zip: 20011

STAY ON LIST:

=====  
=====  
=====

Subject: Stop Park Morton Development Plan

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 12:40:39

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

My family frequents the park along with others almost every weekend, and it is a welcome site among the rest of the development occurring at the top of our street (Hobart Pl NW). Overcrowding the area with a new, overly expansive development would not only get rid of a positive and peaceful attribute where my child plays, but it would replace it with an unwelcome nuisance that would only cause problems for the neighborhood.

Our neighborhood already faces severe traffic and parking problems. My house does not have a parking space and forces us to park on the street, sometimes blocks from home. With street cleaning half the year, there are few places to move to. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces. It seems like no one has really taken the time to think through the gross impact this will have on the community.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Craig Haglund

[REDACTED]

2036158444

Ward: 1

Zip: 20001

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Address: 778 Hobart Pl. NW  
City / State: Washington, DC  
Zip: 20001  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 12:46:14

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I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory



Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Lisa Warwick

[REDACTED]

Ward: 1  
Zip: 20010  
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Address:  
City / State:  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 12:50:47  
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I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

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being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Timothy Abdella

[REDACTED]

7163080000

Ward: 6

Zip: 20002

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Address: 238 G St NE  
City / State: DC  
Zip: 20002  
STAY ON LIST: news\_yes

=====  
=====  
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Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 12:59:15

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real

involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Alias Tagami

[REDACTED]

[REDACTED]

Ward: 1

Zip: 20009

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Address: 1655 Harvard St NW  
City / State: Washington, DC  
Zip: 20009  
STAY ON LIST:

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Subject: keep the green and happy Bruce Monroe park - from a school kid at Cesar Chavez

To:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 13:01:31

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Dear Mayor Bowser and Ward 1 Councilwoman Nadeau and Chairman Mendleson.

I write this letter to you for many reasons. First is because my parents don't speak or write English very good. 2nd because me and my brother and my friends at school love the Bruce Monroe Park. 3rd because my mom and dad are not citizens so they are afraid to write you and think they will punish if they say they are against distruyendo park.

I am 14 year old girl and I live on Kenyon street and I go to school on also Kenyon at Cesar Chavez Public Charter School. Cesar Chavez teachers always teach us to use public policy to make community to become more free and equal. We talked about park and your plans to distroy the Bruce Morton park to make a huge building. Bigger even then our school and bigger then the White House. Cesar Chavez doesnot have alot of grassy places to play so we go to Bruce Morton to play basketbol and even tennis and football and we go to plant green spices and beans in the garden that the niegbors share.If the park is distroyed to make a big building then the kids have no place to play these games. The idea to destroy the park was made by you the Mayor of DC but nobody in Colombia Hieghts helped you to make the decisin. I don't think any of you live in this Colombia Hieghts so you don't know how lucky you are to have space for kids to play. Even in the big winter we played to make snowmans and snow houses called igloos.

Lunch time is finishing now. Please please please please please do not destroy the park. I think you should listen to our teachers and our parents and our neighbors to keep the park green and free as George Washington and Cesar Chavez and Gandhi and Roosevelt would like also. thank you.also I know I am just a kid and I do not vote yet but please listen to my letter.  
Peace and love. Also we all want DC to become a state please but 1st the park and then a state.  
Celia  
celia Cesar Chavez student  
[REDACTED]

Ward: 1  
Zip: 20010  
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Address: Kenyon street  
City / State: Washington dc  
Zip: 20010  
STAY ON LIST: news\_yes

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=====  
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Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 13:08:10

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Courtney Coffin

[REDACTED]

3015206759

Ward: 1

Zip: 20010

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Address: 1038 Lamont St NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 13:11:44

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden helps over 100 households grow their own food, and the garden's community plots in the garden provide fresh organic food for neighbors. The garden's composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

The two basketball courts are popular with kids, youth, and adults in the neighborhood. The tennis court is also used by people of all ages and skills. A new pavilion provides shade from sun and rain and is regularly used by community groups for outdoor festivals and by families and neighbors for birthdays on the events.

Outdoor seating and drinking fountains make the park a great place for everyone in our community to enjoy. Kids from daycare and area schools use

the park for recess and other activities. We've talked to many kids in the park, who are shocked when they hear city plans to build a nine-story building there.

Bruce Monroe Park is the only neighborhood park in the community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Beth Abdella

[REDACTED]  
2024870244  
Ward: 6  
Zip: 20002  
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Address: 238 g st NE  
City / State: Washington DC  
Zip: 20002  
STAY ON LIST: news\_yes

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 13:21:57  
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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

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composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

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Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
robert leary

[REDACTED]  
2026698493

Ward: 1  
Zip: 20010  
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Address: 758 Irving Street NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 13:26:01  
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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

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Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Alina Tourkova

2156057469

Ward: 1

Zip: 20001

~~~~~

Address: 2920 Sherman Ave NW #3

City / State: washington

Zip: 20001

STAY ON LIST: news\_yes

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Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 13:33:53

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

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It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Nikita Pion  
[REDACTED]  
[REDACTED]

Ward: 1

Zip: 80304

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Address: Irving St  
City / State: Washington DC  
Zip: 80304  
STAY ON LIST: news\_yes

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 13:34:51

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

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Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Victoria Battista

[REDACTED]

8123699000

Ward: 5

Zip: 20011

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Address: 8123699000

City / State: 5616 1st Street NW  
Zip: 20011  
STAY ON LIST:

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Subject: Bruce Monroe Park: develop something else

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 13:52:41

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

I don't think the park itself is super, but the buildings around it should be developed first. I.e. leave the park, buy out and develop the deteriorating neighboring properties... Having the park will be great for property value later on

Christopher Wilkins

[REDACTED]

3474005261

Ward: 6

Zip: 20002

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Address: 655 Morris Pl. NE  
City / State: Washington, DC  
Zip: 20002  
STAY ON LIST:

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Subject: Park Morton Development Inappropriate. VOTE NO on PUD!

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 13:56:36

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Dear All,

Please do not approve the PUD for the Park Morton Development on the site of the Bruce Monroe Community Park.

While I support affordable housing and strongly value diversity of all kinds in our community, the planned construction is not appropriate for our community and the plans would never have passed any kind of meaningful community review.

The developers will tell you that they have done community outreach. The neighbors and users of Bruce Monroe Park will tell you, that outreach consisted only of literally telling us that the use of the Park for this development was a "done deal" and only asked what we wanted to development to look like.

The choice of using a valued public space that is the heart of our community as a site for this type of development is a false choice. The developers stand to profit greatly from this development and if it was a "done deal" as they say, why are DC government employees going door to door with developer employees to fight against those of us who want to save the park?

The plans for the park space that has been promised to the community in exchange for this monstrous group of buildings is not even close to finalized. it is so vague as to allow the developers to get away with anything they choose once this PUD is approved.

The scale of the development in terms of number of residents, and physical size, is completely inappropriate to the scale of development on lower GA Avenue and to the existing neighborhood.

The impact of all of these factors on our community will be unbearable, with overcrowded parking, loss of natural light, and loss of our beloved park.

The park is not surplus. it gets used on a daily basis by local schools and by residents of all ages and backgrounds.

Its an oasis in one of the most densely populated areas of the city.

Please send this PUD back to the drawing board where it can be planned with real input from all members of the community. Don't give it away to developer profiteers who wish to take advantage of their public positions to advance their own wealth.

Thank you!

David Bobeck

[REDACTED]

Ward: 1

Zip: 20010

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Address: 770 Irving St. NW  
City / State: Washington, DC  
Zip: 20010

STAY ON LIST: news\_yes

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 13:59:04

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

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Outdoor seating and drinking fountains make the park a great place for everyone in our community to enjoy. Kids from daycare and area schools use the park for recess and other activities. We've talked to many kids in the park, who are shocked when they hear city plans to build a nine-story building there.

Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.

John Gattorn  
[REDACTED]

Ward: 4  
Zip: 20011  
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Address:  
City / State:  
Zip: 20011  
STAY ON LIST:

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 14:04:50  
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needs to direct city agencies to go back to the drawing board to come up with  
an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a  
negative impact on our neighborhood, and we ask the city to use them for the  
important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our  
children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Jaclyn Sheridan

[REDACTED]

2022397914  
Ward: 1  
Zip: 20009  
~~~~~

Address: 2022397914  
City / State: 1858 Mintwood Place NW  
Zip: 20009  
STAY ON LIST: news\_yes

=====  
=====  
=====

Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 14:06:26  
~~~~~  
Hello,

My name is Cynthia Pascal and I live at 742 Hobart Place NW. It is a small  
neighborhood comprised of a number of row houses on one way streets that are  
consumed by local and commuter traffic. We are a very dense community that  
is having capacity issues related to parking and public space as it is.  
These capacity issues have led to backed up sewers, illegal parking (due to  
the lack of space), rodents, and a number of gas line repairs.

The saving grace of the neighborhood is a beautiful public park, Bruce  
Monroe, that is primarily maintained by citizens. This park was put in place  
after Bruce Monroe school was demolished. At the conclusion of the  
destruction of the school, the community was promised a public space that  
would support community interactions like another school, a public library,  
or a community center. The space and neighborhood can accommodate this  
volume of traffic (both literally and figuratively). However, this is not  
the solution coming across your desk today.

Brianne Nadeau, Kent Boese, and proprietary developers are instead demanding (without support from their constituents) for the property to be rezoned as a 9 story, 120 feet high rise in this overburdened community. This huge structure will not only dwarf the homes in the neighborhood (which of course would be aesthetically unpleasing) but more importantly would create a dense space where 700 new residents would be crammed together, increasing traffic and parking issues on these one way streets, and destroying whatÃ¢â€™s left of our aging sewer and gas line.

I can appreciate that Councilwomen Nadeau is trying to advocate for affordable housing, which I am an advocate for too, but I donÃ¢â€™t think rezoning this property is the answer.

If you have any questions or concerns that you feel you need to follow up on, please do not hesitate to reach out to me.

Thank you for your time and attention to this matter.

Cynthia Pascal

Cynthia Pascal  
[REDACTED]  
[REDACTED]

Ward: 1  
Zip: 20001  
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Address: 742 Hobart Place  
City / State: Washington, DC  
Zip: 20001  
STAY ON LIST: news\_yes

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Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 14:12:59  
~~~~~

Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will



more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Miranda Carter

[REDACTED]

Ward: 1

Zip: 20001

~~~~~

Address: 524 Hobart Pl. NW  
City / State: Washington, DC  
Zip: 20001  
STAY ON LIST: news\_yes

=====  
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=====

Subject: Please Protect Bruce Monroe Park on Georgia Ave

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 14:18:08

~~~~~

Despite only being a resident of DC for three years, I have witnessed the rapid, and sometimes detrimental, transformation of neighborhoods and how public, green spaces have become limited and at-risk due to development.

These public spaces are the heart and soul of the neighborhoods in our city and they help foster relationships within our diverse DC communities. While I support the ultimate goal of affordable housing for the neighborhood, a nine-story building on top of the park does not help maintain the integrity or history of the culture that exists surrounding Georgia Ave. This culture is what challenges the transient reputation of the city and makes it a place its

residents, myself included, want to support and work to improve in the long run.

Additionally, access to affordable, fresh, healthy food is already lacking in the Park View neighborhood, so it is crucial that we expand our green spaces, not limit them, so they can serve as a tool to encourage healthy, active lifestyles for residents. I ask that you please reconsider the plans for development over Bruce Monroe Park for the sake of DC as a whole and solicit community input on the matter before taking any action.

Thank you for your consideration.

Rachel Stone

[REDACTED]

7814394571

Ward: 2

Zip: 20009

~~~~~

Address: 1603 19th Street NW, Apartment 1

City / State: Washington, DC

Zip: 20009

STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To:

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 14:21:33

~~~~~

I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top

of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Leslie Cook

[REDACTED]  
13305543658  
Ward: 1  
Zip: 20010  
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Address: 13305543658  
City / State: 3214 Sherman Avenue Northwest  
Zip: 20010  
STAY ON LIST: news\_yes

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=====  
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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 14:32:32  
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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

Our community values and uses Bruce Monroe Park year round. Our kids enjoy playing on the playground equipment and open spaces. The community garden helps over 100 households grow their own food, and the garden's community plots in the garden provide fresh organic food for neighbors. The garden's composting system keeps our food waste out of the landfill and gets mixed with garden waste to create fertilizer for the garden.

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Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.

Ben Matz

[REDACTED]

2024926297

Ward: 5

Zip: 20001

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Address: 12 N ST NW

City / State: Washington DC

Zip: 20001

STAY ON LIST:

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 14:38:18

~~~~~

I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

Opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

I strongly support both the park and affordable housing, including new housing for the residents of Park Morton. But it's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Juan Caicedo

[REDACTED]  
7867970004

Ward: 1

Zip: 20010

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Address: 732 kenyon st nw  
City / State: washington dc  
Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Please do not turn Bruce Monroe Park into a housing project

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 14:38:47

~~~~~

I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to move forward, please convert the Mayor's resolutions to a bill so the Council can weigh in on specific aspects of the development.

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It's difficult to understand how the city could have brought us to the terrible proposal the Council is being asked to consider -- a nine-story, 120-foot building developed on top of a popular public park in a neighborhood of two-story historic townhouses. Please reject the Mayor's resolutions and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.  
Michael Goggin

[REDACTED]  
2023029670  
Ward: 1  
Zip: 20010  
~~~~~

Address: 3214 Sherman Ave NW  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST:

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Subject: Please Take Action! Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 15:00:12

~~~~~

Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

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It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

David Slavick

[REDACTED]  
5703941460

Ward: 2

Zip: 20009

~~~~~

Address: 1390 V Street NW, Apt 214

City / State: Washington, DC

Zip: 20009

STAY ON LIST: news\_yes

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Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 15:04:33

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

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Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Kristy Jacobus

[REDACTED]

Ward: 1  
Zip: 20010  
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Address:  
City / State: Washington, DC  
Zip: 20010  
STAY ON LIST:

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Subject: Opposing the use of Bruce Monroe Park for Park Morton

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 15:20:31

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I support affordable housing in our community, but not at the expense of a public park! The two needs do not have to be pitted against each other. I expect cleverer ways to solve our city's problems. This is sloppy and ineffective. I have so many questions that remain unanswered. We need our parks just as much as we need our neighbors to be appropriately housed. There needs to be dignity in both.

Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago.

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Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Sibora Gjecovi  
[REDACTED]

Ward: 1  
Zip: 20010  
~~~~~

Address: kenyon  
City / State:



Zip: 20010  
STAY ON LIST: news\_yes

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 15:25:55

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

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Bruce Monroe Park is the only neighborhood park in our community valued by nearly everyone in the neighborhood. It is the only facility that brings everyone together.

How will children in our neighborhood spend their time without the park? Reducing the park's size by 60 percent is unacceptable, and the DC Council needs to direct city agencies to go back to the drawing board to come up with an alternative plan and to fund this option.

Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
yang ku

Ward: 1  
Zip: 20001

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Address:  
City / State:  
Zip: 20001  
STAY ON LIST:

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Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 15:28:43

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

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Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Brenda Alvarez

[REDACTED]

[REDACTED]

Ward: 5

Zip: 20017

~~~~~

Address: 3043 Hawthorne DR NE

City / State: 3043 Hawthorne DR NE

Zip: 20017

STAY ON LIST: news\_yes

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Subject: Bruce Monroe Park: It Matters

To: [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

Date: 2016-12-05 15:37:59

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Our community is tired of vacant properties along Georgia Avenue having a negative impact on our neighborhood, and we ask the city to use them for the important purpose of creating new housing for the residents of Park Morton.

Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Dominique Manchak

[REDACTED]

Ward: 1  
Zip: 20010  
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Address:  
City / State:  
Zip: 20010  
STAY ON LIST: news\_yes

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=====

Subject: Bruce Monroe Park: It Matters

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 15:40:24

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The DC Council held a hearing on the future of Bruce Monroe Park being on November 29. I believe the park is an important asset to our community that should not be destroyed for proposed development of Park Morton's nine-story building. Now the Zoning Commission hearings are coming up. We asked these be delayed.

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Please help us create a vibrant community for everyone, especially our children. Vote no on the Mayor's resolution to surplus Bruce Monroe Park.  
Sara Polon

[REDACTED]

Ward: 3  
Zip: 20008  
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Address:  
City / State:  
Zip: 20008  
STAY ON LIST:

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Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 15:41:57

~~~~~

Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story

townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

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Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Matthew Siblo

[REDACTED]

Ward: 1  
Zip: 20001  
~~~~~

Address:  
City / State:  
Zip: 20001  
STAY ON LIST:

=====  
=====  
=====

Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 16:05:22

~~~~~

I strongly oppose the proposed surplus and disposition of Bruce Monroe Park (3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849), which was considered by the Council on November 29. Please reject the proposal and solicit community input on the matter before taking any action. If the Council is determined to

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Thank you for your attention to this important matter facing our community.  
Russell Corbett

[REDACTED]

[REDACTED]

Ward: 1

Zip: 20001

~~~~~

Address: 2030 8th St. NW Unit 211

City / State: Washington, DC

Zip: 20001

STAY ON LIST: news\_yes

=====  
=====  
=====

Subject: Park Morton Development Too Big

To: [REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

[REDACTED] [REDACTED] [REDACTED]

Date: 2016-12-05 16:05:52

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

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Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Amalie Malochee

[REDACTED]

3019105120

Ward: 4

Zip: 20011

~~~~~

Address: 3019105120

City / State: 729 Kennedy St NW

Zip: 20011

STAY ON LIST: news\_yes

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Subject: Park Morton Development Too Big

To: [REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Date: 2016-12-05 16:07:22

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Scott Dorn



[REDACTED]

Ward: 3

Zip:

~~~~~

Address:

City / State:

Zip:

STAY ON LIST:

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Subject: Park Morton Development Too Big

To: [REDACTED]

Date: 2016-12-05 16:19:27

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Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

The current Park Morton site is much larger than the Bruce Monroe Community Park site, yet the Bruce Monroe site is slated to have 273 residential units, while the Park Morton site would only have 126 residential units. This will more than triple the number of people who currently live on the 700-block of Irving and Columbia Road.

Our neighborhood already faces severe traffic and parking problems. Many houses do not have parking spaces or alley access, forcing residents to park on the street, sometimes blocks from home. While this is inconvenient for everyone, it is unworkable for elderly residents and persons with disabilities. Only one third of the 273 proposed units would have parking spaces.

It's hard to imagine a worse development for our neighborhood than the one the Council is being asked to approve by default when they approve the Mayor's resolution. Please start the planning process over and allow real involvement by the community, not an unreasonable project on top of a popular public park.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Eileen Vitelli

[REDACTED]

Ward: 1  
Zip: 20009  
~~~~~

Address: 1108 Columbia Rd NW #306  
City / State: Washington DC  
Zip: 20009  
STAY ON LIST: news\_yes

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Subject: Postpone Bruce Monroe Park Decision

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 16:19:47

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Dear City Council Members,

I strongly disapprove of the proposed plan to dispose of the real property at the former Bruce Monroe Elementary School site, 3012 Georgia Avenue NW Rd, SQUARE: 2890, LOT: 0849. I am writing to ask that the City Council reject the Mayor's resolutions on the grounds that the Mayor's submissions to the Council, as required by DC Code §10-801 et. seq. Specifically, §10-801(b-1) lists the items that the proposed resolution to provide for the disposition of real property transmitted to the Council pursuant to subsection (b) of this section shall be accompanied by. The Mayor's submissions for the surplus resolution and the disposition resolution failed to provide the following:

§10-801(a-1)(2)(B) requires the Mayor to provide a detailed description as to why the determination that the real property is no longer required for public purposes is in the best interests of the District. In the Surplus Analysis document, which begins on page 8 of the document posted here: <http://lims.dccouncil.us/Legislation/PR21-0909> (last accessed Sunday, November 4, 2016) the Mayor notes that the site was offered to public charter schools pursuant to the Landrieu Act, but does not provide any evidence of this. In fact, in July 2014 the DC Code was updated to require schools site to be designated as excess before they can be designated as surplus. However, the former Bruce Monroe Elementary School site does not appear to have been designated as such. §10-801(b-1)(1) requires the Mayor to submit documentation that demonstrates how competition for the chosen method of disposition was maximized, the economic factors and monetary benefits and costs that will result from the disposition, a description of all disposition methods considered and a narrative that contains comparisons to the other methods and shows why the proposed method was more beneficial for the

District than the others in the areas of return on investment, subsidies required, revenues paid to the District, and any other relevant category, or why it is being proposed despite it being less beneficial to the District in any of the measured categories.¶

However, the former Bruce Monroe School site was not mentioned or offered in the March 31, 2014 Park Morton New Communities Initiative RFP.

The Mayor's submission does not provide such a narrative that compares the proposed disposition because the Mayor has not considered any other purposes for the site.

§10-801(a-1) states that if the Council approves the surplus resolution then the Mayor shall attempt to dispose of the real property for a use with a direct public benefit as described in a specific government plan adopted by the Mayor or Council, including the Community Development Plan, the Comprehensive Plan, the Strategic Neighborhood Area Plan, or the Comprehensive Housing Strategy Plan.¶ The Surplus Analysis¶ produced by the Deputy Mayor of Planning and Economic Development (DMPED) included on page 10 and 11 of the Mayor's surplus resolution submissions makes mention of the Comprehensive Plan, but DMPED seems to take some liberties with its interpretations of the details. DMPED draws on Bruce Monroe Community Park's proximity to the Georgia Avenue Overlay District. However, the Comprehensive Plan actually identifies Bruce Monroe Community Park as land reserved for Local Public Facilities and identifies the surrounding neighborhood to be a Moderate Density Neighborhood. DC defines a Moderate Density Neighborhood as one that is comprised of row house neighborhoods as well as its low-rise garden apartment complexes. The term Moderate Density also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. Furthermore, DMPED completely ignores the portions of the Comprehensive Plan that notes the severe shortage of parks in the Mid-City Area Element:

Mid-City neighborhoods still struggle with urban problems such as violent crime, homelessness, drug abuse, vagrancy, and blight. Despite the real estate boom, buildings continue to lie vacant along commercial corridors such as lower Georgia Avenue, Florida Avenue, and North Capitol Street. Public facilities like Cardozo High School and Bruce Monroe Elementary are in desperate need of modernization. The area also has a severe shortage of parkland. As the densest part of the city, and one with many young children, recreational needs are among the highest in the city. Most of the area's parks lack the land and amenities to meet these needs. 2000.8¶

The District initially began developing the Comprehensive Plan in 2006, and recently amended the plan in 2009. Many of the detailed documents were published in 2010, such as the Parks Recreation and Open Space Chapter. The text of the plan went into effect in 2011, and the maps in 2012. As such, the current plan does not fully reflect the use of Bruce Monroe Community Park as a park space. The park currently features far more green space and amenities than any of the other parks in the area. It is the only Ward 1 facility that offers unrestricted access to two basketball courts, a tennis court, dog run, community garden, playground, open green space, and a recently constructed shade pavilion. Given the rapid growth the the Mid-City Area has experienced since the the plan was last amended in 2009, the severe shortage of park space has become much more evident. Not only does DMPED's plan to reduce the most highly value public park in Ward 1 by nearly half, the documents do not firmly committ to preserving land as a

park. Page two of the Mayor's cover letter to Chairman Mendelson propose to reserve only one acre for public park or other public uses.

§10-801(a-1)(2)(C) directs the Mayor to provide a summary of public comments received. The Mayor's notice regarding her March 21, 2016 hearing held to accept public comment on the proposed surplus resolution state that the Mayor would be accepting comments for the record via email. I submitted email testimony and also spoke at the hearing. However, the comments I emailed were not included in the submission to the Council and the transcript of my comments at the hearing were rendered incomprehensible. My comments appear under the name Mithow Shorigan on page 49 of the Mayor's submission in support of the surplus resolution.

While §10-801(a-2)(2)(C) does not require the Mayor to include comments submitted for the record in the package to the Council in support of the surplus resolution, I believe the comments for the record reflect the community strong opposition to the assertion that the Bruce Monroe Community Park is no longer required for public use. To date, community engagement has been unbalanced and insufficient. Opportunities for community input, which were primarily facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton. In addition, the residents that live immediately adjacent to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission because ANC 1A10 Commissioner, Rashida Brown, recused herself from all discussions and decisions regarding Bruce Monroe Community Park due to the conflict of interest posed by her employment with the Deputy Mayor for Health and Human Services. In addition the ANC 1A05 commissioner, Thu Nguyen, also recused herself from all discussions and decisions regarding Bruce Monroe Community Park due to the conflict of interest posed by her employment with the developer. However, constituents of ANC 1A10 and ANC1A05 did not know that they would not have representation on this issue until each commissioner's respective letters of recusal was read aloud by the ANC 1A chairman at the April 13, 2016 meeting where the committee voted on whether to support the surplus designation of the park. Bruce Monroe Community Park is situated within ANC 1A10. This means that many of those most affected were left without formal representation. Because of the insufficient opportunities for community involvement and the lack of formal representation for ANC 1A10, it is imperative that you allow neighbors to voice their concerns before any other steps are taken. The community has marked its disapproval of this project as evidenced by the more than 650 petition signatures on two separate petitions and approximately 150 yard signs posted on the residential properties surrounding the park. These voices need to be heard.

As you can see, the Mayor's submissions to the Council in support of resolutions PR 21-908 and PR 21-909 fail to meet the requirements set forth under DC Code §10-801. For these reasons I ask that the Council reject the Mayor's Surplus and Disposition Resolutions pertaining to Bruce Monroe Community Park. Thank you the opportunity to testify before the Council, and thank you for your full and honest consideration of the facts.  
Nick Van Dusen

Ward: 1  
Zip: 20010  
~~~~~

Address:  
City / State: Washington DC  
Zip: 20010  
STAY ON LIST:

=====  
=====  
=====

Subject: Park Morton Development Too Big

To: [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

Date: 2016-12-05 16:27:48

~~~~~

Please postpone the decision to surplus and dispose of Bruce Monroe Park that was considered by the Council on November 29 and the Zoning Commission hearings set for this week. The proposed development at the property is far too large and has too much density for our neighborhood of two-story townhouses built nearly 100 years ago. I support affordable housing in our community, but not at the expense of a public park.

I am a resident of DC and my 7 year old son and I regularly use the park and just now found out about the plan to declare it surplus property. I completely disagree with this plan. Please save our community park in it's entirety! It's outrageous to me that this decision is happening without significant community engagement.

I hope to retain the park as is -- after all, taxpayers just invested millions of dollars over the last few years to create it.

Please postpone making a decision about our park and encourage the community to weigh in on the best use of this important public space. Thank you for your assistance.

Tanya Boone

[REDACTED]

2027149603

Ward: 6

Zip: 20002

~~~~~

Address:  
City / State:  
Zip: 20002  
STAY ON LIST: news\_yes

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**Schellin, Sharon (DCOZ)**

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**From:** Craig Anthony Rychel <[REDACTED]>  
**Sent:** Monday, December 5, 2016 3:54 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** ZC Case 16-11

DC Zoning Board:

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11. I oppose the following aspects of the proposed development:

1. Community: This is the largest and most diverse park in the area. It is safe, with low crime, and a place for children of all ages to play and the community to congregate. Without this park, we are left with no usable outdoor community space within 8 blocks of that park.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. Inadequate Benefits Package: The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.
7. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.

Thank you.

Craig Rychel

1108 Columbia Rd. NW #305  
Washington, DC 20009

**Schellin, Sharon (DCOZ)**

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**From:** Rebeca.Logan <[REDACTED]>  
**Sent:** Monday, December 5, 2016 4:04 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Please don't build a 9 story building on our park

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11.

I know you have heard many reasons, here are more:

Where are the 300 plus students of the Cesar Chavez school on Kenyon st going to go? Will they be able to use a privatized park for recess and all their school activities?

There was never any information available in Spanish. Many of my neighbors were left out of the process.

(I also don't believe that one bedroom apartments and subsidized housing for a few families is a true solution to DC's affordable housing crisis)

Thank you.

Rebecca Logan  
732 Kenyon St. NW

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Miguel A. Gonzalez  
Name

4816 5th St NW  
Address  
DC 20011



Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

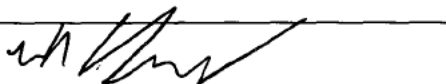
I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

WILLIAM DUCKLOW

Name



738 KENYON ST NW

Address

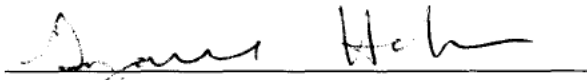
Subject: Bruce Monroe Park **ZC Case 16-11**

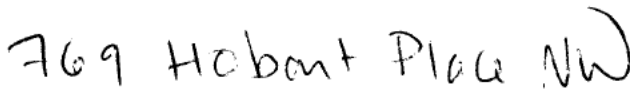
Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
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Thank you.

  
Name

  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Jason P. Berry  
Name

749 Hobart Place, NW.  
Address Washington DC 20001

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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Thank you.

Sandra Yakes  
Name

746 HOBART PL NW  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
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3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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Thank you.

*This is too big!*

Kenneth D. Gault  
Name

776 Hesperia Pl NW  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
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Thank you.

Eilly Andersky  
Name

768 Hobart Place NW, Washington DC  
Address  
2001

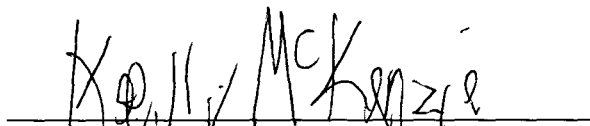
Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

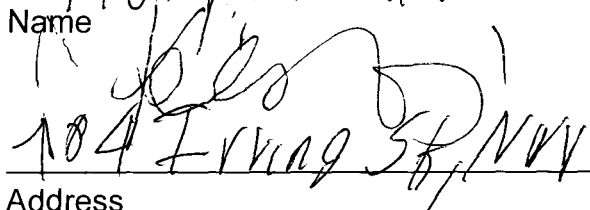
I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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Thank you.



Name



Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Antonio McKenzie  
Name

784 Irving St, NW  
Address



Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

VO, HONG-NHA  
Name

3123 Sherman AVE  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Ali-Nguyet Nguyen  
Name

3123 Sherman Ave NW

Washington, DC 20010  
Address


Subject: Bruce Monroe Park **ZC Case 16-11**

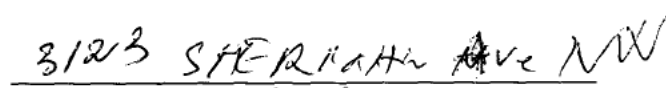
Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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Thank you.

  
Name

  
Address Washington DC - 20010


Subject: Bruce Monroe Park **ZC Case 16-11**

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I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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Thank you.

  
JOSE A ORTIZ

Name

1002 IRVING ST NW WASHINGTON DC 20007

Address

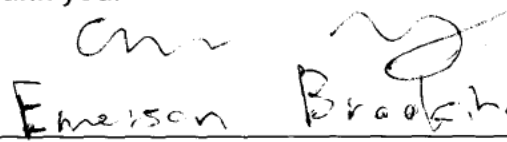
Subject: Bruce Monroe Park **ZC Case 16-11**

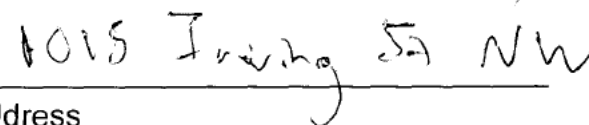
Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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Thank you.

  
Name

  
Address

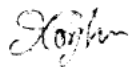
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I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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Thank you.



Hong Tran  
Name

3032 Sherman Ave NW  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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Thank you.

  
Name

  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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I oppose the following aspects of the proposed development:

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3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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Thank you.

  
Michael Roberts  
Name

3117 Sherman ANN Washington DC  
Address



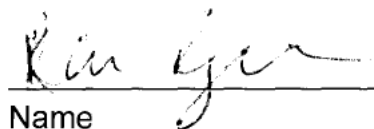
Subject: Bruce Monroe Park **ZC Case 16-11**

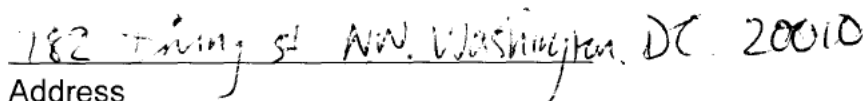
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Thank you.

  
Name

  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.

*Amanda Peitz*

Name

*182 Irving St NW,  
Columbia D.C  
20010*

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.

Eric Chen  
Name

3039 Sheppard Ave NW  
Washington DC 20001  
Address

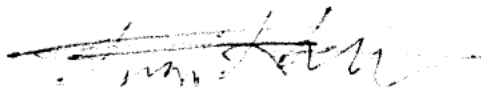
Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.



Jaysen Hernandez

Name

3039 Sherman ave NW

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

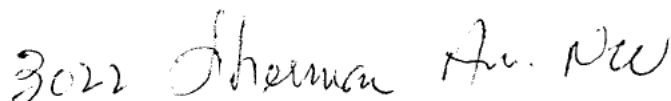
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Thank you.

  
\_\_\_\_\_  
Name

  
\_\_\_\_\_  
Address


Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.



Name

3013 1/2 Sherman Ave NW  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.

Nick Friedmann

Name



1011 Irving St NW

Address

Washington DC 20010

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.

  
Name

  
Address




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Thank you.

  
Name Paul Milson

3024 Sherman Ave. NW  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.

Petronila Kelly (PETRONILA KELLY)  
Name

3107 11<sup>th</sup> St. NW. Wash. DC. 20010  
Address



Subject: Bruce Monroe Park **ZC Case 16-11**

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\_\_\_\_\_  
Name

\_\_\_\_\_  
Address 700 Columbia St NW  
Wash DC

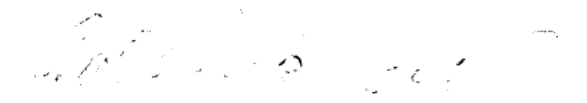
Subject: Bruce Monroe Park **ZC Case 16-11**

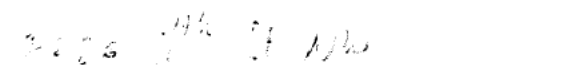
Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

  
Name Adrienne Brooks

  
Address 3008 17th St NW

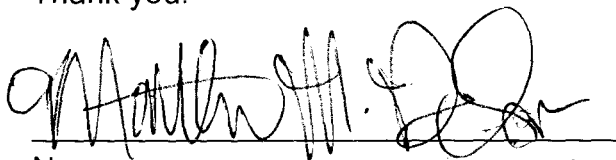
Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

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I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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Thank you.



Name

Matthew M. DeSei

3205 Georgia Ave NW, Apt. 403

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
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4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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Thank you.

Jennifer Fischer   
Name

714 Kenyon St NW  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

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I oppose the following aspects of the proposed development:

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2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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Thank you.

Willie Holder  
Name Willie Holder

5019 Sherman Ave NW  
Address


Subject: Bruce Monroe Park **ZC Case 16-11**

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I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

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3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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Thank you.

MICHAEL BALASTA 

Name

3215 1/2 SHERMAN AVE NW

Address



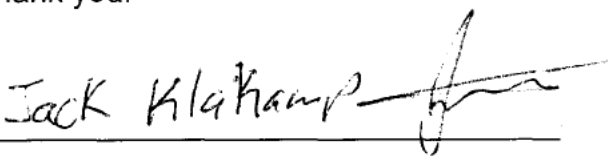
Subject: Bruce Monroe Park **ZC Case 16-11**

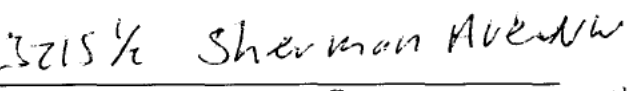
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2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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Thank you.

  
Name

  
Address Washington DC 20010

Subject: Bruce Monroe Park **ZC Case 16-11**

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I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

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Thank you

  
JOHN GARRITY

Name

Address

3220 SHERMAN AVE NW 20210


Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

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2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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Thank you.

  
CAROLYN FLOREY

Name

3320 SHERMAN AVE NW - 20010

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
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Thank you.

*Victor Argueta*

Name

*Victor Argueta*

Address

*3218 - Sherman Ave. NW*

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

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Thank you.

  
Marshall Door-Ballard

Name

625 Newton Place NW

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
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Thank you.

Hewan Aramyehev

Name

647 Kenton St NW  
Washington DC 20010

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.



Name



Address (Washington DC 20010)

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.

Imran Zaidi

Name

637 Kenyon St. NW 20010

Address



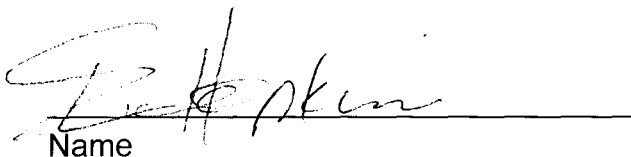
Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.

  
Name

631 Kenyon St NW NW DC 20010  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.

Joshua PRASAD

Name

627 Kenyan St NW

Address

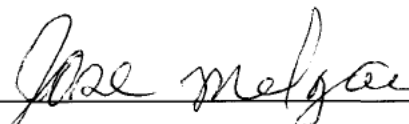
Subject: Bruce Monroe Park **ZC Case 16-11**

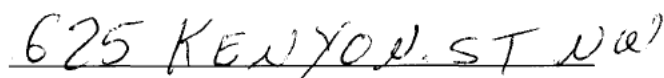
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Name

  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.

Nick D. Taranto  
Name

628 Kenyon St. NW  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

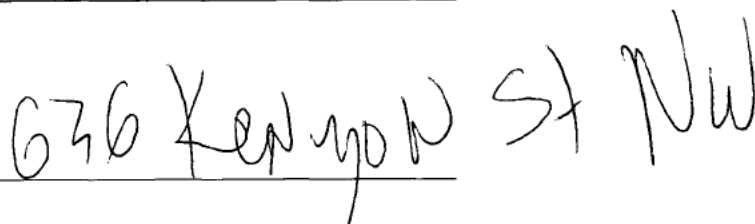
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Thank you.



Name



Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Jorge Flores  
Name

640 Kenyon St NW  
Address Washington, DC 20010


Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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Thank you.

RUSSELL WASEM 

Name

648 KENYON ST NW

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Dulce Lamboa

Name

648 Kenyon St. NW, Washington DC 20010

Address



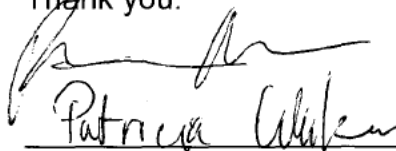
Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.



Patricia Wilson

Name

3214 Sherman Ave

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Erika Freber

Name

1239 Vermont Ave. NW, 807  
Address Washington DC 20005

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Leslie Cook Follett  
Name

12/3/16      3214 Sherman Ave, NW  
Address      Washington DC 20010

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
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Thank you.

Almaz Haile

Name

ALMAZ HAILE

3121 Sherman Ave. N.

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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Thank you.

  
Name Annie E. Clark

3115 Sherman Ave NW  
Address


Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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Thank you.

  
Name Andrea Pino

3115 Sherman Ave NW  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
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3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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Thank you.

Gemal Eltaib  
Name  
GEMAL ELTAIB

3121 Sherman Ave.,  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
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Thank you.

Rafael A. Castillo 

Name

730 Kenyon ST NW

Address



Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
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Thank you.

Name

*Van Caylo Carcedo*  
*Joan Carcedo*

Address

*732 Kenyon St NW*

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
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Thank you.

R. Logan RLM (JLM)  
Name

132 Kenyon St. NW DC.  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

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Thank you.

Rafael A. Peña  
Name

740 KENYON ST. NW  
WASH. DC 20010  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

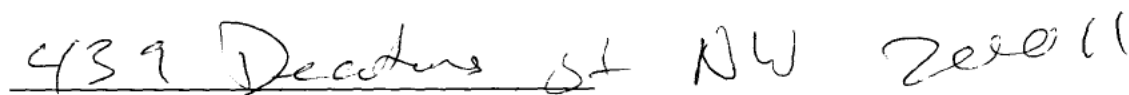
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Thank you.

  
Name

  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**


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Thank you.

Name

 Michele Coley

Address

734 Kenyon Street NW.  
Washington

Subject: Bruce Monroe Park **ZC Case 16-11**

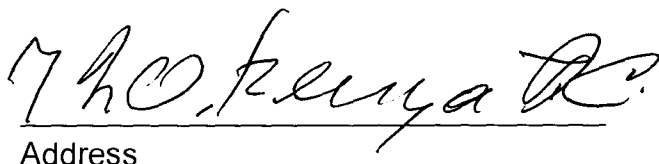
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Thank you.

 *Hank Miller*  
Name

 *740 Kenya Dr.*  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
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Thank you.

Lauren Cornell  
Name

718 Kenyon St. NW  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

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Thank you.

Sheila Mahadevan

Name

712 Kenyon St NW, Washington DC 20010

Address



Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
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5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Chitra Mohadevan

Name

412 Kenyon St NW, Washington, DC 20010

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

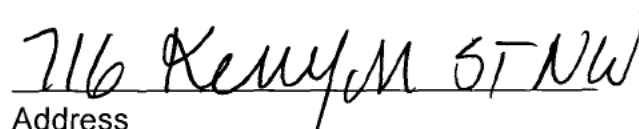
Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
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Thank you.

  
Name

  
Address

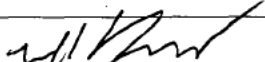
Subject: Bruce Monroe Park **ZC Case 16-11**

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I oppose the following aspects of the proposed development:

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Thank you.

WILLIAM DUCKLOW  
Name 

738 KENYON ST NW  
Address

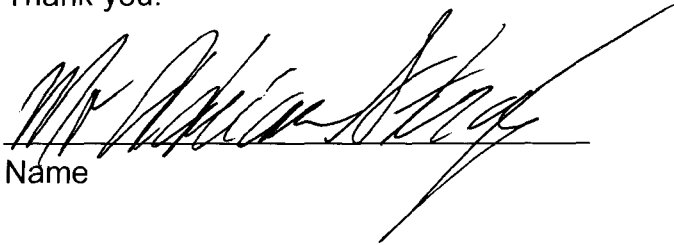
Subject: Bruce Monroe Park **ZC Case 16-11**

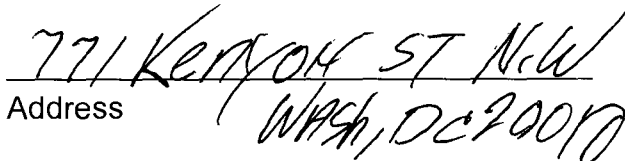
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2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
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Thank you.

  
Name

  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.

Ann Yang, Aaron Burr, Lady Reyes  
Name

662 Columbia Rd NW. 20001  
Address

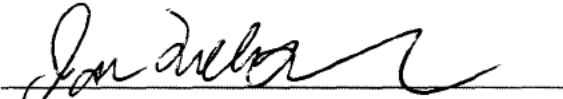
Subject: Bruce Monroe Park **ZC Case 16-11**


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I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
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Thank you.

  
Name

  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

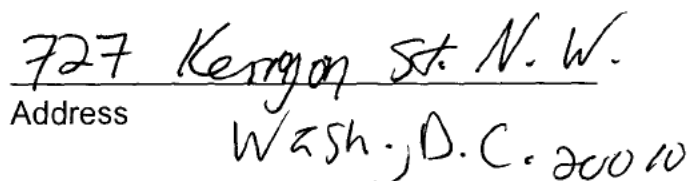
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Thank you.

  
Name

  
Address

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Thank you.

CRAIG Kelly  
Name

724 Kenyon ST NW  
Address



Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
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Thank you.

Gretchen Ellison  
Name

724 Kenyon St. NW 2010  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.

IAN GRAHAM

Name

724 Kenyon St NW

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you. *JOSE*

*Jose Guevara Chicas*  
Name

*730 Kenyon STREET NW Washington DC 2011*  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

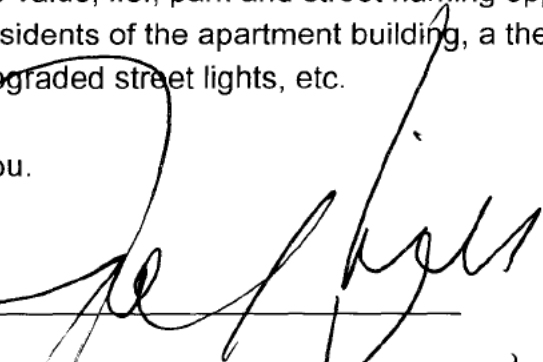
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Thank you.

Name

Address

  
722 KENYON

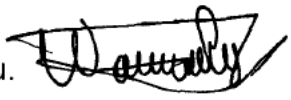
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Thank you.

  
William Umana  
Name

730 KENYON ST. NW. 20010  
Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.

Margarita Mcheta  
Name

730 Kenyon St New Washington  
Address

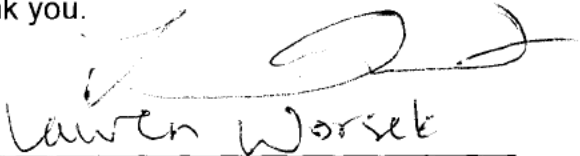
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Thank you.



Lauren Worske

Name

1404 Meridian Pl. NW

Address

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.

N. Debra Williams

Name

3216 Sherman Ave NW

Address



Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.

  
Name Cristina Corroto

2032 Belmont Rd. NW  
Address Apt. 202  
Washington DC 20009

Subject: Bruce Monroe Park **ZC Case 16-11**

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Thank you.



Daniela Villar del Saiz  
Name

1446 Harvard St NW #4  
Address Washington, DC 20009

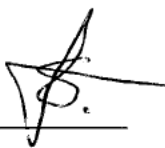
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2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Sonia Fowsera   
Name

440 K St NW Apt. 213  
Address  
Washington, DC 20001

Subject: Bruce Monroe Park **ZC Case 16-11**

Dear Madam or Sir:

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.  
I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

  
Name

763 IRVING ST NW  
Address

**Zoning Commission**

**Case No. 16-11**

**December 5, 2016**

Good evening Commissioners, thank you for this opportunity to speak. We are the Park Neighbors - neighboring homeowners of Bruce Monroe Community Park and we oppose the Applicant's request for a map amendment and consolidated PUD.

I want to be clear from the outset that we fully support the timely redevelopment of Park Morton, and believe that the redevelopment of Park Morton is in the best interests of its residents and the community.

Let me say that again - We FULLY support the redevelopment of Park Morton, and believe that OUR neighbors at Park Morton deserve quality housing.

What we DO NOT support is the Bruce Monroe Community Park redevelopment plan, as proposed, by the Applicant because contrary to the assertions of the Applicant and the Office of Planning, the redevelopment plan for the Bruce Monroe Community Park site is inconsistent with the Comprehensive Plan.

We hope to have a civil discussion about our objections today and in written briefs to be submitted after this hearing. Of great concern to us, however, is the possibility that you will accept the Applicant's unsupported assertion that they MUST develop the park as proposed or they can't redevelop Park Morton at all. We ask that you not allow the Applicant to hold Park Morton and its residents hostage in this proceeding.

We ask that instead you hear our concerns, examine their proposal, and consider alternatives that are worthy of exploration. Time and time again we have asked the developers to justify why they must place a high density apartment building on Bruce Monroe Park to proceed. The Applicant has failed to provide such justification, even though other options with configurations that more fairly

distribute the mass and density in a more balanced manner between the two sites were initially considered.

Sadly, if the entire community, including those of us who live immediately adjacent to the park had been engaged in a meaningful and timely manner, we might not even be here today. And, in the year plus that the Mayor's office and the Applicant have worked to aggressively push this project they could have produced a development plan with the support of the entire community. Instead, we have been forced by the project's flaws to contest the Applicant's request here today.

It is our contention that the Applicant has failed to justify their need for a map amendment and a consolidated PUD to the level requested and that their proposals are inconsistent with the Comprehensive Plan. The Applicant has failed to show how the destruction of 64% of a park (temporary or otherwise), development of a high density apartment building, creation of a private street which does not meet DDOT standards, and unmitigated adverse impacts such as increased traffic and pollution are consistent with the Comprehensive Plan.

That said, we also recognize that the Park Neighbors probably wouldn't be opposing the development plan if it consumed less of the existing park, the 50% promised by the Mayor, and if their plan was closer to the height, density and lot occupancy granted by right. Instead, the Applicant proposes developing 64% of the park and, for the large apartment building, seeks variances that take the height from 50 feet to 90 feet, density from 2.5 to 6.0 FAR, and lot occupancy from 60% to 80%. The relief requested for the high density apartment building is even more egregious when you consider that  $\frac{1}{3}$  of the high density apartment building would be built on land that is currently zoned at R-4, and thereby restricted to 35 feet, by right. 35 feet is the height of the surrounding row houses, which would be dwarfed by this unnecessarily large building.

In considering the Applicant's request and our objections we ask that you keep the following in mind:

1. **The Applicant claims that the ANC supports this project.** However, that support should be accompanied by a giant disclaimer. ANC1A10, the Single Member District within which Bruce Monroe Community Park is located, was not represented in ANC proceeding and the resulting report to the Commission. Without explanation, our ANC1A10 Commissioner, Rashida Brown, went silent on the entire Park Morton redevelopment project soon after the Bruce Monroe Park component was announced in October, 2015. All communication efforts from her constituents, including emails and calls were simply ignored. Then, on the evening of the vote by ANC 1A to support the surplus of the park, Ms. Brown surprisingly announced her recusal from the issue and the ANC voted by a narrow 5-4 margin to approve the surplus. Her constituents were never informed that she intended to recuse herself, and no replacement representation was ever created on the ANC, or in other forums where the input of those living around the park should have been included. Once the resolution to support surplussing the Bruce Monroe Park site was passed, the ANC1A Chair, Kent Boese, who represents the Single Member District near Park Morton, asserted that the ANC had to further support the disposition of Bruce Monroe Community Park or the ANC would lose any influence on the proceedings; this same argument was used to encourage Commissioner support for the Applicant's PUD submission. Due to the lack of representation for the community surrounding the Bruce Monroe Community Park, the ANC1A submissions should not be given 'great weight' in this proceeding.
2. **The Applicant claims that the community has been heavily involved in this project.** And that is certainly true for the Park Morton part of the project, in which Park Morton residents and their representatives have been engaged in a robust process since 2008 that has produced two redevelopment plans. However, it is laughable to assert that there was substantial community involvement for the Bruce Monroe Community Park part of the proposal. To find "community involvement" here would be to redefine "community involvement" as subjecting the community to a series of meetings where the same, limited information was repackaged, where city officials and the

Applicant to answer any substantive questions, and where there was no actual opportunity for real discussion. When it became clear that the community engagement plan lead by the New Communities Initiative was, by design or incompetence, merely a half-hearted attempt to comply with what was required, attendance from the community dropped dramatically, although the community's valid objections and concerns remain. In addition to Ms. Brown's recusal as ANC representative, Ms. Brown was also the appointed the representative of our community to the influential Park Morton Steering Committee; however, she was also recused from that Committee and no replacement representative from our neighborhood was even sought. Due to the lack of meaningful dialogue and input from the entire community, including the neighbors of Bruce Monroe Community Park who will be most directly impacted by the proposed development of the park, you should not consider the Applicant to have engaged the community in a meaningful way.

3. **The Applicant claims that Bruce Monroe Community Park was always intended to be a temporary park and development was always in its future.** That is false. Before it was a park it was a public school. When the school was torn down, the community was promised that a new school would be built on that site. That didn't happen. What DID happen is that the neighborhood fought to have the land used as a park and got over \$2 million in investment from the city to make it the park that it is today. Where the Park's future is concerned, the surrounding community has repeatedly shown through surveys and submitted comments that it wants and needs a permanent park that is large enough to accommodate our diverse and growing community. Furthermore, the Applicant's claim that there is already other sufficient green space in the surrounding area, citing examples such as the quad at Howard University, which is clearly not a park, or public shows a lack of understanding about the importance of sufficient public green space in the creation of successful and thriving communities. Additionally, their failure to designate the remaining undeveloped area as a permanent park, provide an actual plan for the park, and/or provide adequate funding for a park shows their disregard for the community's desired use of the land.



4. **The Applicant claims that this PUD is just like other PUDs that have already been approved along Georgia Avenue.** This assertion is incorrect. For the following reasons, this PUD should be viewed as unique and not fairly comparable to other PUDs in the area.
- a. Again, the community involvement process of this project versus any other along Georgia differ wildly.
  - b. Redeveloping dilapidated mixed use buildings or vacant lots into a shiny new building is one thing, developing a park is another thing entirely. This project cannot be lumped together or fairly compared to the other PUDs the Applicant cites as examples, as this is the only one involving a public park.
  - c. This land is public land. This land was acquired through eminent domain and was intended for public use, and as ANC1A Chairman Boese said at the DC Council surplus hearing using eminent domain to create housing “would be inappropriate at best and illegal at worst.”
  - d. In support of their requests, the Applicant cites previous PUD approvals that are along the Georgia Avenue corridor. However, these projects are outside the Pleasant Plains section of mid-city (from Irving to Euclid) which the Comprehensive Plan plainly states “should develop a distinct identity.” The other PUDs that the Applicant cites as examples are not within this Irving to Euclid corridor nor are there any approved PUDs to this one.
  - e. And, as previously notes,  $\frac{1}{3}$  of the proposed large apartment building is on the portion of the site currently zoned Residential. We are not aware of another PUD in the vicinity that has been granted a map amendment from R-4 to C-2-B PUD.
5. **The Applicant claims that this proposal is “not inconsistent” with the Comprehensive Plan.** We believe that is incorrect. The Applicant’s proposal is inconsistent with the Comprehensive Plan and should therefore be rejected:
- a. **Scale:** At 90 feet, or 120 feet including the habitable penthouse and mechanicals, the building is too tall and out of character with the

surrounding 2-3 story row houses. There are no buildings in the immediately surrounding area that are taller than 60 feet.

- b. Density:** The Bruce Monroe Community Park site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
- c. Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood, which is historic in character and mostly composed of small, brick row houses.
- d. Traffic:** The project and the associated dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections according to the traffic analysis submitted by the Applicant.
- e. Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and increased density from the numerous other developments being built in our area, which will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
- f. Inadequate Benefits Package:** The list of “public” benefits the developer is required to offer is insufficient, not to the benefit of the entire public, required to mitigate issue caused by the development project, or of little to no value to the neighbors around Bruce Monroe Community Park. For example: providing a park where one already exists, a street naming opportunity, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights.
- g. Parkland:** Finally, the Comprehensive Plan strongly supports the need for parkland and the destruction of parkland cannot be consistent with the Comprehensive Plan. In discussing the needs and challenges of Mid-City, the Comprehensive Plan unequivocally states that:

“Mid-city”, which includes our area, has a severe shortage of parkland. As the densest part of the city, and one with many young children, recreational needs are amongst the highest in the city, and most area parks lack the land and amenities to meet these needs." The dearth of parks in the mid-city area is a serious problem that must be addressed as its population grows -- "all recreation areas must be retained and new areas must be provided whenever possible." "The community is in dire need of additional parkland -- although mid-city is the densest part of the city, the ratio of park acreage per resident is among the lowest in the city."

The Applicant's examples of other nearby green space are disingenuous, since many of their examples either aren't public, or aren't green space at all. Therefore, we ask that the commissioners consider the proposed 36% of the site to be left as park to be insufficient. And further request that the commissioners direct the Applicant to create a plan for the permanent preservation of a public park.

**We would like to leave you with a few questions to consider as you reflect on testimony you have heard today ...**

1. Why does the sought Map amendment include areas that will supposedly remain park? This is especially troubling because the Mayor's resolution for the surplus and disposition of a portion of the Bruce Monroe Community Park states that the remaining land can be "used for a park, or other public purposes." As such, we believe that, if at all possible, the Zoning Commission should amend the Applicant's for a map amendment to prevent future encroachment into the remainder of the park that the Applicant claims as a benefit under this PUD.
2. In addition, why doesn't the PUD proposal include the development of the park as a permanent park if the Applicant is allowed to include it as a benefit

being offered to the community? What guarantee does the community have regarding the preservation of park space?

3. Finally, why does the Map amendment for the senior housing building also include the portion of the site designated for townhouses? Is a map amendment needed at all for the townhouses if they are actually going to be townhouses and only built to the stated 40 feet?

**Finally, regarding any opportunity for filing written briefs, including the proposed findings of fact and conclusions of law which we are encouraged by Section 3026.1 to submit.** Given the timing with the holidays, our work commitments, and our strong desire to provide the Commission with detailed and well reasoned submissions, we ask that the Commission allow extra time for the filing of written briefs and at least 40 days from the close of this hearing for the submission of the findings of fact and conclusions of law. Thank you.

My name is Steve Seuser, and I have lived in Ward 1 since 1986. I am testifying today in opposition to the proposed project, for three primary reasons that I will highlight in my oral testimony, and for other reasons that I will include in my written comments.

### **Contrary to Green Space Guidelines in Comprehensive Plan**

The proposed project runs directly counter to the area's Comprehensive Plan guidelines for green space in the area. The DC Comprehensive Plan notes the severe shortage of parks and open space and states "The dearth of parks in the Mid-City area is a serious problem that must be addressed as its population grows – all recreation areas must be retained, and new recreation areas must be provided wherever possible." Ward 1 is the most dense ward of the District, and Columbia Heights is the most densely built part of Ward 1.

Bruce Monroe Park is located in the center of the most densely built neighborhood of the city in an area with no other existing neighborhood parks within a half mile. The New Communities documentation for the proposed project at Bruce Monroe falsely claims that many other parks and recreation areas exist in the vicinity. The other facilities identified on the map are not neighborhood parks. For example, Wangari Gardens is shown as a community garden, and is located on a temporary basis on land at Irving and Park streets near Washington Hospital Center. There is no reason to believe the city will not reconfigure the intersection to remove the garden and create opportunities for additional development at the site. West of Bruce Monroe, Harriet Tubman is indicated on the map. It hosts soccer fields but is also not a park. The city even goes to far as to designate Howard University's campus as a park on their guide to parks in the area. Other co-called parks include Banneker Recreation Center to the south and Park View Recreation Center to the north. Both do not include neighborhood park space, and both are located far enough from Bruce Monroe that families with young children, neighborhood youth, and neighborhood schools and daycare centers cannot and will not use them.

Bruce Monroe Park includes features used by the entire community that cannot be included if sixty percent of the park is used for development. Specifically, the park includes two basketball courts, a tennis court, a newly installed pavilion with shaded outdoor seating, two playground areas, a community garden with raised beds for over 100 gardeners and shared plots for the entire neighborhood, all producing fresh, healthy, organic food, an extensive composting system for neighbors and the garden, an edible forest garden with fruit and nut trees and bushes, a water retention site preventing rainfall at the entire park from further burdening the city sewer system, a parking lot, and significant open space where neighbors can run, play, and explore nature. The park is used by families and individuals living blocks around the park. There is no suitable

alternative neighborhood park, and the much smaller proposed space cannot possibly provide the same quality of neighborhood park and gathering space for everyone in the neighborhood. Allowing the proposed project to proceed will affect current and future generations of children and youth, leaving them with less public space to gather and engage in positive activities.

### **Building Heights and Density Far Exceed Existing Built Environment and Limits**

The requested increase and building density are being requested due in part based on the Georgia Avenue Overlay and the supposed bonus that should be offered to a mixed-income development. But the buildings' vast street frontage is along Irving Street, a residential street of two-story historic townhouses, none of them more than 35' in height. The larger proposed building is nine stories and 120' in total height. Allowing a building of this height dramatically overwhelms the existing structures in the neighborhood, including those directly across Irving Street to the north and adjacent to the new building on the south side of Irving Street. Buildings would shadow the entire eastern end of the block, potentially blocking installation of solar panels on many buildings. Buildings would also create a height and density precedent for the entire southern Georgia Avenue corridor. Public projects should never be in the position of imposing new height and density levels on a neighborhood as this project does.

### **Parking Must Be Provided Exclusively Onsite**

The 273 units proposed in the two Park Morton buildings must offer all residents parking onsite. The surrounding neighborhood has already reached its capacity for street parking, since many other developments have already been built, single-family homes are being rebuilt and expanded to include multiple units, and some homes have no rear alleys and therefore no off-street parking. In addition, the Dept. of Transportation's proposed new transportation plan places additional strains on the neighborhood street parking by adding dedicated bus lanes on Irving Street and another westbound street, plus bike lanes that would eliminate one additional street's parking on one side. Irving Street already serves as an important ambulance route to the Medstar Hospital and other hospitals in that complex east of Bruce Monroe, so additional parking and even traffic is potentially threatening to the access for emergency health services. The neighborhood cannot accommodate any additional street parking. I request that no additional residential parking permits be granted to the residents of the new buildings on Bruce Monroe.

Thank you for considering these issues.



# Ward 1 Park Space Facts

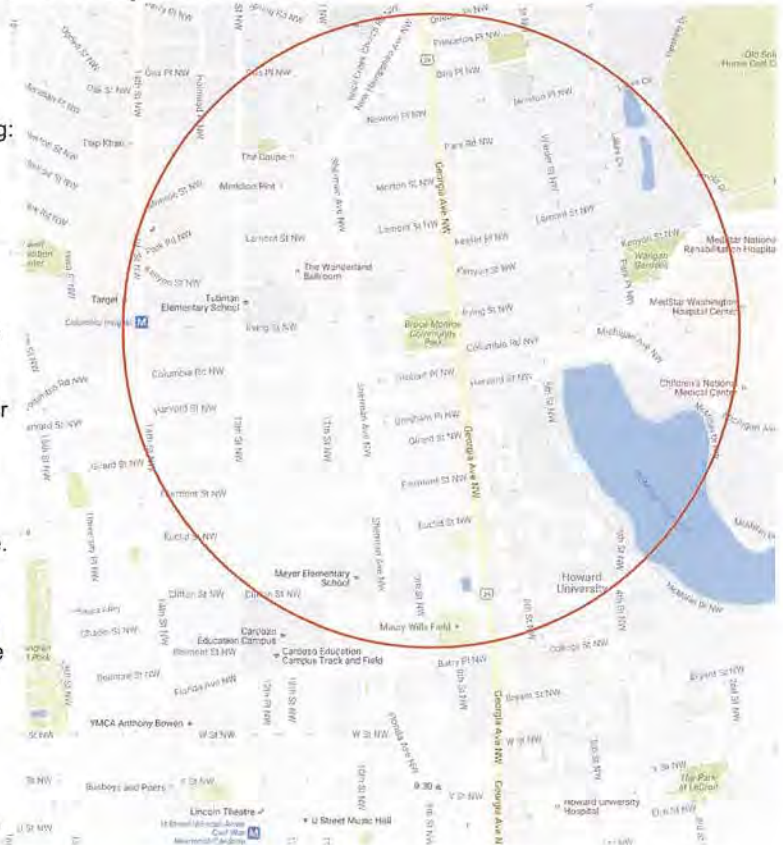
## Severe Shortage of Ward 1 Parks & Open Green Space

- The [DC Comprehensive Plan](#) notes the severe shortage of parks & open space & states the following:

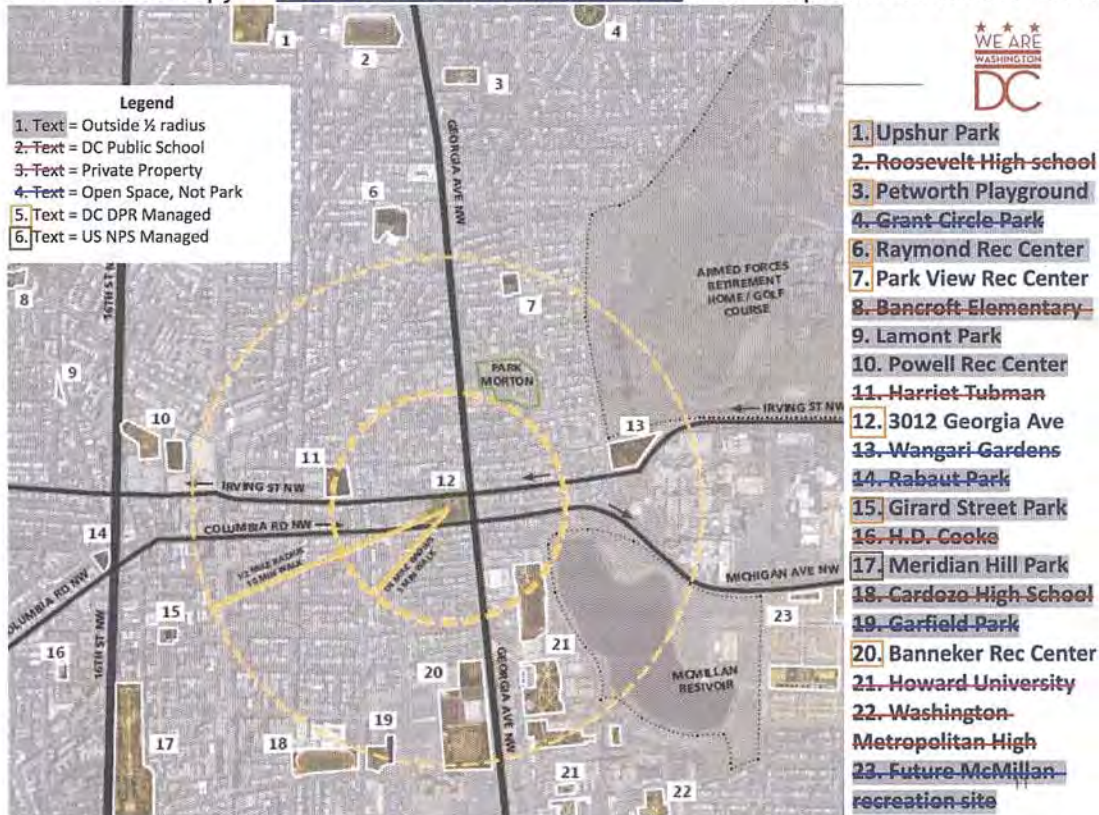
*"The dearth of parks in the Mid-City area is a serious problem that must be addressed as its population grows—all recreation areas must be retained and new recreation areas must be provided wherever possible. 2009.4"*

Bruce Monroe Community Park is the only public facility within a 1/2 mile radius that offers unrestricted access to 2 basketball courts, a tennis court, dog run, community garden, playground, open green space & a recently constructed shade pavilion. It is a safe space that offers something for everyone & a place for the community to come together. It is the heart of our neighborhood & an oasis from rapidly increasing density.

- Other DC DPR managed facilities are Recreation Centers, & do not feature any green or open space.
- Wangari Gardens is not a DC DPR recognized Community Garden & will be eliminated by DDOT [Crosstown Study Recommended Projects MM.5 & MM.6](#), which will modify intersections & reconfigure the street grid by eliminating the existing streets & ramps that allow higher-speed vehicular movements.



This is an annotated copy of [New Communities Initiative slide](#) that was presented to ANC 1A and 1B:



The only DC Department of Parks & Recreation managed facilities in the vicinity are Recreation Centers. The Park View Recreation center doesn't have real grass and consists entirely of paved and impermeable surfaces. The only grass at Banneker Recreation Center is part of the Maury Willis baseball diamond.

**PLEASANT PLAINS CIVIC ASSOCIATION  
SINCE 1921**

RE: Park Morton/Bruce Monroe PUD Hearing Testimony

December 5, 2016

DC Board of Zoning  
441 4<sup>th</sup> Street, NW – Suite 200S  
Washington, DC 20001

Dear DC Zoning Commission Members:

Thank you for the opportunity to present this testimony to you. My name is Darren Jones. I am the president of the Pleasant Plains Civic Association. I have served as president since 1996. I also served as vice president from 1985 to 1995. I was an Advisory Neighborhood Commissioner for the neighborhood (in ANC 1B) from 1984 to 1988.

The Pleasant Plains Civic Association was founded in 1921. It is a civic association that has been continually active since its founding. Part of its mission is to consider and act upon any matters affecting the civic interest and general welfare of the residents within its boundaries. The Bruce Monroe Park site falls within the boundaries of the Pleasant Plains Civic Association.

Pleasant Plains has many members who live within a few blocks of the Bruce Monroe Park site and over a dozen members who live within 200 feet of the site. Our members mourned the loss of our beloved Bruce Monroe Elementary School that was closed on the site in 2008 with a promise to rebuild the school. We joined with other members of our community to protest and block a parking lot that was proposed for the site after the school was demolished. We even participated in the planning process that produced the park that is on the site today. That park is the jewel of our neighborhood and has served the neighborhood well by bringing our community together and reducing petty crime among our youth.

However, we agree that more affordable housing opportunities are needed for our neighborhood and for all District of Columbia residents. We support our Park



Morton neighbors who deserve better living conditions. Additionally, we support the New Communities Initiative.

We agree that part of the Bruce Monroe Park site should be used to build the Park Morton Redevelopment Project. However, our members are not pleased with the lack of input that we have been given regarding the proposed height of the buildings at the Bruce Monroe site.

Pleasant Plains residents have attempted to participate in the planning process. A community survey led by ANC 1A and ANC 1B that was commissioned to Howard University and answered by hundreds of residents was never considered. The Park Morton Planning Committee meetings have invited little input from our members regarding the size of the development from the very beginning. Additionally, the ANC representative for the single member district recused herself from the planning process for personal reasons early in 2016. With no direct ANC representation on this issue many in the community had no opportunity to express their views since ANC 1A did not appoint anyone else to work specifically with the community.

**The Pleasant Plains Civic Association has a couple of requests for you.**

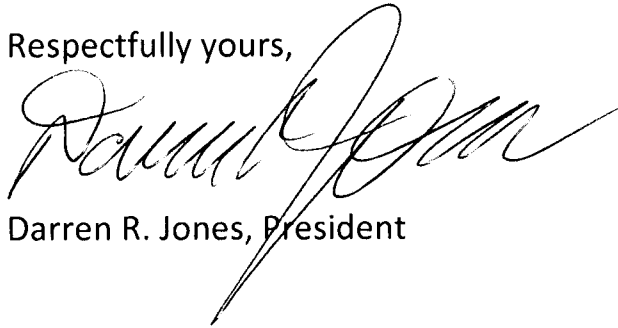
**First, we ask that the Zoning Commission vote to limit the height of the development on the Bruce Monroe site to no more than six stories so that it does not overwhelm the established community around it. The proposed height is too tall and is not compatible with the neighborhood. We believe this can be done by redistributing housing units across both development sites (Bruce Monroe and Park Morton).**

**Second, we ask you to require the developer to offer free underground parking to the new tenants at the Bruce Monroe site. If tenants are required to pay for parking many will opt to park on the streets. Parking in the neighborhood is already limited. A large influx of new cars will make it impossible for many residents to park near their homes.**

**Finally, we ask that more three bedroom affordable units be required at the site. We believe that the best use of this public land is to provide greater housing opportunities for public housing and low-income households.**

Thank you for the opportunity to address this committee.

Respectfully yours,

A handwritten signature in black ink, appearing to read 'Darren R. Jones', with a long, sweeping underline that extends to the right.

Darren R. Jones, President

767 Columbia Road NW - since 1993 (less than 200 ft. from the Bruce Monroe Site)  
762 Hobart Place, NW - personal representative for the estate of Lily R. Jones (less than 200 ft. from the Bruce Monroe Site)

**\*PLEASANT PLAINS CIVIC ASSOCIATION MEMBERS WHO LIVE WITHING 200 FEET OF THE BRUCE MONROE SITE: T. Turner, V. Campbell, T. Goddard, B. Kennedy, J. Ford, L. McNiesh, D. Jones, S. Jones, S. Levy, C. Pascal, M. Wojachowski, B. Lawson, C. Hines, M. Beck**

**\*The Pleasant Plains Civic Association has been allowed to participate in the following major neighbor development projects over the years: Sherman Avenue Redevelopment Project; Howard University 10-Year Campus Plan; Georgia Avenue Dedicated Bus Lanes Project; MPD Hobart Place Crime Hot Spot Initiative**

**December 5, 2016**

**Testimony from Sylvia Robinson regarding PUD application 16-11**

My name is Sylvia Robinson and I am a resident of Pleasant Plains and co-founder of the Georgia Avenue Community Development Task Force. Since 2009 the Task Force has organized residents, students, homeowners, university officials and businesses along lower Georgia Avenue, ensuring the community has a voice in development projects. This community has been deeply concerned about the disposition of the Bruce Monroe site since the Bruce Monroe School was demolished. In 2010 we successfully worked with city officials to construct the park in its current layout rather than accept the planned parking lot.

We later participated in the design and distribution of the ANC 1A/B Bruce Monroe Task Force survey distributed to 10,000 residents, with 800 responses showing that 64.4% of the respondents favored a park or a public use of the site (reference: <http://anc1a.org/library.html>).

Even though I am technically speaking in opposition, I am not here today to stop the project or deny the Park Morton residents the opportunity for new housing. I am here to voice community concerns that have been disregarded throughout this process. The developer referred to many community engagement meetings in the PUD documents. Having attended most of them I can attest to the fact that only one of them was designed to gain insight from the community about the design of this site and I have yet to see notes from this meeting that indicated a community preference for what is actually being proposed. The remainder of the meetings focused on announcing the plans for moving forward, and explaining why there could be no compromises.

The community's voice was further suppressed when the ANC Commissioner for the site recused herself from this project in December of 2015 for personal/professional reasons. She did not discuss or vote on any issues related to this project since then, and the Commission did not appoint anyone to represent them in her place.

For a project of this size and impact not to have the benefit of full community input will have lasting damage to our community. We therefore want to raise the following concerns to you related to this PUD and ask that these be considered prior

to approving this legislation. I am summarizing the issues here, although I have submitted a more detailed testimony in the record.

- **At 120 feet, the building planned for the site is too tall, and the design is not compatible with the neighborhood. We ask that the building height to be reduced by at least two stories, with the units removed (approximately 46) being added to the Park Morton site.** The building and design are not consistent with the Comprehensive Plan, the Future Land Use Map, the Office of Planning's Small Area Plan, or the Georgia Avenue After Small Area Plan. It is also not consistent with the surrounding community's desires as expressed in the Georgia Avenue Community Development Task Force 2014 biennial Community Review, the ANC 1A/B Bruce Monroe Task Force survey and DMPED's public engagement meeting on December 12<sup>th</sup>. The developer's claim that there are three PUDs in the area that are comparable in height is misleading because the heights that were approved for those buildings were for buildings that were truly 90 feet as opposed to this PUD where 90 feet only goes to the top floor and doesn't include the penthouse and roof structure adding an additional 20 feet. In short, there is no building currently on Georgia Avenue as big as this one.
- **The area designated for the park is not delineated, nor is there any firm commitment to design, develop or fund the park.** As of 3pm on December 5<sup>th</sup>, the developers have not shared their community benefits proposal so there is no commitment at this point to create a park. We raised this issue during testimony at the Surplus and Land Disposition hearings for Bruce Monroe on November 29, and are urging you to support us in requiring the applicant to address this as well.
- A requirement for tenants to pay for parking spaces will give them an incentive to park in the neighborhood as an alternative. **We want to see parking spaces to be given to residents at no additional costs.** Furthermore, the traffic reports suggest that Irving St and Columbia Rd. will be operating at failing levels in the future but the city has not presented a realistic proposal to deal with the increase in congestion.
- **We want to see more three bedroom affordable units added to the project.** Currently between the two sites there are a total of 41 three or four bedroom units. 13 of them are PHA units and 28 are market rate. Lack of three and four bedroom affordable units adversely affects the ability of

African American families to live in the Ward and this project provides an opportunity to address this.

- **We're concerned about the lack of home ownership opportunities in the project.** We are very concerned there has not been any exploration of these opportunities for the residents at Park Morton.

Thank you for this opportunity to be heard.

Sylvia Robinson

Monday Dec 5 2016 Testimony for:

Planned Unit Development Hearing Case 16-12

Good Evening Chair and Members of the Commission. My name is Patrick Nelson, I have lived in DC for 27 years and as a home owner in the Pleasant Plains neighborhood for 23 years, where this project is located. I am a member and vice president of the Pleasant Plains Civic Association, actively participate in my anc, which abuts the property that will house this project, currently chairing the Zoning Preservation and Development Committee, which during my tenure I have worked on a number of PUDs that come before us. Some have been contentious but none like this one. I would like to take just a few minutes tonight to express my opposition to this pud as it is currently proposed. The city through its partnership with its development team has decided that instead of putting before the commission a request to change the zoning of a portion of square 2890 lot 849 to build a matter of right project, they elected to use the easier route of the PUD process, for greater flexibility, more height and density, in exchange for providing a project that is supposed to be of higher quality, with meaningful public benefits than what would have been gotten if the project had been developed as a matter of right. The city has laid out what it wanted the project to produce and the development team came up with the designed project that you now see, a large big bulky box. There has been no real input from concerned residents about the design because they had already decided how to make it work to have the units needed on the site as the city requested. When concerns were made about how the building looked the answer given was that this is how we envision it to look and we have done other buildings that look the same. When asked why there is no plan for any retail to be put in a building zoned and on a commercial corridor, the answer is we cannot do retail because it does not work in the plan. When asked to consider putting two story flats on the bottom of the building along the Irving St side to fit in with the character of the abutting row houses, the same on the new cross street that is being proposed, and along the proposed park side of the building to engage the connectivity of area, then maybe step back a bit above them to add on the apartment building which could have maybe ~~have~~ cut outs for small balconies and even step back a bit on higher floors so the building is more complementary to its surroundings. Consider moving the shorter senior building to the front of the site on Georgia Ave and possibly add a nice ground floor lobby area inviting at the street level with some kind of meeting/community room, since you don't want retail, the answer is the same. Trying to work with a development team that only sees and hears what it wants to do is like trying to negotiate with someone who

cannot see or hear, nothing goes in so nothing will come out. The pud process is designed to be interactive but will not get any traction if there is only one side willing to work on compromise.

The city and development team started working on the project and had finished its design in Oct of 2015 and rushed to submit the pud in July 2016, 8 months later so that they could submit under the old zoning regulations, and not have to deal with the new 2016 changes that have been put in place. We have yet to date been given or shown an official list of what they are claiming as their benefits package although they been asked to show one. We were shown what their initial ideas were and informed they were working with the city on it. The anc commissioner that represents the smd of the project site, which should be reaching out or holding meetings for residents to give feedback on the potential project benefit ideas or requests removed herself from any input about the project because of a conflict with her government job. So the residents lost that voice in the process. The anc commission rushed through at city/developers request a resolution that stated their support of the pud if the items that the anc suggested were incorporated into the benefits package, but nothing has been produced showing that they have been considered or approved. Also there have been no letters to date showing their support for the benefits package from any community organization or civic association. It is of some concern to me that they seem to make little of it and do not see it as an important issue that should be addressed. With that said I do not think the city and the development team have done enough to date to earn the support of the pud being approved. I appreciate the opportunity of being able to present my testimony for your consideration and thank you for your time.



## Email of testimony; although I will try to attend in person

Samuel Levy <slevydc@gmail.com>  
To: neighborsofparkview@gmail.com

Sun, Dec 4, 2016 at 11:48 PM

The shortsightedness of our local elected officials in the case of the proposed development of Bruce-Monroe park is staggering. I am a native Washingtonian and have lived in Ward 1 all of my life. Development is coming to the Pleasant Plains area, and the Georgia Ave. corridor. This give-away is completely unnecessary. In an age where many cities are scrambling to create green space, DC is ready to give ours away, and who benefits? The developers. The city has done a terrible job with the residents of the Park Morton housing project, and if the city planners and the developers hadn't been so lazy, they should have and could have (and still could) buy and use some of the many dilapidated storefronts and lots on Georgia Ave to create beautiful mixed income, public, and low-income housing along Georgia Avenue that wouldn't upset the neighborhood and would have seamlessly blended in with our neighborhood.

I use the park on a daily basis (walking through it to get to and from the Bikeshare station, walking my dog, taking my infant son to the park and garden, playing basketball), as do hundreds of neighbors. If you walk around our neighborhood now, there are "Save the Park" signs for a 5 block radius surrounding the plot. The city would not dream of pulling this stunt in Wards 3 or 4. Ward 1 is the most densely populated Ward in the city, and Columbia Heights the most densely populated neighborhood. Our little block simply cannot take the influx of thousands of new people. This would be a terrible and short-sighted move for the city to make.

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**. I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created

ZONING COMMISSION  
District of Columbia  
CASE NO.16-11  
EXHIBIT NO.225



by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.

6. **Inadequate Benefits Package:** The list of “public” benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Samuel Levy  
752 Irving St. NW  
Native Washingtonian  
DCPS Graduate  
DCPS Teacher

--

Samuel Levy  
Francis-Stevens EC



## Comments in Opposition to ZC Case 16-11

ANNE LAFFOON <peteanne@comcast.net>  
Reply-To: ANNE LAFFOON <peteanne@comcast.net>  
To: neighborsofparkview@gmail.com

Sun, Dec 4, 2016 at 12:10 PM

RE: ZC Case 16-11

I am writing in partial opposition to the Planned Unit Development of Bruce Monroe, as currently proposed. It is my belief that after a comprehensive review, the Commission will find that it is in the overall public interest of all residents to maintain the allowed height of the proposed structure, consistent with the property's current zoning. Maintaining the current height restriction on Bruce Monroe would have the corresponding effect of lowering the immediate project density (cars and residents), and materially address the following major problems at the Bruce Monroe site.

The proposed 9 story, 120 foot tall building far exceeds any other structure in the Georgia Avenue neighborhood vicinity. The existing zoning requirements for the Bruce Monroe property should, therefore, be maintained. Approval of the requested height waiver would be inconsistent with the architectural character and design of the existing 2-3 story neighborhood row houses, and would set a future precedent for other excessively tall buildings along Georgia Avenue. I sincerely urge this Commission not to begin the death of this richly cultural neighborhood with the first of a thousand cuts. Such action would be a lasting legacy that this Commission should avidly wish to avoid.

The current zoning requirements for the Bruce Monroe property are designed to ensure a resident density consistent with the existing neighborhood. Approval of the current proposal's height waiver would exceed this public mandate by allowing the construction of 273 new units, which would add approximately 700 new residents to the existing block, more than triple the current population. This massive increase in local resident density would create a number of negative consequences that would lower the quality of life for all residents, both existing and new. Some of these are:

Traffic: The project will exacerbate existing traffic issues on Columbia Rd., Irving St., Sherman Ave., and Georgia Ave., which are already severely congested. Further large increases in local resident density would significantly aggravate the current traffic problems, putting unacceptable stress on current and future neighborhood residents and families, whose children must navigate these already congested streets. Furthermore, the proposal to construct a new interconnecting street/ally adjacent to the new building will not address this concern. It is highly possible that this new street could actually create incremental problems, given that cars would be entering and exiting in close proximity to the present intersections at Georgia Ave., Irving St., and Columbia Rd., thus interfering with associated car and pedestrian sidewalk traffic in the same areas. A smaller building with less density would mitigate this negative traffic impact.

Parking: The proposed plan fails to adequately address required parking for existing as well as future residents. The increased resident density caused by this project, and the numerous other developments being built in the immediate area, will significantly increase the current demand for street parking. Furthermore, DC Government has already proposed creating dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of

ZONING COMMISSION  
District of Columbia  
CASE NO.16-11  
EXHIBIT NO.226

the currently available parking on these adjacent neighborhood streets for existing residents. A smaller building with less density would mitigate these collective negative parking impacts.

Shading: The proposed building height of 120 feet would effectively create a shaded area that would cover a sizable portion of the existing blocks on Irving St. and Georgia Ave, as well as the proposed adjacent park. The park and those homes and businesses that are located in this massively shaded area will essentially lose their access to direct sunlight during all or major portions of the entire year. This will negatively effect their overall enjoyment, personal safety, related heating requirements, and gardening ability. A smaller building would significantly improve the quality of the park and reduce the number of adversely impacted neighborhood homes and businesses.

I strongly encourage the Commission to undertake a comprehensive review of all the potential and collective impacts associated with the current project scope proposed in ZC Case 16-11. Such a review will undoubtedly conclude that the current proposal would cause needless harm to both existing and new neighborhood residents, and find that limiting the height of the proposed building to the Bruce Monroe property's current zoning height restrictions would appreciably relieve these concerns. Furthermore, maintaining this height restriction on Bruce Monroe would not impair the project's overall economics, when done in conjunction with a corresponding increased height waiver at the Park Morton property.

Sincerely,

Peter W. Frost

1126 Girard St. NW

Washington, DC 20009



## Bruce Monroe Park Opposition Letter

Kyle Lucas <kyle@rightproperbrewing.com>

Mon, Dec 5, 2016 at 12:25 PM

To: neighborsofparkview@gmail.com

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**. I strongly oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood. Our neighborhood has a distinctive feel, and this would thoroughly disrupt that look.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking. I already have a very hard time finding parking after 4PM nightly. Any additional cars would be a nightmare.
6. **Inadequate Benefits Package:** The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, and has no value to current residents.

Thank you

Sincerely,

Kyle Lucas  
710 Columbia Road NW, APT B

Kyle Lucas | Assistant General Manager

ZONING COMMISSION  
District of Columbia  
CASE NO.16-11  
EXHIBIT NO.227

\* Shaw Brewpub & Kitchen | 624 T St. NW

202.607.BEER (2337)



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## Bruce Monroe Park

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Sally Laing <sally.laing@gmail.com>

Sat, Dec 3, 2016 at 5:48 PM

To: neighborsofparkview@gmail.com

Dear All -

I am writing to oppose the Planned Unit Development of Bruce Monroe **ZC Case 16-11**.

I oppose the following aspects of the proposed development:

1. **Scale:** At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses. This type of development does not server residents or other members of the community.
2. **Density:** The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. **Architectural Character and Design:** The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. **Traffic:** The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. **Parking:** The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. **Inadequate Benefits Package:** The list of “public” benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

Thank you.

Sally Laing

1654 Gales Street, NE

Monday December 5, 2016

Subject: Planned Development of Bruce Monroe Park

To: The District Of Columbia Zoning Board:


I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11.

I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. Inadequate Benefits Package: The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

I hope that you will reconsider the proposed development.

Thank you for your consideration.

  
Alicia Dinerstein  
737 Irving St NW #1  
Wash DC 20010

Monday December 5, 2016

Subject: Planned Development of Bruce Monroe Park

To: The District Of Columbia Zoning Board:

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11.

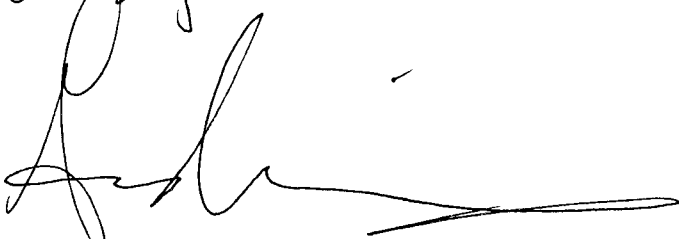
I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
5. Parking: The plan fails to adequately address the predictable parking challenges created by the increased density from this project, and the numerous other developments being built in our area that will increase the population by almost 2,000 residents. In addition, the city has proposed dedicated bus lanes for Irving St. and Columbia Road, which will eliminate half of the currently available street parking.
6. Inadequate Benefits Package: The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

I hope that you will reconsider the proposed development.

Thank you for your consideration.

Galaal Elsamadicy  
1332 Girard St. NW  
Washington, DC 20009



12/5/16



Monday December 5, 2016

Subject: Planned Development of Bruce Monroe Park

To: The District Of Columbia Zoning Board:

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11.


I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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6. Inadequate Benefits Package: The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

I hope that you will reconsider the proposed development.

Thank you for your consideration.

Namitha Jacob  
1643 13<sup>th</sup> Street NW Apt #1  
Washington DC 20009



Monday December 5, 2016

Subject: Planned Development of Bruce Monroe Park

To: The District Of Columbia Zoning Board:

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11.

I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
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6. Inadequate Benefits Package: The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

I hope that you will reconsider the proposed development.

Thank you for your consideration.

Mehlika Hoodbhoy  
3640 Genifer St. NW  
Washington, DC

20015



Monday December 5, 2016

Subject: Planned Development of Bruce Monroe Park

To: The District Of Columbia Zoning Board:

I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11.

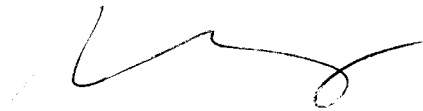
I oppose the following aspects of the proposed development:

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6. Inadequate Benefits Package: The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

I hope that you will reconsider the proposed development.

Thank you for your consideration.

Stacey Young  
834 Shepherd St NW  
Washington DC 20011



Monday December 5, 2016

Subject: Planned Development of Bruce Monroe Park

To: The District Of Columbia Zoning Board:

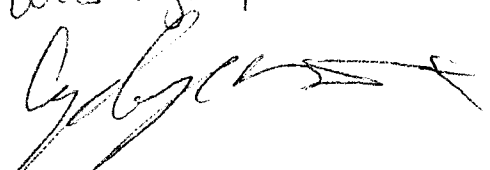
I am writing to oppose the Planned Unit Development of Bruce Monroe ZC Case 16-11.

I oppose the following aspects of the proposed development:

1. Scale: At 9 stories, and 120 feet, the building is too tall and out of character with the surrounding 2-3 story row houses.
2. Density: The Bruce Monroe site is slated for 273 units, which would add approximately 700 new residents to the block, more than triple the current population.
3. Architectural Character and Design: The massive gray and white, glass-paneled structure proposed by the developer is not in keeping with the look and feel of the surrounding neighborhood.
4. Traffic: The project and the dramatic increase in density will exacerbate existing traffic issues on the very congested surrounding streets (Columbia Rd., Irving St., Sherman Ave., and Georgia Ave.) and at already failing intersections.
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6. Inadequate Benefits Package: The list of "public" benefits the developer is required to offer is insufficient, not to the benefit of the entire public, or of little to no value, i.e., park and street naming opportunities, a smart transit screen for the residents of the apartment building, a therapeutic pool for the senior building, upgraded street lights, etc.

I hope that you will reconsider the proposed development.

Thank you for your consideration.

Cydney Gumann  
3707 Woodley Rd NW Apt 25  
Washington, DC 20016  


Dear Muriel Bowser, Mayor - District of Columbia, Muriel Bowser, Mayor - D.C., Phil Mendelson, Chairman - D.C. City Council, Vincent Orange, At-large Councilmember - D.C., Anita Bonds, At-large Councilmember - D.C., David Grosso, At-large Councilmember - D.C., Elissa Silverman, At-large Councilmember - D.C., Brianne Nadeau, Ward 1 Councilmember - D.C., Jack Evans, Ward 2 Councilmember - D.C., Mary Cheh, Ward 3 Councilmember - D.C., Brandon Todd, Ward 4 Councilmember - D.C., Kenyan McDuffie, Ward 5 Councilmember - D.C., Charles Allen, Ward 6 Councilmember - D.C., Yvette Alexander, Ward 7 Councilmember - D.C., and LaRuby May, Ward 8 Councilmember - D.C.,

We are pleased to present you with this petition affirming this statement:

**"Stop the proposed redevelopment of the Park Morton public housing community at Bruce Monroe Community Park.**

**Bruce Monroe Park is an asset to the community - it is highly used and valued by many. Park Morton must be redeveloped, but not at the expense of this community asset.**

**D.C. has other options for redevelopment of Park Morton. The city must meet the immediate needs of Park Morton families and redesign a plan to redevelop Park Morton while maintaining the Bruce Monroe Community Park.**

**D.C. residents deserve better."**

Attached is a list of individuals who have added their names to this petition, as well as additional comments written by the petition signers themselves.

Sincerely,  
Miranda Carter

*750 petition signers*

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John McDonald  
Washington, DC 20001  
Nov 25, 2016

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I have lived around the corner from the park (and the previous school) for almost ten years. The park has been a fantastic addition to the neighborhood that

Marya Torrez  
Washington, DC 20001  
Nov 25, 2016

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This park offers so much to the community. It is a great park and should not be destroyed to give more money to developers, increase population, in turn would reduce the quality of life for its people. Thanks

Cecilia Rius  
Rockville, MD 20854  
Nov 22, 2016

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Developing the site will be a step away from DC's Sustainability pledge and attempt to be one of the greenest cities in the US.

Abhijit Khanna  
Washington, DC 20001  
Nov 21, 2016

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Philomena Pinto  
Washington, DC 20010  
Nov 15, 2016

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Carol Pinto  
Washington, DC 20010  
Nov 15, 2016

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Robert Schubert  
Washington, DC 20010  
Nov 14, 2016

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NAKITA AGEE  
WASHINGTON, DC 20010  
Nov 10, 2016

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Thuan Tran  
Washington, DC 20010  
Nov 9, 2016

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Dave Driscoll  
Washington, DC 20009  
Nov 9, 2016

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BEEN IN AREA ALMOST ENTIRE LIFE. GRANDMOTHER LIVED HERE FIRST. GRANDCHILDREN CAN WALK TO PARK WITHOUT ANY INCIDENT OR PROBLEM. BRUCE MONROE IS NEEDED IN THE AREA AND SHOULD REMAIN. THE MAYOR SHOULD HAD INFORMED THE COMMUNITY OF WHAT WOULD BE HAPPENING AND NOT FORCE IT UPON THE COMMUNITY. ALREADY HAVE SEVERAL NEW APARTMENTS AND CONDOS IN THE AREA THAT ARE PARTIALLY EMPTY; AND WHAT ABOUT THE PARKING? NOWHERE TO PARK AND THE CONGESTION ALONG GEORGIA AVENUE, IRVING AND COLUMBIA ROAD IS TRULY RIDICULOUS. WE A PLACE LIKE BRUCE MONROE FOR THE COMMUNITY AND THE FAMILIES IN THE AREA. HAVE THEY THOUGHT ABOUT THAT?

PEGGY  
WASHINGTON, DC 20010  
Nov 8, 2016

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Crystal Stuvland  
Washington, DC 20010  
Nov 7, 2016

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Katie Murray  
Washington, DC 20009  
Nov 7, 2016

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I have been going to this park for almost 6 years. It would be a shame to get rid of it.

Nnamdi Obodo  
Washington, DC 20011  
Nov 7, 2016

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Richard Corley  
Washington, DC 20018  
Nov 7, 2016

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Save the green space and develop vacancies and parking lots--not parks!

Adrian Parsons  
Washington, DC 20009  
Nov 6, 2016

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Fady Tawadrous  
Washington, DC 20017  
Nov 4, 2016

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Gordon Wong  
Washington, DC 20001  
Nov 4, 2016

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Can we please retain some green space in Washington DC? Bruce Monroe Community Park is a neighborhood asset used and enjoyed by all demographics in the community and now it's being threatened with redevelopment. We cannot afford to allow this to happen. Please sign the petition to Save Bruce Monroe Community Park. This isn't the place for concrete and steel, it's for community gardens, kids running in the grass and pickup basketball games, let's keep it that way.

Rennie Grant  
Washington, DC 20001  
Nov 3, 2016

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Seretha Renee Pearsall  
Washington, DC 20011  
Nov 2, 2016

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LaConteau Merryweather  
Washington, DC 20001  
Nov 2, 2016

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Save local parks! Stop overdevelopment!

Ned Baker  
Washington, DC 20009  
Nov 2, 2016

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This is the park closest to our home where I take my grandchildren and have community events. I know how important it is to get revenue for the city, but isn't it just as important that children have a close and safe place to play instead of being plopped in front of a tv.

Darlene Grant  
Washington, DC 20001  
Nov 1, 2016

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Amanuel beniam  
Washington dc, DC 20010  
Oct 22, 2016

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maria cruz  
Washington, DC 20009-4927  
Oct 16, 2016

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joanne chicas  
Washington, DC 20009-4927  
Oct 16, 2016

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I walk past Bruce Monroe park every day, and there are always people there. The City should be looking to to funding additional amenities at the park.

Ian Lubetkin



Washington, DC 20001  
Jun 11, 2016

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Park Morton residents should be treated with dignity and respect and should have their housing needs met asap. The DC government needs to show leadership in the development of park view and GA by addressing the huge problems of blighted property. These sites need to be considered for the benefit of all. Regardless of the park, the best thing for the community is to save GA Ave.

Kiah  
Washington, DC 20001  
Jun 3, 2016

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Park View, the name says it all. There are no other accessible green spaces in the area except the median they call Wangari Gardens. MacMillon Park is fenced off, as is Soldiers Home, there's the overdeveloped recreation center. Many studies show that green spaces help lower crime rates as discussed here <http://www.citylab.com/cityfixer/2016/04/vacant-lots-green-space-crime-research-statistics/476040/>. I don't think this community can afford higher crime rates.

Christina F  
Washington, DC 20010  
May 20, 2016

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PLEASE SAVE THE PARK!

Samantha Pawlak  
Washington, DC  
Mar 24, 2016

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Juliet Vedral  
Washington, DC 20010  
Mar 23, 2016

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Tianne Wu  
Washington, DC 20010  
Mar 22, 2016

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Olga M.  
Rockville, MD 20850  
Mar 17, 2016

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Jennifer  
Washington, DC 20011  
Mar 16, 2016

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I enjoy engaging with other community members at the Bruce Monroe Community Garden and having picnics in the Park. Please re-consider developing in an area that is not a park valued by many neighbors in the area. Thank you.

Sarah Catchot

Washington, DC 20009  
Mar 13, 2016

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Brian O'Neill  
Sebastian, FL 32958  
Feb 28, 2016

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Michael kiernan  
River edge, NJ 07661  
Feb 28, 2016

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Keep the park!

Matt  
Hanover Park, IL 60133  
Feb 28, 2016

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#L4L

Kristin Denham  
Arnold, MO 63010  
Feb 27, 2016

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Cindy Marttila  
Berkley, MI 48072  
Feb 27, 2016

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Jennifer Kulp  
Naperville, IL 60540  
Feb 27, 2016

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Theresa  
Dumont, NJ 07628  
Feb 27, 2016

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Trees and grass before concrete slabs

donny stone  
LaMirada, CA 90638  
Feb 27, 2016

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Robert  
cedar lake, IN 46303  
Feb 27, 2016

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Allyson O'Brien  
Albuquerque, NM 87102  
Feb 27, 2016

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KIMBERLY P CONWAY  
Falmouth, ME 04105  
Feb 27, 2016

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Howard Kopman  
Deerfield Beach, FL 33441  
Feb 27, 2016

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Anthony  
Wheaton, IL 60189  
Feb 27, 2016

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april  
Lewis Center, OH 43035  
Feb 27, 2016

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W. Dennis Percevecz6  
Chicago, IL 60626  
Feb 27, 2016

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Karan Eifried  
Asheville, NC 28801  
Feb 27, 2016

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#dotherrightthing for the children, for the planet, not your own back pocket

Sara Tucker  
Evansville, IN 47712  
Feb 27, 2016

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Keep the park for the children. Start a garden too.

Courtney Syester  
Lebanon, FL 46052  
Feb 27, 2016

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Caroline osofsky  
Erie, CO 80516  
Feb 27, 2016

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Much love...i hope this helps!!

john f pellegrino  
Southampton, PA 18966  
Feb 27, 2016

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Jen McCubbin  
Severna Park, MD 21146

Feb 27, 2016

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Save the park!!

Jamie Burchfield  
Santa Rosa Beach, FL 32459  
Feb 27, 2016

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Jeremiah  
Houston, TX 77095  
Feb 27, 2016

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Green spaces are crucial to healthy living. In an era of disturbing childhood disease trends play spaces for children and all people are crucial.

laurien rowan  
toronto, Canada  
Feb 27, 2016

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Debra Kozicharow  
Roswell, GA 30075  
Feb 27, 2016

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lori  
louisville, KY 40205  
Feb 27, 2016

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Save the park - do it for the children

Mark Broughton  
Dale city, VA 22193  
Feb 27, 2016

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shannon L tucker  
henderson, KY 42420  
Feb 27, 2016

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Save the park. The kids need a place to play more than the developers need more money.

R scott  
Burnsville, NC 28714  
Feb 27, 2016

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John Schiefelbein  
Morristown, MN 55052  
Feb 27, 2016

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Stacy k  
Marshall, NC 28753

Feb 27, 2016

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Lenny Rivera  
Aurora, IN 47001  
Feb 27, 2016

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green space matters

Cat Neilson  
Point Pleasant, WV 25550  
Feb 27, 2016

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Children need to play in the park!!!

Jennifer  
Canada  
Feb 27, 2016

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Amanda Petrey  
Smithfield, KY 40068  
Feb 27, 2016

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Ken Fredrich  
Glenview, IL 60025  
Feb 27, 2016

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Suzanne Morency  
Wheaton, IL 60187  
Feb 27, 2016

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Felicia Somerville  
Durham, NC 27707  
Feb 27, 2016

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Scott Newton  
Walkersville, MD 21793  
Feb 27, 2016

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Michelle GRAHAM  
Webster, TX 77598  
Feb 27, 2016

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Andrea Weber  
Berlin, MD 21811  
Feb 27, 2016

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Meghan Neumann  
Washington, DC 20001  
Feb 21, 2016

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DC residents do deserve better. Take Bruce Monroe Park off the table as a first build site. "Redevelop" what isn't already a park. Other good options exist - use THEM.

Claudisa Phelps  
Washington DC, DC 20015  
Feb 2, 2016

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Always the city argues a false binary choice--destroy this public amenity or leave people out in the cold. Why doesn't the city take by eminent domain abandoned properties and allow New Communities to develop them?

Andrea Rosen  
Washington, DC 20015  
Feb 1, 2016

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Carolyn Dungee Nicholas MPA  
Washington, DC 20011  
Jan 29, 2016

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Linwood Norman  
Washington, DC 20001  
Jan 28, 2016

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David Mandel-Anthony  
Washington, DC 20010  
Jan 22, 2016

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Emily LeMay  
Washington, DC 20001  
Jan 15, 2016

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Save Bruce Monroe Community Park!!! Public property is a scarce and precious community asset that should generally not be bartered away for development purposes.

Cynthia Pols  
Washington, DC 20009  
Jan 14, 2016

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Nancy  
DC, DC 20010  
Jan 11, 2016

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Bill McCabe  
Washington, DC 20010  
Jan 5, 2016

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Peter H.  
Washington, DC 20010  
Jan 4, 2016

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Please keep this park fully intact so my family can continue to enjoy it. There are many other sites along Georgia Ave that would benefit from development without extinguishing another of the neighborhood's precious green spaces.

Harley Geiger  
Washington, DC 20011  
Jan 1, 2016

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Shane M Worth  
Washington, DC 20011  
Dec 29, 2015

---

Please the totality of this current park and stop the gentrification of DC. More and more people in the city are homeless, yet luxury houses and condos are being built. The rich have so many resources while the poor and working middle class have only one option which is to move out of the city. DC govt look at what has happened to the city and please make the right decisions. We all know the truth to what is going on, but people don't want to own up to the situation.

Ebenezer Otchere  
Washington, DC 20010  
Dec 28, 2015

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I truly believe in the need for low-income housing. But I would like other options to be looked at and for the park to be kept as a park. The amount of density that is being proposed would not be easily supported at Bruce Monroe Park.

Ingrid Frey  
Washington, DC 20001  
Dec 28, 2015

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Christina Nutting  
Washington, DC 20010  
Dec 28, 2015

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How cynical - and maybe disingenuous - to wave affordable housing in front of people. Keep the park. Listen to your voting constituents. Stop selling out our public property and assets!!! Our city government are not real estate agents!!!!

Virginia Johnson  
Washington, DC 20009  
Dec 28, 2015

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- Please keep the park. We use the park regularly for jogging and playing tennis. - Students/Teens use the park for playing basketball, etc. It is a very functional park for the residents. - Pre-K children also use the park regularly - The park is a valuable ASSET for the neighborhood Please do not get rid of the park for other development. DC Govt should find other option and not use the Bruce Monroe Park. Thank you for your consideration.

Prio Pujiwas  
Washington, DC 20001  
Dec 28, 2015

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Sharon in D.C.  
Washington, DC 20008  
Dec 27, 2015

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Lyndsay  
Washington, DC 20001  
Dec 20, 2015

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This does not have to be a zero sum game. Park Morton residents deserve quality housing - there are other options than one of D.C.'s few local parks! People explore ALL options.

Brianna Knoppow  
Washington, DC 20009  
Dec 12, 2015

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Alex Lezhnev  
Washington, DC 20010  
Dec 12, 2015

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Becca Sharp  
Washington, DC 20001  
Dec 11, 2015

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Benjamin Parker  
Washington, DC 20001  
Dec 11, 2015

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Ashley Parker  
Washington, DC 20001  
Dec 10, 2015

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Sophia Martinez Funes  
WASHINGTON DC, DC 20011  
Dec 7, 2015



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This park is Amazing and there are not many parks around I say it should stay for all the people that enjoy also for the nature.

Jhosabeth  
Washington, DC 20010  
Dec 7, 2015

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John Visclosky  
Washington, DC 20011  
Dec 7, 2015

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Amanda  
Washington, DC 20010  
Dec 6, 2015

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No housing on Bruce Monroe Park! Please save our park!!!

Andrea Berry  
Washington, DC 20001  
Nov 30, 2015

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Brenda Shelman  
Washington, DC 20011  
Nov 29, 2015

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MSB  
Washington, DC 20001  
Nov 27, 2015

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Michael Band  
Washington, DC 20009  
Nov 24, 2015

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Karla Rodriguez  
DC, WA 20010  
Nov 23, 2015

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Shikhank Sharma  
Champaign, IL 61820  
Nov 22, 2015

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Allison Fisher  
Washington, DC 20001  
Nov 22, 2015

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Cassandra  
Washington, DC 20001  
Nov 22, 2015

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Veronique L Porter  
Washington, DC 20010  
Nov 21, 2015

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Stefanie Fabrico  
Washington, DC 20012  
Nov 21, 2015

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Keep our community spaces green and open for community use!

Lisa  
Washington, DC 20010  
Nov 21, 2015

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Would hate to see this park go!

Daniel Fox  
Washington, DC 20001  
Nov 20, 2015

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Columbia Heights doesn't have enough parks, we must save the ones we do!

Jennifer Rpmba  
Washington, DC 20010  
Nov 20, 2015

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Pri Ekanayek  
Washington, DC 20010  
Nov 20, 2015

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Bailey Smuhl  
Washington, DC 20010  
Nov 20, 2015

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We love the park! Please don't take it away. We have so few green spaces as it is!

Shari Orr  
Washington, DC 20011  
Nov 20, 2015

---

The park is a necessary community space. If you take the park away you take away recreational activities from youth, food security opportunities, a draw to the community for ideal residents (families and those active in the community) of whom you want as residents. There are limitless vacant or underutilized spaces along Georgia Ave. develop those areas rather than take away community resources.

Christina Zielke  
Washington, DC 20010  
Nov 20, 2015

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Ginnie  
Washington, DC 20008  
Nov 20, 2015

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Jennifer Singer  
Washington, DC 20009  
Nov 19, 2015

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Samina  
Washington, MD 20910  
Nov 19, 2015

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David Morrison  
Washington, DC 20010  
Nov 18, 2015

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This park needs work. I do not want to see it destroyed though for more condos, condos, condos. Please look at Yards Park and what that has done for the community and business. It's beautiful and attracts many people to the retail and restaurants. This land can be a huge asset. Please be creative and thoughtful in the renovation, not just the same old.

Cary Burch  
Washington, DC 20010  
Nov 18, 2015

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I love the park! I use the park! We NEED that precious green park!

Lenwood "Lenny" Johnson  
Washington, DC 20010  
Nov 18, 2015

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Kathleen Kelly  
Washington, DC 20010  
Nov 18, 2015

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i want to save this park because there are some kids that like that park and i would like to save this park because its a school park and Chavez kids play in it too and then we are not going to have another place to play on.

Brian  
DC, DC 20010  
Nov 16, 2015

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keiry  
washington, DC 20010  
Nov 16, 2015

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Chelsea Ramirez  
Washington, DC 20001  
Nov 16, 2015

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Noel Mendoza  
Washington, DC 20005  
Nov 16, 2015

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jessica  
Washington, DC 20010  
Nov 16, 2015

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Candy Medrano  
Washington, DC 20010  
Nov 16, 2015

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i think we should keep the school.

dylan  
D.C, DC 20009  
Nov 16, 2015

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Edgar Ndjatou  
Washington, DC 20001  
Nov 16, 2015

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Shayna Tivona  
Washington, DC 20001  
Nov 15, 2015

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Matt Guttentag  
Washington, DC 20010  
Nov 15, 2015

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Ricky Beri  
Washington, DC 20001

Nov 15, 2015

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David Johnson  
Washington, DC 20010  
Nov 15, 2015

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The park is an asset to the community and provides a service to all who live in it. It can and should continue to provide this service to the residents of the future Park Morton which can be developed at a different site, not one with existing community value. Public housing is vital but should not be erected at the expense of other important community assets.

Carrie Hughes  
Washington, DC 20010  
Nov 15, 2015

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Katelyn  
Fairfax, VA 22032  
Nov 14, 2015

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Tamara Neuhaus  
Washington, DC 20010  
Nov 14, 2015

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Roksana Parvin  
Washington, DC 20001  
Nov 13, 2015

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ARIF KHAN  
Washington, DC 20001  
Nov 13, 2015

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I have had a small garden plot in Bruce Monroe Park for 3 years, and it's a wonderful oasis in the middle of the city. There's already more than enough space in DC available for commercial development - let's leave our green spaces alone.

Alma Henderson  
Washington, DC 20001  
Nov 13, 2015

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Tom Kim  
Washington, DC 20001  
Nov 13, 2015

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rachel Wimberley  
Washington, DC 20001  
Nov 13, 2015

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Bob Keller  
Washington, DC 20001

Nov 13, 2015

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Georgia Cowley  
Washington, DC 20005  
Nov 13, 2015

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WE want to save the park so kids could have fun and run around.

Jessica  
DC, DC 20010  
Nov 13, 2015

---

Bruce Monroe park is a heavily used community asset. The mayors office should not dismiss community alternatives to the current plan

gabriella modan  
washington, DC 20009  
Nov 13, 2015

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Please do not move ahead with the development of Bruce Monroe Park until the community has been consulted adequately on this and other options for developing the property. Thank you.

Alicia Dinerstein  
Washington, DC 20010  
Nov 13, 2015

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Rebekah Hutton  
Washington, DC 20012  
Nov 13, 2015

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Carrie Engel  
Washington, DC 20010  
Nov 13, 2015

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I use this park every day to walk my dog, do zumba, or play tennis. Please don't use this park in the redevelopment plan.

Pamela Bertelson  
Alexandria, VA 22311  
Nov 13, 2015

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Why take away a park where many people from the neighborhood enjoy using? Are you planning on turning all public spaces into condos and apartments? Do we not deserve to have nice things in DC?

Nafisa Jiddawi  
Washington, DC 20010  
Nov 13, 2015

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Tarik

Washington, DC 20010  
Nov 13, 2015

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Allie wright  
Washington, DC 20001  
Nov 13, 2015

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Chrissy Balz  
Washington, DC 20002  
Nov 13, 2015

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Alina Gomez  
Washington, DC 20001  
Nov 13, 2015

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Cole Nardi  
Washington, DC 20001  
Nov 13, 2015

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Brittany Borg  
Washington, DC 20011  
Nov 13, 2015

---

Save our tiny remaining green spaces!

Samuel Schor  
Washington, DC 20001  
Nov 13, 2015

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Julie Holt  
Washington, DC 20011  
Nov 13, 2015

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Lori  
Washington, DC 20001  
Nov 13, 2015

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Jen Marlay  
Washington, DC 20016  
Nov 13, 2015

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Akiva Wolberg  
Washington, DC 20010  
Nov 13, 2015

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Arlene Montemarano  
Silver Spring, MD 20901  
Nov 13, 2015

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Tara Vanacore  
Washington, DC 20010  
Nov 12, 2015

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This park is important to an underserved community. Dont take it!

Dina Lewis  
Washington, DC 20001  
Nov 12, 2015

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Rachel Carlson  
Washington, DC 20001  
Nov 12, 2015

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DC needs more affordable housing. But the people who need the affordable housing are part of the community of people who use the park! You don't take green space, you don't take community space. I'm disappointed as it seems the developer is being put in front of the people.

Samuel  
Washington, DC 20010  
Nov 12, 2015

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Public, open space amenities are critical to community life in this and other neighborhoods.

Payam Ostovar  
WASHINGTON, DC 20003  
Nov 12, 2015

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Jacob Hensley  
Washington, DC 20010  
Nov 12, 2015

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This is so needed in the neighborhood! Please consider other alternatives. So many people use the park each day and having safe outdoor spaces make the community safer for all.

Lindsay  
DC, DC 20010  
Nov 12, 2015

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Ryan Dalton  
Washington, DC 20010  
Nov 12, 2015

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Leah  
WASHINGTON, DC 20001  
Nov 12, 2015

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Stephen Buckley  
Washington, DC 20001  
Nov 12, 2015

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Bruce Monroe Park is a HUGE community asset! Not only do we get a lot out of it, but we always see kids using pretty much all aspects of the park ~ it's one of the assets that keeps kids out of trouble, and the garden and dog park also add sources of interest, learning, and fun that they wouldn't otherwise get. Please don't develop that area!!

Abby Lindsay  
Washington, DC 20001  
Nov 12, 2015

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Eva Miller  
Washington, DC 20010  
Nov 12, 2015

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Erika Ramirez  
Washington, DC 20001  
Nov 12, 2015

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Kelly Barrett  
Washington, DC 20001  
Nov 12, 2015

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Please don't bulldoze our community garden. In addition to being a valuable green space, a number of local residents use this space as an alternative food source in a city where affordable produce is hard to come by. There must be a way to meet the needs of the Park Morton residents and also preserve green space in the neighborhood for them and the wider community.

Alex Phelan  
Washington, DC 20009  
Nov 12, 2015

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Sorrel Namaste  
Washington, DC 20001  
Nov 12, 2015

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As a DC educator, I know how valuable our community parks are to the education and general well-being of our youth and our community overall. Research demonstrates the public health benefits of community gardens, including improved nutrition, stronger social bonds, and mental health boosts. I urge you to abandon the current proposal in favor of making the most of the community asset that this garden is.

Abby Wilkerson  
Riverdale, MD 20737  
Nov 12, 2015

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Lisa

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Washington, DC 20001  
Nov 12, 2015

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Where else am I going to go for exercise with my dog?

Eric Campbell  
Washington, DC 20010  
Nov 12, 2015

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Brendan O'Brien  
Washington, DC 20016  
Nov 12, 2015

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Laura W.  
Washington, DC 20010  
Nov 10, 2015

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Erika Miller  
Washington, DC 20001  
Nov 10, 2015

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We need playgrounds as nice as the ones West of Rock creek park. We ask that you don't turn this into condos but improve it for all the children.

Cassandra Hetherington  
Washington, DC 20020  
Nov 10, 2015

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Curtis Hall  
WASHINGTON, DC 20002  
Nov 10, 2015

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Former DC resident, current community garden tenant (but will not renew next year). Would hate to see this redeveloped and have enjoyed engaging with the community and garden for the last 2+ years.

Becca  
Silver Spring, MD 20910  
Nov 10, 2015

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Emily Blackman  
Towson, MD 21286  
Nov 9, 2015

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Jeremiah Williams  
Washington, DC 20016  
Nov 9, 2015

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Stephen Waldron  
Washington D.C., DC 20010

Nov 9, 2015

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MAGGIE  
WASHINGTON, DC 20009  
Nov 9, 2015

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Erin E Shellenberger  
WASHINGTON, DC 20009  
Nov 9, 2015

---

DO NOT TEAR DOWN THIS PARK!! it is currently used by neighborhood schools and children. Find somewhere else to build!

emily stein  
washington, DC 20001  
Nov 9, 2015

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Jessica Blossfeld  
Washington, DC 20010  
Nov 9, 2015

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Javier Rodriguez  
Washington, DC 20010  
Nov 9, 2015

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Dan Stein  
Silver Spring, MD 20905  
Nov 9, 2015

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Amy Gold  
Washington, DC 20009  
Nov 8, 2015

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Heather  
Olney, MD 20832  
Nov 8, 2015

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Julia stein  
Washington, DC 20010  
Nov 7, 2015

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Heather Brandon  
Washington, DC 20009  
Nov 7, 2015

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Joe Lumpkin  
Washington, DC 20011  
Nov 6, 2015

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Brianna McCarthy  
Richmond, VA 23223  
Nov 6, 2015

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Brian Kriz  
Washington, DC 20001  
Nov 6, 2015

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I cannot believe they would even think of building on this much needed park space. Where do the children play now? If anything they need a bigger playground, many more shade trees, a mini soccer field, and a spraypark similar to Tacoma Rec or Fort Shepherd.

Jennifer King  
Washington, DC 20009  
Nov 6, 2015

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Lindsay Handelsman  
Washington, DC 20009  
Nov 6, 2015

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Brooke Bohnet  
Washington, DC 20001  
Nov 6, 2015

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Calley  
Washington, DC 20009  
Nov 6, 2015

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We need more open spaces in the city and the open park has greatly contribute to healthy and positive activities for our youths and community building. We need to pay more attention to the needs for building a healthy and better community to avoid young people locking themselves in their rooms and being more isolated from the society.

Susy Tekunan  
Washington, DC 20010  
Nov 6, 2015

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Jason Berry  
Washington, DC 20001  
Nov 6, 2015

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Kelley Gallagher  
Washington, DC 20009  
Nov 5, 2015

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Deborah Plavin  
Washington, DC 20001  
Nov 5, 2015

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Washington DC should not be developed to the same density as NYC, keep the park!

Daniel Nagdimunov  
Washington, DC 20001  
Nov 5, 2015

---

SAVE OUR PARK

Alina Tourkova  
Washington, DC 20001  
Nov 5, 2015

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Julie Chavanne  
Washington, DC 20001  
Nov 5, 2015

---

The basketball courts, tennis court, and dog run are always full of people enjoying this park -- not to mention the huge gardens.

Tara  
Washington, DC 20008  
Nov 5, 2015

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Kame Westerman  
Washington, DC 20009  
Nov 5, 2015

---

There should be NO loss of green space in the District moving forward. All the other amenities on this parcel have value to everyone in the neighborhood. There is no need to use this particular parcel.

Chris Weiss  
Washington, DC 20002  
Nov 5, 2015

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Sarah Cummings  
Washington, DC 20010  
Nov 5, 2015

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Jennifer Peters  
Denver, CO 80218  
Nov 5, 2015

---

Brian Newson  
Washington, DC 20001  
Nov 5, 2015

---

Claire Monteleoni  
Washington, DC 20008

Nov 5, 2015

---

This park is utilized by so many different groups in the neighborhood and is a valuable asset among the blocks and blocks of retail/residential condos.. Please keep this as a safe space for kids and adults to play!

Kristina Bilonick  
Washington, DC 20011  
Nov 5, 2015

---

Please dont.

Juan Ferrufino  
Washington, DC 20010  
Nov 5, 2015

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Richard Nash  
Washington, DC 20001  
Nov 5, 2015

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Julia Miller  
Washington, DC 20001  
Nov 5, 2015

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Luiz Azevedo  
Washington, DC, DC 20001  
Nov 5, 2015

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Increase the park community involvement and transparency in the redevelopment process.

Steven Centrella  
Washington, DC 20001  
Nov 5, 2015

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I am very much in favor of saving DC's community parks and green spaces. It would be incredibly unfortunate for DC to become a concrete jungle. Community parks and green spaces significantly enhance DC's livability.

Dave Smith  
Washington, DC 20024  
Nov 5, 2015

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DON'T destroy the parks.! There are so many buildings in that area that are dilapidated. Take those down. Leave the park alone!

Mike Lukowski  
Washington, DC 20001  
Nov 5, 2015

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Please don't develop Bruce Monroe Park. Many of friends and co-workers use this space. I also spend time visiting them in their space. Thanks for doing right thing by not developing Bruce Monroe Park.

Monica Shimamra  
Washington, DC 20001  
Nov 5, 2015

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Brian Burch  
Washington, DC 20010  
Nov 5, 2015

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jamie kustak  
falls church, VA 22043  
Nov 5, 2015

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Eleonor Velasquez  
Washington DC, DC 20001  
Nov 4, 2015

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Daniel Zazueta  
Washington, DC 20001  
Nov 4, 2015

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Mona Kishore  
Washington, DC 20010  
Nov 4, 2015

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andrew kennedy  
Washington, DC 20001  
Nov 4, 2015

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I firmly support the right of the Park Morton residents to quality housing, but after talking to many people and attending meetings I don't think that's what this rush to develop a much loved park is about. We all deserve high quality affordable housing AND public parks. Maybe building on Bruce Monroe is the easiest path, but it's not the right one.

Lesley McNiesh  
Washington, DC 20001  
Nov 4, 2015

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McMillan shows the extent of unethical lengths people (some of who live in your community and are now involved with the Park Morton development) will go to in the name of the developers rather than the involved communities or the voters. Good luck, but don't count on your representatives to listen to you.

Mark Mueller  
Washington, DC 20001  
Nov 4, 2015

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Jose de Arteaga  
Washington, DC 20020  
Nov 4, 2015

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David Horwitz  
Washington, DC 20009  
Nov 4, 2015

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This sounds like another sacrifice of valuable community assets for corporate profit. Do what's right for the community. This project belongs on land that's not currently in use!!!

Gary Rossi  
Washington, DC 20001  
Nov 4, 2015

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Stop the proposed redevelopment of the Park Morton public housing community at Bruce Monroe Community Park. Bruce Monroe Park is an asset to the community - it is highly used and valued by many. Park Morton must be redeveloped, but not at the expense of this community asset. D.C. has other options for redevelopment of Park Morton. The city must meet the immediate needs of Park Morton families and redesign a plan to redevelop Park Morton while maintaining the Bruce Monroe Community Park. D.C. residents deserve better.

Jim Thomson  
Washington, DC 20001  
Nov 4, 2015

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Ruth Rasby  
Washington, DC 20001  
Nov 4, 2015

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keep the park!

Laura Hartley  
Washington, DC 20011  
Nov 4, 2015

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I'm a neighbor and we need green spaces in this part of the city. It's unjust that more affluent neighborhoods have more trees and greenery, while other neighborhoods such as Pleasant Plains can't even keep this park. Please keep this park as a green space and recreational area.

Star Silva  
Washington, DC 20001  
Nov 4, 2015

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Michael Langen  
Washington, DC 20001  
Nov 4, 2015

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Erin Flammer  
Washington, DC 20011  
Nov 4, 2015

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Kathleen Creehan  
Washington, DC 20001  
Nov 4, 2015

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This is so sad. Even as an adult, I regularly ride my bike up to this park just to use the swingset when I'm having a bad day. The fact that I ride my bike a mile to use a swingset in a park in DC (I live in Shaw where we have no parks) is sad. Please do not fill one more open space, public park with development. DC is becoming a city with too few public parks and spaces. [http://www.pps.org/reference/benefits\\_public\\_spaces/](http://www.pps.org/reference/benefits_public_spaces/)

Lee Pera  
Washington, DC 20001  
Nov 4, 2015

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Matthew Erdman  
Washington, DC 20009  
Nov 4, 2015

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Erik Cooke  
Washington, DC 20010  
Nov 4, 2015

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This is terrible city planning. Do this and you'll be on your way to being the next San Francisco. Don't let developers buy your city.

Jenice Martin  
Alameda, CA 94501  
Nov 4, 2015

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Sara Stoinski  
Washington, DC 20017  
Nov 4, 2015

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Matthew Siblo  
Washington, DC 20001  
Nov 4, 2015

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The fact that this park is now threatened with development does not surprise me in the least. Neighbors just south east of Bruce Monroe trying to save McMillan and turn that place into a community green space have over 7,500 signatures from DC residents who want to save it and YET...the city proceeds with plans to destroy it. The extent to which city leaders have sold out to developers is shameful. They are NOT representing city residents, they are representing developers. Stand firm, neighbors and FIGHT.

Erin  
Washington, DC 20002  
Nov 4, 2015

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This city needs to start listening it's citizens and stop trying to build every bit of space. The new park in NoMa is a joke, it's the size of a tennis court. What the city has planned for McMillan Park is criminal. I'm so disappointed in our elected officials.

Eric Schultz  
Washington, DC 20001  
Nov 4, 2015

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Stephanie Ueng  
Washington, DC 20001  
Nov 4, 2015

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I visit my daughter and husband regularly in DC and do not support the tearing down of an existing space that provides so much to the community beyond its physicality. Bruce Monroe park adds so much to the quality of life for the people in that area. Opportunities that give people things to do decreases the risk of crime. I understand the need for public housing but there are vacant areas available that could be used instead and this way everyone wins.

Marian Jacques  
Columbus, OH 43085  
Nov 4, 2015

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Chris Grim  
Washington, DC 20009  
Nov 4, 2015

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Jason Tsai  
Washington, DC 20009  
Nov 4, 2015

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Mark Vinson  
Washington, DC 20011  
Nov 4, 2015

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Jeff Cruz  
Washington, DC 20001  
Nov 4, 2015

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Andrew Lederman  
Washington, DC 20001  
Nov 4, 2015

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Danielle Jacobs  
Washington, DC 20001  
Nov 4, 2015

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GalinaSergen  
Washington, DC 20010  
Nov 4, 2015

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karen douthwaite  
Washington, DC 20009  
Nov 4, 2015

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Jocelyn Lederman  
Washington, DC 20001  
Nov 4, 2015

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Rasoul Aghamiri  
Washington, DC 20010  
Nov 4, 2015

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Caitlin Nordehn  
Washington, DC 20001  
Nov 4, 2015

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Alison Rodden  
Washington, DC 20009  
Nov 4, 2015

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There are plenty of places to revitalize with housing that don't require removal of a park the whole community uses!

Dean Blackley  
Washington, DC 20001  
Nov 4, 2015

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Doreen Cunningham  
Washington, DC 20011  
Nov 4, 2015

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Krystiana Kaminski  
Washington, DC 20001  
Nov 4, 2015

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Mark Castellino  
Washington, DC 20010  
Nov 4, 2015

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Sylvia Robinson  
Washington, DC 20001  
Nov 4, 2015

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Max Potasznik  
Washington, DC 20001  
Nov 4, 2015

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Natalie Griffin  
Washington, DC 20002  
Nov 4, 2015

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Natalie Griffin  
Washington, DC 20002  
Nov 4, 2015

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Alexi Taylor-Grosman  
Washington, DC 20010  
Nov 4, 2015

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This is one of my favorite parks for urban gardening and walking my dog in the neighborhood.

Jason Berner  
Washington, DC 20010  
Nov 4, 2015

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Andrew Eason  
Washington, DC 20005  
Nov 4, 2015

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Amy Lin  
Washington, DC 20011  
Nov 4, 2015

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Ken Willis  
Washington, DC 20009  
Nov 4, 2015

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David Ingram  
Washington, DC 20010  
Nov 4, 2015

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Edwin Lyman  
Washington, DC 20010

Nov 3, 2015

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Katherine Collins  
Washington, DC, DC 20003  
Nov 3, 2015

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Miguel A abrego  
Washington, DC 20001  
Nov 3, 2015

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Christopher Frank  
Arlington, VA 22203  
Nov 3, 2015

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Charlotte Hancock  
Washington, DC 20001  
Nov 3, 2015

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Why would this ever be a good idea! Green space is already limited

Natiya  
Washington, DC 20011  
Nov 3, 2015

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Peter Marsden  
Washington, DC 20009  
Nov 3, 2015

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This area already suffers from a lack of public space. D.C. shouldn't further aggravate that. Another "build first" option would be the parts of Park Morton that are currently vacant/boarded up.

Scott Macdonell  
Washington, DC 20010  
Nov 3, 2015

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Essie Grim  
Washington, DC 20009  
Nov 3, 2015

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Lee Ann Grim  
Washington, DC 20009  
Nov 3, 2015

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I enjoy Bruce Monroe park and my neighbors do too. It should remain an asset for EVERYONE in the neighborhood.

Natalie R  
Washington, DC 20010  
Nov 3, 2015

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January Morrison  
Washington, DC 20011  
Nov 3, 2015

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Stop the proposed redevelopment of the Park Morton public housing community at Bruce Monroe Community Park

S. Noor Mohammad  
Washington, DC 20001  
Nov 3, 2015

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Chris Nehls  
WASHINGTON, DC 20010  
Nov 3, 2015

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Mary Bender  
Washington, DC 20010  
Nov 3, 2015

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Keep the park! Not everything in DC needs to be paved over and developed. There are other options for Park Morton.

Daniel R.  
Washington, DC 20010  
Nov 3, 2015

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Please keep the park! It is the heart of our very diverse community and shines as an example for other neighborhoods in the district!

Bradley Perkins  
Washington, DC 20010  
Nov 3, 2015

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Michael  
Washington, DC 20010  
Nov 3, 2015

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I support the petition to keep the park: we have to sometimes make decisions based on people and not money.

Nyia Harris  
Washington, DC 20010  
Nov 3, 2015

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Beth Klein  
Washington, DC 20009  
Nov 3, 2015

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Sankar Sitaraman  
Washington, DC 20011  
Nov 3, 2015

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Amanda voisard  
Washington, DC 20001  
Nov 3, 2015

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Christine kenngott  
Washington, DC 20011  
Nov 3, 2015

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Aaron Wiseman  
Washington, DC 20010  
Nov 3, 2015

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Please keep this beautiful park!

Jeff Taggart  
Washington, DC 20010  
Nov 3, 2015

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Carolyn Krupski  
Washington, DC 20010  
Nov 3, 2015

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Veronica Baird  
Washington, DC 20010  
Nov 3, 2015

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Kelly Muldowney  
Washington, DC 20001  
Nov 3, 2015

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Please stop the proposed development.

Michael Ziemke  
Washington, DC 20010  
Nov 3, 2015

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Craig Greenwood  
Washington, DC 20011  
Nov 3, 2015

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lauren  
Washington, DC 20001  
Nov 3, 2015

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Alison Shippy  
Washington, DC 20010  
Nov 3, 2015

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Samya Behary  
Washington, DC 20010  
Nov 3, 2015

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Allison Basile  
Washington, DC 20002  
Nov 3, 2015

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Cash Colburn  
Washington, DC 20001  
Nov 3, 2015

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Heather Rellihan  
Washington, DC 20010  
Nov 3, 2015

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Kara McIver  
Washington, DC 20010  
Nov 3, 2015

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Sasha Mankowski  
Washington, DC 20009  
Nov 3, 2015

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Chris  
Washington, DC 20010  
Nov 3, 2015

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Brittany Woodell  
Washington, DC 20001  
Nov 3, 2015

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Shawn Daugherty  
Washington, DC 20001  
Nov 3, 2015

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Keep the Park!

Eric Cuevas  
Washington, DC 20001  
Nov 3, 2015

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Tonette Griffin  
Washington, DC 20010



Nov 3, 2015

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Graham Macdonald  
Washington, DC 20010  
Nov 3, 2015

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Mike Waske  
Washington, DC 20011  
Nov 3, 2015

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Jack  
Washington, DC 20001  
Nov 3, 2015

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Please, please, keep the park! I live one block from Park Morton and understand the need there, but Bruce Monroe Community Park is one of the reasons we moved to the neighborhood!

Judy Zamore  
WASHINGTON, DC 20010  
Nov 3, 2015

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Chrissy James  
Washington, DC 20001  
Nov 3, 2015

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Katie  
Washington, DC 20010  
Nov 3, 2015

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Annika Toenniessen  
Washington, DC 20001  
Nov 3, 2015

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Tonya Williams  
Washington, DC 20001  
Nov 3, 2015

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Evan Buschmann  
Washington, DC 20010  
Nov 3, 2015

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John Murphy  
Washington, DC 20001  
Nov 3, 2015

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The city should: 1) Meet Park Morton's families' needs now. 2) Take Bruce Monroe Park off the table as a build first site 3) Reconsider alternative sites

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Chelsea Collings  
Washington, DC 20001  
Nov 3, 2015

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Kenny George  
Washington, DC 20010  
Nov 3, 2015

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Kimberly Zingale  
Washington, DC 20001  
Nov 3, 2015

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Ulrike Haarsager  
Washington, DC 20009  
Nov 3, 2015

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Chris Hook  
Washington, DC 20001  
Nov 3, 2015

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David Magilner  
Washington, DC 20009  
Nov 3, 2015

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Bruce Monroe Park is a key part of our neighborhood, and a great resource for both those of us that live nearby, and the schools in our neighborhood. It would truly be a shame to see a useful space used as a redevelopment location when there is plenty of space at and around Park Morton that is currently far-from-useful and could actually benefit from becoming the new site. I'd encourage the city to use this project to make unused space more productive rather than allowing the project to take away a space the neighborhood wants and uses.

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Phillip Zelnar  
Washington, DC 20001  
Nov 3, 2015

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Lauren Eastlack  
Washington, DC 20010  
Nov 3, 2015

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Carrie Costa  
Washington, DC 20011  
Nov 3, 2015

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Stefanie Garcia  
Washington, DC 20010

Nov 3, 2015

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Katelin Shugart-Schmidt  
WASHINGTON, DC 20009  
Nov 3, 2015

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Nikita  
Washington, DC 20010  
Nov 3, 2015

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Rebekah Horowitz  
Baltimore, MD 21218  
Nov 3, 2015

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Sara Lindstrom  
Washington, DC 20010  
Nov 3, 2015

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Rita Epps  
Washington, DC 20011  
Nov 3, 2015

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I have a garden plot and two children who use the playground. We don't want to lose an important community green space. In fact, we need to invest in better play equipment and a design that addresses the play and exercise needs of older children.

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Tammy Seltzer  
Washington, DC 20010  
Nov 3, 2015

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Ashley Smith  
montgomery village, MD 20886  
Nov 3, 2015

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Veronica Ladejobi  
Washington, DC 20001  
Nov 3, 2015

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tamika Johnson  
Washington, DC 20009  
Nov 3, 2015

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Kelvin Esters  
Washington, DC 20001-2914  
Nov 3, 2015

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Heather Gorby  
Washington, DC 20011  
Nov 3, 2015

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amelia settles  
Washington, DC 20002  
Nov 3, 2015

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Brinita Ricks  
Washington, DC 20001  
Nov 3, 2015

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Amy Powell  
Washington, DC 20001  
Nov 3, 2015

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Natalya Podgorny  
Washington, DC 20011  
Nov 3, 2015

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Sarah Black  
Washington, DC 20011  
Nov 3, 2015

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Martin Rozenberg  
WASHINGTON, DC 20001  
Nov 3, 2015

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Megan Krusie  
Washington, DC 20008  
Nov 3, 2015

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Rebecca Helgerson  
Washington, DC 20011  
Nov 3, 2015

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Nancy Dunne  
Washington, DC 20016  
Nov 3, 2015

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Samantha Treacy  
Washington, DC 20010  
Nov 3, 2015

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Kevin  
Washington, DC 20001  
Nov 3, 2015

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C Engelhardt  
Washington, DC 20003  
Nov 3, 2015

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Linda Hawkins  
Washington, D.C., DC 20018  
Nov 3, 2015

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Shoshana Grossman-Crist  
Washington, DC 20009  
Nov 3, 2015

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Barbara  
Washington, DC 20020  
Nov 3, 2015

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Yui  
Washington, DC 20001  
Nov 3, 2015

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Deborah Craig  
Gloversville, NY 12078  
Nov 3, 2015

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Patrick T McGann  
Washington, DC 20001  
Nov 3, 2015

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Steve Dourney  
Washington, DC 20010  
Nov 3, 2015

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I am saddened to hear that we might be losing our park on Georgia Avenue. There are so many vacant buildings along Georgia Ave. that, to my mind, could be redeveloped before we lose green space. Losing a park would set our neighborhood back many years.

Christina McCoy  
WASHINGTON, DC 20010  
Nov 3, 2015

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Tim Newman  
Washington, DC 20010  
Nov 3, 2015

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Alexander Laytin  
Washington, DC 20001  
Nov 3, 2015

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Taylor Jantz-Sell  
Washington, DC 20001  
Nov 3, 2015

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Clare  
Washington, DC 20001  
Nov 3, 2015

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Ilana Nagib  
Washington, DC 20001  
Nov 3, 2015

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Annette  
Washington, DC 20010  
Nov 3, 2015

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Michael Osborne  
Washington, DC 20010  
Nov 3, 2015

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robert hughes  
washington, DC 20024  
Nov 3, 2015

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The amenities to the community that are provided by Bruce Monroe Park -- according to the background information -- are important to the life and health of the community. I urge Mayor Bowser to not "throw the baby out with the bath".

Faith Wheeler  
Washington, DC 20012  
Nov 3, 2015

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Lois Zmitrovis  
Hardy, VA 24101  
Nov 3, 2015

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Christine Kahler  
Washington, DC 20010  
Nov 3, 2015

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Brett kitchen  
Washington, DC 20010  
Nov 3, 2015

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Brian Cox  
Washington, DC 20010  
Nov 3, 2015

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Bill Winfrey  
Washington, DC 20008  
Nov 3, 2015

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Steve Seuser  
Washington, DC 20010  
Nov 3, 2015

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Louis Fischer  
Washington, DC 20015-1217  
Nov 3, 2015

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Lionell Gaines  
Washington, DC 20017  
Nov 3, 2015

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Mark DeSantis  
Washington, DC 20001  
Nov 2, 2015

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Mikhail poe  
Washington, DC 20001  
Nov 2, 2015

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Keep the park opened! It is an important space for the community to gather. I had made possible for my family to get to know many other parents and kids in the area. It offers a safe and beautiful space for our kids and teens to play and to meet others.

thayse lima  
Washington, DC 20010  
Nov 2, 2015

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Please reconsider leaving the park as it is and find another site in the nearby neighborhood for Park Morton housing.

Phyllis Turnham  
Washington, DC 20009  
Nov 2, 2015

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Cecilia Perry  
Washington, DC 20016  
Nov 2, 2015

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LIDA SKRZYPCZAK  
Washington, DC 20009  
Nov 2, 2015

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Save the park!!

Andrea Procopio  
Washington, DC 20009  
Nov 2, 2015

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Isabel Munilla  
Washington, DC 20001  
Nov 2, 2015

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Great park when visiting my friend's that live adjacent to it

Christopher White  
Washington, DC 20002  
Nov 2, 2015

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I love having this park right around the corner from me.

Lori Warlick  
Washington, DC 20010  
Nov 2, 2015

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Cameron Aishton  
Washington, DC 20010  
Nov 2, 2015

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This open space is a cornerstone of the neighborhood serving so many important functions, including the important use of the space for neighboring schools who lack an open space to hold recess and one of the few spaces in the neighborhood where people of all walks of life actually mingle and recreate together. There is no equivalent space in the neighborhood and its loss would be a tremendous blow for those who live here. Decent affordable housing must be made available to Park Monroe residents but not at the expense of our precious open space!

April Thompson  
Washington, DC 20010  
Nov 2, 2015

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Ellen Hungate  
Washington, DC 20010  
Nov 2, 2015

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Community spaces are essential to community cohesion

amanda pardue  
tallahassee, FL 32312  
Nov 2, 2015

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We desperately need green space in DC!!

Samantha  
washington, DC 20009  
Nov 2, 2015

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amelia



Garrett Park, MD 20896  
Nov 2, 2015

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Charles B. McGarry  
Washington, DC 20002  
Nov 2, 2015

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This is a diverse family community. The park offers something for just about everyone. Kids play and hang out there after school and during the summer. Seems to me that if you take away their park, it is that much easier for kids to go down the wrong path.

H. Dwayne Barton  
Washington, DC 20001  
Nov 2, 2015

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Amy Ressing  
Washington, DC 20024  
Nov 2, 2015

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Sarah white  
Washington, DC 20001  
Nov 2, 2015

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Russell  
Washington, DC 20001  
Nov 2, 2015

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Everyone needs a place to play! Keep the park open. Develop old buildings in need of repair. Please reserve the open space. Dave

david j gullick  
washington, DC 20010  
Nov 2, 2015

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Heather Greenley  
Washington, DC 20009  
Nov 2, 2015

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Preston Winter  
Washington, DC 20001  
Nov 2, 2015

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I am a strong supporter of affordable housing, but I do not believe that the city has properly weighed the community's views in this process. I believe there are other options that will work for the residents of Park Morton that will not diminish the Bruce-Monroe Community Park.

Nick Semanko  
Washington, DC 20009  
Nov 2, 2015

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kamilah\_smith@yahoo.com  
Washington, DC 20001  
Nov 2, 2015

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Catherine Harrington  
Brooklyn, NY 11216  
Nov 2, 2015

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Emily Oaksford  
Washington, DC 20009  
Nov 2, 2015

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We need to take our parks and community spaces seriously. Too often, the fact that a piece of land is vacant is reason alone to build on it. I want our city to listen to the neighborhood and consider what is the least intrusive way of satisfying the Park Morton revitalization effort and not just steal a park from a community that loves it.

Kirby Vining  
Washington, DC 20002  
Nov 2, 2015

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Emily H Toubali  
Washington, DC 20011  
Nov 2, 2015

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Anne Tulkin  
Washington, DC 20010  
Nov 2, 2015

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Leonard Edwards  
Washington, DE 20011  
Nov 2, 2015

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Karen Freeman  
Washington, DC 20012  
Nov 2, 2015

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D. L. Kapper  
Washington, DC 20009  
Nov 2, 2015

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Save The Bruce Monroe Community Park

Carla Martin  
Washington, DC 20011  
Nov 2, 2015

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William Kloss  
Washington, DC 20009  
Nov 2, 2015

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Mitch Merry  
Washington, DC 20017  
Nov 2, 2015

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Corey Klemmer  
Washington, DC 20006  
Nov 2, 2015

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Joel Mehr  
Washington, DC 20011  
Nov 2, 2015

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Bethany Morin  
Washington, DC 20011  
Nov 2, 2015

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This park is such an asset to the community. The only thing I would add is a dog park needs to be added, so many people take advantage of this park for their dog walks.

Jamey Jones  
Washington, DC 20001  
Nov 2, 2015

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Sandra  
Washington, DC 20011  
Nov 2, 2015

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Julia Conte  
Washington, DC, DC 20011  
Nov 2, 2015

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Araceli Munoz  
Washington, DC 20001  
Nov 2, 2015

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Daniel Herrera  
Washington, DC 20001  
Nov 2, 2015

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Maureen Boyle  
Washington, DC 20010  
Nov 2, 2015

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Autumn Kramer  
Washington, DC 20011  
Nov 2, 2015

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Gisela Ariza  
Washington, DC 20001  
Nov 2, 2015

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Evelyn Swain  
Washington, DC 20009  
Nov 2, 2015

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Jabari yates  
Washington, DC 20001  
Nov 2, 2015

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The Bruce Monroe Park is one of the safest meeting places for our community. It is where I have met and built relationships with many of my neighbors. These relationships have helped to keep our community safe. With crime rising in our neighborhood, paving over our safe zone with low income housing would create a volatile disruption to our sensitive community ecosystem. Please help us keep our well utilized park and stop moving forward with public housing at Bruce Monroe.

Cynthia Pascal  
Washington, DC 20001  
Nov 2, 2015

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Jason Murray  
Washington, DC 20001  
Nov 2, 2015

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Waseem AbuRakia-Einhorn  
Washington, DC 20001  
Nov 2, 2015

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Lauren Centrella  
Washington, DC 20001  
Nov 2, 2015

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Aliya Seward  
Washington, DC 20011  
Nov 2, 2015

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Please leave Bruce Monroe as a Community Park.

Erik Zieger  
Washington, DC 20001  
Nov 2, 2015

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Save the park!!!

Stephanie Cheng  
Washington, DC 20001  
Nov 2, 2015

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Robert Benish  
Washington, DC 20001  
Nov 2, 2015

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One of the stated goals of the Sustainable DC plan is " parks or natural space within 10 minute walk of all residents" - with the proposed conversion of Bruce Monroe park, this goal is being contravened.

Abhijit Khanna  
Washington, DC 20001  
Nov 2, 2015

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Natasha  
Washington, DC 20009  
Nov 2, 2015

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Josh Levine  
Washington, DC 20010  
Nov 2, 2015

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Sibora Gjecovi  
Washington, DC 20010  
Nov 2, 2015

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Julia Ray  
Washington, DC 20011  
Nov 2, 2015

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Nancy Brier  
Washington, DC 20011  
Nov 2, 2015

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megan braunlin  
Washington, DC 20010  
Nov 2, 2015

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Sidney Olinyk  
Washington, DC 20001  
Nov 2, 2015

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It's sad that the city focuses on the one easy solution instead of the needs of the neighborhood. This park is one of the few green spaces that serves the Park View/Columbia Heights community. Redevelopment would be shortsighted and stunt future growth on the Ga Ave corridor.

Charlie Lingafelt  
Washington, DC 20010  
Nov 2, 2015

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Fritz Cargould  
Washington, DC 20001  
Nov 2, 2015

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Benjamin Gass  
Boulder, CO 80304  
Nov 2, 2015

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Megan Adams  
Washington, DC 20011  
Nov 2, 2015

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We use the park every week with our four year old and 8 month old. There is no other park or community space in the area for children and families--the city should invest in the park rather than destroying it. There are many, many other locations for building apartments/redeveloping Park Morton.

Rita Siemion  
Washington, DC 20010  
Nov 2, 2015

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Brianne Little  
Washington, DC 20011  
Nov 2, 2015

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Please make the park permanent. It's a necessary and vital component of the community.

Nikki Shedrick  
Washington, DC 20001  
Nov 2, 2015

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The last thing any neighborhood needs is to lose green space. Residents come together and build community through commonly shared and heavily used resources such as Bruce Monroe.

Mike Henry  
Washington, DC 20011  
Nov 2, 2015

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Jarrett Jacobs  
Washington, DC 20001  
Nov 2, 2015

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Adrienne Chu  
Washington, DC 20011  
Nov 2, 2015

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adam eig  
Washington, DC 20011  
Nov 2, 2015

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Lisa Lingafelt  
Washington, DC 20010  
Nov 2, 2015

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Rani Harrison  
Washington, DC 20010  
Nov 2, 2015

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From yoga in the park to community gardening to basketball--this park is a neighborhood gem!

Rosemari Ochoa  
Washington, DC 20002  
Nov 2, 2015

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Sara Eigenberg  
Washington, DC 20001  
Nov 2, 2015

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Please preserve the green space and playground.

Susana Oguntoye  
Washington, DC 20011  
Nov 2, 2015

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Jim Phillips  
Washington, DC 20001  
Nov 2, 2015

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Julia Ames  
Washington, DC 20010  
Nov 2, 2015

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60% subsidized housing is too much of a concentration of poverty particularly in our fragile community that already has severe crime issues. This just moves the crime issues from the original site to our neighborhood and does not address problems of concentrated poverty. 60% subsidized housing is far higher than recent projects on city land in our adjacent community (McMillan, Whole Foods on Florida Ave.) Why does our neighborhood get so much concentrated poverty when adjacent neighborhoods get mixed income communities? Spread the subsidized housing across numerous sites to reduce concentrations of poverty and create safe mixed income communities.

Brian Szymanski  
Washington DC, DC 20001  
Nov 2, 2015

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Jason Treat  
Washington, DC 20010  
Nov 2, 2015

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Our park is a tremendous resource for everyone in the community. There are many other sites on Georgia Avenue and nearby which are vacant or disused where the City could build new housing. Some of these sites are owned by DC Government.

John Miller  
Washington, DC 20001  
Nov 2, 2015

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Bruce Monroe Park has been a huge asset to our community and should not be taken by the D.C. Government to build housing. There is not enough green space in our city let alone our neighborhood. I often play tennis here and my husband plays basketball with the neighbors young and old. Even @MurielBowser enjoyed a lovely July 4th celebration there this summer. Don't take the park away - there are other options for Park Morton.

Danielle Paula  
Washington, DC 20001  
Nov 2, 2015

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Georgia Avenue needs this park! It is the only safe place for my kids to ride scooters.

Allison Winter  
Washington, DC 20001  
Nov 2, 2015

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Rebecca AbuRakia-Einhorn  
WASHINGTON, DC 20001  
Nov 2, 2015

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A Haiku: Public Space Needed But Where Will the Children Play? Gardens and Playgrounds

John Meagher  
Washington, DC 20009  
Nov 2, 2015



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This neighborhood is desperately in need of accessible green space. We should not be taking away the little we have. Other options for Park Morton should be pursued.

David Van Horn  
Washington, DC 20010  
Nov 2, 2015

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I've spent so much time at this park! It's always full, and I've made such valuable friendships there. Please don't tear it down!

Emily Norton  
Washington DC, DC 20010  
Nov 2, 2015

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This park has become an important part of the surrounding community. What would NYC be with Central Park?!

Katrin Olson  
Washington, DC 20010  
Nov 2, 2015

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Chris  
Washington, DC 20011  
Nov 2, 2015

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Eugene Schacht  
Washington, DC 20009  
Nov 2, 2015

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Robert leary  
Washington, DC 20011  
Nov 2, 2015

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Daniel Altomare  
Washington, DC 20009  
Nov 2, 2015

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Noelle  
Washington, DC 20010  
Nov 2, 2015

---

Ashley solomon  
Washington, DC 20010  
Nov 2, 2015

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Leslie Cook  
Washington, DC 20010  
Nov 2, 2015

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Nick Van Dusen  
Washington, DC 20010  
Nov 2, 2015

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Barry Solomon  
Washington, DC 20010  
Nov 2, 2015

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I live on the same street as Bruce Monroe Park and love to use the tennis court. I also take children there when I babysit. The park is one of the main reasons. I purchased my home on Irving Street. As a member of the community that will be directly impacted by the redevelopment plans, I deserve the right to be involved in the planning process.

Nida  
Washington, DC, DC 20010  
Nov 2, 2015

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Rong Li  
Washington, DC 20009  
Nov 2, 2015

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Stephanie altman  
Washington, DC 20011  
Nov 2, 2015

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don irwin  
Washington DC, DC 20010  
Nov 2, 2015

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Douglas Yocum  
Washington, DC 20010  
Nov 2, 2015

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We certainly need this housing but it's not clear all options have been considered that also recognize the value of this wonderful green-space / play-space for the community.

Jeremy Sigmon  
Washington, DC 20010  
Nov 2, 2015

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Mark Vitelli  
Washington, DC 20009  
Nov 2, 2015

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Monica Deo  
Washington, DC 20009  
Nov 2, 2015

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Janine  
Washington, DC 20010  
Nov 2, 2015

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Taylor Dankmyer  
Washington, DC 20009  
Nov 2, 2015

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Amanda Lawrence  
Washington, DC 20001  
Nov 2, 2015

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I can not sit idly by as the city blatantly disregards my input on a project that will drastically affect my neighborhood.

Marc Poe  
Washington, DC 20001  
Nov 2, 2015

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Dave Bobeck  
Washington, DC 20010  
Nov 2, 2015

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Duncan gilchrist  
wappingers falls, NY 12590  
Nov 2, 2015

---

Jordan Woods  
Charlotte, NC 28205  
Nov 2, 2015

---

kari  
washington, DC 20002  
Nov 2, 2015

---

Lindsey  
Washington, DC 20010  
Nov 2, 2015

---

Kate Blackwell  
Washington, DC 20010  
Nov 2, 2015

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mark Sponaule  
dc, DC 20010  
Nov 2, 2015

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Finding housing for those that need it is very important, but it shouldn't come at the cost of reducing public parks, which are already scarce enough.

Matthew  
Washington, DC 20010  
Nov 2, 2015

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Parks should not be sacrificed to profit.

Cynthia Mellon  
Newark, NJ 07105  
Nov 2, 2015

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Monica Elise Linhardt  
Washington, DC 20010  
Nov 2, 2015

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ryan cummins  
Washington, DC 20010  
Nov 1, 2015

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Farrah  
Washington, DC 20010  
Nov 1, 2015

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Ahmina Maxey  
Oakland, CA 94610  
Nov 1, 2015

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Margaret Howson  
Plantation, FL 33322  
Nov 1, 2015

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Janet  
Washington, DC 20001  
Nov 1, 2015

---

Thomas Meyer  
Washington, DC 20011  
Nov 1, 2015

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Maxim Lopatnikov  
Washington, DC 20001  
Nov 1, 2015

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Tyler Kalogeros  
Washington, DC 20011  
Nov 1, 2015

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Rachael Mahr  
Washington, DC 20001  
Nov 1, 2015

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felipe rettig  
Washington dc, DC 20010  
Nov 1, 2015

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Amy  
Washington, DC 20011  
Nov 1, 2015

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Brenden Sloan  
washington, DC 20001  
Nov 1, 2015

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Miranda Carter  
Columbus, OH 20001  
Nov 1, 2015

# Petition

## Petition Text

We, the undersigned residents of Washington D.C., urge our elected officials to stop the proposed destruction of Bruce Monroe Community Park. The city must:

1. Meet Park Morton families' immediate housing renovation needs now
2. Acquire private land in the neighborhood to redevelop Park Morton
3. Preserve Bruce Monroe Park in its entirety

Bruce Monroe Park is a hard-won asset to our diverse community. It is highly used and loved by the neighborhood.

This is not an issue of choosing affordable housing OR keeping the Bruce Monroe Community Park. D.C. has other site options for their plan to redevelop Park Morton with affordable and market-rate units. It's an issue of political will.

The city must meet the immediate needs of Park Morton families and redesign the plan to redevelop Park Morton within the neighborhood while maintaining Bruce Monroe Community Park as a public park.

To be delivered to **Muriel Bowser, Mayor - District of Columbia, Phil Mendelson, Chairman - D.C. City Council, Vincent Orange, At-large Councilmember - D.C., Anita Bonds, At-large Councilmember - D.C., David Grosso, At-large Councilmember - D.C., Elissa Silverman, At-large Councilmember - D.C., Brianne Nadeau, Ward 1 Councilmember - D.C., Jack Evans, Ward 2 Councilmember - D.C., Mary Cheh, Ward 3 Councilmember - D.C., Brandon Todd, Ward 4 Councilmember - D.C., Kenyan McDuffie, Ward 5 Councilmember - D.C., Charles Allen, Ward 6 Councilmember - D.C., Yvette Alexander, Ward 7 Councilmember - D.C., and LaRuby May, Ward 8 Councilmember - D.C.**

Total signatures: 144

| Name                         | State Comment |
|------------------------------|---------------|
| 1. D.L. Kapper               | DC            |
| 2. Gisela Ariza              | KS            |
| 3. Cynthia Pascal            | DC            |
| 4. Brenden SLoan             | DC            |
| 5. Tim Abdella               | DC            |
| 6. Danielle Paula            |               |
| 7. Heather Rellihan          | DC            |
| 8. katrin Olson              | DC            |
| 9. Emily Flynn               |               |
| 10. Hannah B                 |               |
| 11. Alanna Williamson        | DC            |
| 12. Kirsten Sands            | DC            |
| 13. Adam Berti               | DC            |
| 14. David Mandel-Anthony     | DC            |
| 15. Scott Rauscher           | DC            |
| 16. Nyia Harris              | DC            |
| 17. Jessica Orndorff         | DC            |
| 18. Armond Bisignani         | DC            |
| 19. Nicole Masson            | DC            |
| 20. Alyssa Campagnoni        | DC            |
| 21. Kate DiLello             | DC            |
| 22. Katie Sullivan           | VA            |
| 23. Robin Curran             |               |
| 24. Suzi Warren              | DC            |
| 25. Amber Kirtley            | DC            |
| 26. Gregory Swanson          | DC            |
| 27. Anita Taliaferro-Swanson | DC            |
| 28. Josh Colston             | DC            |
| 29. Julie Dennis             | MD            |
| 30. Ali ...                  | DC            |

| <b>Name</b>                | <b>State Comment</b> |
|----------------------------|----------------------|
| 31. Alexi Taylor-Grosman   | DC                   |
| 32. Julie Garner           | DC                   |
| 33. Nicholas Semanko       | DC                   |
| 34. Ingrid Frey            | DC                   |
| 35. Jenny Wiedower         | DC                   |
| 36. Tamu Turner            | DC                   |
| 37. R. Lawson              | DC                   |
| 38. Oliver B.              | DC                   |
| 39. Audu Besmer            | DC                   |
| 40. Lauren Waggner         | DC                   |
| 41. Becca AbuRakia-Einhorn | DC                   |
| 42. Cameron Aishton        | DC                   |
| 43. Charles Fleming        | DC                   |
| 44. Michael Ziemke         | DC                   |
| 45. Protected Identity     | DC                   |
| 46. Cecilia Perry          |                      |
| 47. Matthew Siblo          | DC                   |
| 48. Kirby Vining           | DC                   |
| 49. Chris Naoum            | DC                   |
| 50. Katie Wiles            | DC                   |
| 51. Nikita Pk              | DC                   |
| 52. Ashley Solomon         |                      |
| 53. Rachael Pollack        |                      |
| 54. Stefanie Garcia        | DC                   |
| 55. Barbara Arbiter        | DC                   |
| 56. Becca Sharp            | DC                   |
| 57. John Murphy            | DC                   |
| 58. Noelle Castin          | DC                   |
| 59. Michelle Rios          | DC                   |
| 60. Kristen Peters         | DC                   |
| 61. Michael Langen         | DC                   |
| 62. Paul Levy              | DC                   |
| 63. dan levy               | DC                   |
| 64. Virginia Johnson       | DC                   |
| 65. Nancy Huvendick        | DC                   |
| 66. Eric Hagerson          | DC                   |
| 67. Kathi Apuan            |                      |
| 68. Anitra Denson          | DC                   |
| 69. Charles Ellis          | DC                   |
| 70. Cristyn Cram           | DC                   |
| 71. Jarice Risper          | DC                   |
| 72. Chung Hyun Kim         | DC                   |
| 73. Eric Schultz           | DC                   |
| 74. Daniel Nagdimunov      | DC                   |
| 75. Charlotte Hancock      | DC                   |
| 76. charles gepford        | DC                   |
| 77. Sibora Gjecovi         | DC                   |
| 78. Joette James           | DC                   |
| 79. Daphne Yin             | DC                   |
| 80. Katie Gaab             |                      |
| 81. Timila Dhakhwa         | DC                   |
| 82. Mariana Vedoveto       | DC                   |
| 83. Grace Kankindi         | VA                   |
| 84. Jackson Coronado       | DC                   |
| 85. Celine Lim             | DC                   |
| 86. Ana Coronado           | DC                   |
| 87. Carlos Hernandez       | DC                   |

|      | <b>Name</b>         | <b>State Comment</b> |
|------|---------------------|----------------------|
| 89.  | Marlon Contreras    | DC                   |
| 90.  | Elizabeth Blanco    | MD                   |
| 91.  | Reina C             |                      |
| 92.  | Miguel Morales      | MD                   |
| 93.  | Angelica Morales    | MD                   |
| 94.  | Karena Mahung       | DC                   |
| 95.  | Cristian Miguel     | DC                   |
| 96.  | Jacqueline Cordova  |                      |
| 97.  | tina brown          | DC                   |
| 98.  | Kevin Coronado      |                      |
| 99.  | Diana Coronado      | ME                   |
| 100. | Erwin Fuentes       | DC                   |
| 101. | Rosa Chavez         | DC                   |
| 102. | Jessica Carpenter   | DC                   |
| 103. | Nadia Robinson      | DC                   |
| 104. | Ronni Weekes        | DC                   |
| 105. | Erin Kistner        | DC                   |
| 106. | Alex Laytin         | DC                   |
| 107. | Bill Winfrey        | DC                   |
| 108. | Jeff Suppes         | DC                   |
| 109. | Yumika Beasley      | DC                   |
| 110. | Mckenzie McFadden   |                      |
| 111. | Miguel a Abrego     | DC                   |
| 112. | Brittney Bailey     | DC                   |
| 113. | Steve Anderson      | DC                   |
| 114. | Kelly Muldowney     | DC                   |
| 115. | Corey Klemmer       | DC                   |
| 116. | Jennifer Fischer    | DC                   |
| 117. | Malcolm Matthews    | DC                   |
| 118. | Abhijit Khanna      | DC                   |
| 119. | Sarah Mikell        | DC                   |
| 120. | Cassandra Bland     | DC                   |
| 121. | Stephanie Cheng     | DC                   |
| 122. | Sara Taura          | DC                   |
| 123. | Eva Miller          | DC                   |
| 124. | Sara Gassman        | DC                   |
| 125. | Gerald Butler       | DC                   |
| 126. | Adam Eig            |                      |
| 127. | Katherine Reynolds  | DC                   |
| 128. | Rafael Pena         | DC                   |
| 129. | Robert Schubert     | DC                   |
| 130. | Allison Bender      |                      |
| 131. | Amanda Lawrence     | DC                   |
| 132. | nadia s             |                      |
| 133. | Diana Barnes        |                      |
| 134. | Bill McCabe         | DC                   |
| 135. | Lee Lo              | DC                   |
| 136. | Cheryl Kiken        | DC                   |
| 137. | Samuel Levy         | DC                   |
| 138. | Valerie Martin      | DC                   |
| 139. | Elizabeth Finn      | DC                   |
| 140. | Nancy Hatfield      |                      |
| 141. | David Bobeck        | DC                   |
| 142. | Rachel Stone        |                      |
| 143. | rc logan            | DC                   |
| 144. | Salvatore Taillefer | DC                   |



**DC ZONING COMMISSION  
CASE NO. 16-11 UNDER VACATE AND REMAND BY THE DC COURT  
OF APPEALS**

**SUBMISSION BY THE COUNCIL AT PARK MORTON**

**OUR INITIAL RESPONSE TO THE  
ZONING COMMISSION AS ORDERED**

**AUGUST 6, 2020**

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**Sending to:**  
[zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov)

Cc:  
[sharon.schellin@dc.gov](mailto:sharon.schellin@dc.gov), [1a01@anc.dc.gov](mailto:1a01@anc.dc.gov), [1a02@anc.dc.gov](mailto:1a02@anc.dc.gov), [1a03@anc.dc.gov](mailto:1a03@anc.dc.gov), [1a04@anc.dc.gov](mailto:1a04@anc.dc.gov),  
[1a05@anc.dc.gov](mailto:1a05@anc.dc.gov), [1a06@anc.dc.gov](mailto:1a06@anc.dc.gov), [1a07@anc.dc.gov](mailto:1a07@anc.dc.gov), [1a08@anc.dc.gov](mailto:1a08@anc.dc.gov), [1a09@anc.dc.gov](mailto:1a09@anc.dc.gov),  
[1a10@anc.dc.gov](mailto:1a10@anc.dc.gov), [1a11@anc.dc.gov](mailto:1a11@anc.dc.gov), [1a12@anc.dc.gov](mailto:1a12@anc.dc.gov), [bnadeau@dccouncil.us](mailto:bnadeau@dccouncil.us),  
[kyrus.freeman@hklaw.com](mailto:kyrus.freeman@hklaw.com), [maximillian.tondro@dc.gov](mailto:maximillian.tondro@dc.gov)

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**Enclosed Herein:**

- 1. Resident Council at Park Morton Cover & Distress Letter**
- 2. Resident Council at Park Morton Statement in Response to Zoning Commission Order**
- 3. Resident Council at Park Morton EQUITY PLAN and supporting documents**

**The Park Morton Resident Council asks the Zoning Commission to reserve the right to supplement this initial response to the Order in this case.**

**The Park Morton Resident Council, as a party to this case reiterates our request for a noticed public hearing to openly discuss the critical issues that affect all Park Morton residents, including those being actively displaced right now by DC Housing Authority during this pandemic.**

**The injury to Black Families at Park Morton has reached a point of *abject disregard and negligence* by DCHA and DMPED of our personal interests, property, and our families lives.**

The Council @ Park Morton  
615 Morton St. NW #11  
Washington, DC 20010-2557  
202-733-1059 Office  
202-594-9841 Google Voice  
[ParkMortonResidentCouncil@gmail.com](mailto:ParkMortonResidentCouncil@gmail.com)

August 6, 2020

Zoning Commission for the District of Columbia  
441 4th St. NW 210S  
Washington, DC 20001

Re: Z.C. Case No. 16-11

Consolidated PUD and Related Map Amendment @ Square 2890, Part of Lot 849 Applicant's  
Response to Issues Identified in Z.C. Order No. 16-11(1)

Dear Zoning Commission,

The Council @ Park Morton is including this statement with our response to the Zoning Commission. We feel that DMPED, as well as the District of Columbia Housing Authority (DCHA), has not treated the residents of Park Morton respectfully, equally, & fairly in the process of this redevelopment. The Council @ Park Morton has not received the full support from our Council Member Brianne Nadeau despite her continuously expressing her support for Park Morton Residents, keeping the community "together," & being sure that we are given affordable housing so that we may remain in our Ward. The Council @ Park Morton has not received complete transparency from DMPED or DCHA. In fact, both entities have since shut out & silenced the Council from knowing any of the moves they are making when it comes to the Park Morton Residents. The only support we have at this time is the support of our allies, non-profit groups that we've worked with to support the needs of residents, & a few residents themselves who support our efforts.

As of today, Park Morton Residents are being moved expeditiously from the property & being dispersed to various housing complexes all over the city. Approximately 50+ families or more, give or take, have been moved with DCHA planning to empty the entire property by Monday, December 20, 2020, when we were promised "No Mandatory Moves," "Build First," as well as "First Right-to-Return." The Council @ Park Morton has done everything it can to uphold the rights of the residents while receiving constant retaliation from DCHA.

The Council @ Park Morton felt that the Bruce Monroe parcel would not work in our favor, so as the President of the Council, I created the Park Morton Equity Plan as an alternative to NCI's plan. The Council @ Park Morton has since marketed the PMEP to many different entities & since gotten support from DC for Reasonable Development, Empower DC, Committee of 100, DC for Democracy, OneDC, LinkUp, DC Grassroots Planning Coalition, & SURJ DC just to name a few. The Council @ Park Morton seeks that the Zoning Commission holds a public hearing in these matters.

Regards,

A handwritten signature in cursive script that reads "Monta' High". The signature is fluid and stylized, with the first name "Monta'" and the last name "High" clearly legible.

Ms. High  
President

**RESIDENT COUNCIL AT PARK MORTON  
STATEMENT IN RESPONSE TO ZONING COMMISSION ORDER  
IN ZC CASE NO. 16-11 UNDER VACATE AND REMAND**

The general position of The Council At Park Morton (Park Morton resident council), “Council” is that the Zoning Commission (the Commission) in approving 16-11 failed to adequately assess, and fully consider and address the rights and needs of PM residents in the Bruce Monroe zoning order. In particular, the commission failed to independently weigh the potential **adverse impacts and risks** for Park Morton residents given the poor history of the city’s New Communities Initiative (NCI). [The Policy Advisor’s Recommendations, 16-11, Ex. 182]

Further, the Commission failed to fully appreciate the expectations of Park Morton residents when it comes to NCI’s promise to more fully integrating into a new mixed income Park Morton/Park View community located in the Lower Georgia Avenue Corridor. Specifically, in 2008 and in 2014 the Park View Community had a certain character, moderate density residential, Main Street retail, desire for quality schools and public spaces. If the project fundamentally alters these neighborhood characteristics the project creates a bait and switch and adverse impacts for residents.

[MC-1.1.3: Infill and Rehabilitation, MC-1.1.5: Conservation of Row House Neighborhoods, MC-2.1.1: Revitalization of Lower Georgia Avenue, MC-2.1.3: Georgia Avenue Design Improvements, MC-2.1.C: Great Streets Improvements, MC-2.1.D: Park Morton New Community]

Even more importantly, the Commission should have recognized that Park Morton residents’ support of these proposed inter-related projects at Bruce Monroe and Park Morton was made under various levels of duress and distress. See quote from Park Morton the Council below relating the duress.

*“If the application for Bruce Monroe is NOT approved to move forward, the residents at Park Morton will not have an opportunity for new, affordable housing opportunities in the Park View/Columbia Heights neighborhood and may be forced to continue to reside in their current conditions at Park Morton even longer OR choose a housing option that is outside of the neighborhood.” (Ex. 38)*

It is in the above context that the Council responds to the DC Court of Appeals (Court) opinion which vacated Order 16-11, remand to the Commission and prompting the seven questions below. Nearly 3 ½ years later, the testimony of Park Morton resident Ms. Sarah Davis given at the 12/8/16 zoning hearing gives best context the Council position and approach in 2020.

*"I am frustrated with the process because we do not know what is going to happen or what the developers will do. I would like to have the option of an immediate return if I do not like where I'm living. We're not sure when Section 8 certificates will be available and I personally do not want to live in a high rise building. I'd be more comfortable in the multi-family building or in a townhome.*

*I am in support of the redevelopment, only if the Park Morton families can have their first choice in their new home. I'm only in support of this project if my family and I can come back. I would like to see something in writing to support this.” (Ex. 175)*

Nowhere, in the Commission’s order (Ex.251) in particular the “The Project is Consistent with the Park Morton Plan” and “The Project is Consistent with the New Communities Initiative” sections weigh and address the potential risks and adverse impacts for Park Morton residents, answering Ms. Davis’s concerns.

However, as *Barry Farm Tenants & Allies Ass’n v. District of Columbia Zoning Comm’n*, 182 A.3d 1214, 1223 (D.C. 2018) examples below, the Court found the Commission is obligated to address adverse impacts for Park Morton Residents, addressing Ms. Davis.

*“D. Adverse Impacts Stemming from the Loss of Current Amenities...the Commission also needed to address the specific adverse impacts raised by Barry Farm residents, such as the loss of green space and personal yards, the addition of high-density apartment buildings, the disruption of existing social support networks, gentrification of their existing community,...*

*E. The Relocation Plan... it does have the obligation to consider what services are going to be provided, in order to assess the potential adverse impacts of the PUD. The Commission's failure to evaluate this plan as part of its first-stage approval means that the Commission did not address all material contested issues, necessitating a remand.”*

Finally, in setting the context and/or framework for the Council’s response, the Commission affirms in its order resident’s expectations regards to this project being planned and led by DMPED and DCHA.

*“... seeks to create a healthy, mixed-income community with integrated services that offer families better housing, employment, and educational opportunities. The Park Morton Plan protects affordable housing, improves economic integration, engages residents in community decision making, decreases crime through proven crime reduction strategies, and creates opportunity through better jobs, education, training, human services and other programs.” (Ex.251)*

Residents in their testimonies, even under various levels of duress, expressed a vision of a mix-income Park View/Lower Georgia Avenue neighborhood in which they will be integrated. Certain housing types, educational and employment opportunities for themselves and their children and families were visualized. In general, residents expected the new community which they know would be effectively conversed.

In many ways Park Morton resident vision for their new community was expressed in the initial project plans springing out in the first iteration of Park Morton New Communities Initiative begun in 2008. This plan envisioned building size and mix ranging from 2 to 6 stories max, 2-story Duplexes, Duplex flats, 4 and 6 story

apartments as outlined in the Policy Advisor's Recommendations On The District Of Columbia's New Communities Initiative concerning Park Morton(Ex. 182).

When accessing benefits, risks and adverse impacts at Bruce Monroe, the Commission should explain in the context any deviation from resident's expectations based on NCI promises. Else, residents were exposed to a bait and switch.

## **The Council At Park Morton (the Council) Response to Remand Questions, in the above context**

### **1) Take into account that the ninety-foot-high building protrudes into a Neighborhood Conservation Area;**

The Council believes that the presences of a 90ft building, especially protruding into a Neighborhood Conservation Area fundamental changes the nature of that area and the envisioned New Community. Park Morton residents when not responding under duress would generally not choose nor expected such fundamental changes as the 90ft building brings. The presence of the 90 ft facilitates a change which is fundamentally different from both current Park Morton neighborhood, as well the neighborhood envisioned by Park Morton residents via the 2008 process.

Therefore, we, the Council, agree with the Court, "The Commission at a minimum was required to explicitly address the implications of the protrusion of the ninety-foot building into a Neighborhood Conservation Area." (Ex. 253)

And at a minimum from the Council's respective the project and 16-11 are not consistent with the neighborhood nor resident's expectation when it comes to integration. Giving rise to potential adverse impacts for Park Morton residents. The protrusion as well likely makes the project inconsistent with both the Park Morton Plan and New Communities Initiative, unless the adverse impacts are adequately addressed in the project and modified zoning order.

Park Morton residents are not comfortable being the excuse and thus responsible for such a dramatic change to the built-fabric and prevailing character of the community. Moreover, upon further consultation, we do not appreciate the idea of being shoe-boxed into smaller units in a much taller building than what our families appreciate and consider an amenity now – human-scale townhomes and low density garden style apartments. This is especially important as the global pandemic has shown living in large box developments can expose more people to more risk.

### **2) Take into account that the areas adjacent to the western portion of the PUD are designated moderate-density residential, not medium-density residential;**

The Council agrees with the Court that moderate-density residential, not medium-density residential mixed up was likely an error. However as in our response to question 1, the error fundamentally changes the neighborhood, adversely impacting Park Morton resident expectations with regards to integration. Given the PUD calls for 90 (61%) of the 147 residents living a Park Morton to be relocated to the Bruce Monroe site the adverse impacts in the regard is nearly unavoidable for Park Morton residents. Any adverse impact which the Commission fails to adequately address in the zoning order. Again, raising the specter that the PUD/project inconsistent with both the Park Morton Plan and New Communities Initiative, unless the adverse impacts are adequately addressed in the project and a modified zoning order.

The Commission must weigh the adverse impacts as described here and others against any affordable housing benefit claimed in the PUD.

**3) Take into account that the ninety-foot-high building and the sixty-foot-high building are not generally consistent with, respectively, the medium-density-commercial and moderate density-residential designations in the FLUM;**

While the Council agrees with the Court that the, *“the Commission’s statement about comparable infill development appears to be unsupported by the record, and that inaccuracy is relevant to whether the PUD should or should not have been approved.”* (Ex. 253).; Park Morton residents and resident envisioning efforts have generally agreed with a scale of a 60ft building. With minor modifications, the 60ft building along Georgia Avenue as not set within the Neighborhood Conservation Area on the map can contribute to the neighborhood fabric positively while satisfactorily meeting the needs of Park Morton residents in the process.

However, Concerns remain into the overall design with regards to improving, *“economic integration, engages residents in community decision making, decreases crime through proven crime reduction strategies, and creates opportunity through better jobs, education, training, human services and other programs.”*

Our seniors are currently well integrated within the current Park Morton Community – not separated – and as such, they are a part of Park Morton everyday lives and character. Segregating them into a separate build raises concerns and is a PUD adverse impact.

It is the general view of the Council, that reconciling the 90ft building is a high bar, unlikely to be cleared while remaining consistent with neighborhood conservation and other city policies, initiatives, and planning documents, including the Generalized Policy Map and Future Land Use Map, the Park Morton Plan and the New Communities Initiative, including requests made in the recently resident developed Park Morton Equity Plan.

**4) Either identify record support for the statement that the senior building “mimics many other apartment houses that have been built as infill developments in the area” or forgo reliance on that consideration;**

It is the position of the Council that the Commission forgo reliance on the, “mimics many other apartment houses that have been built as infill developments in the area”.

There are fundamental inconsistencies in the Zoning Commission rationale in viewing the density issues at both Park Morton and at Bruce Monroe, the two inter-related projects in Zoning Case Nos. 16-11 & 16-12.

The New Communities Initiative Build First Principle requires these two inter-related projects work in concert. It seems the intransigence of DCHA & DMPED to consider the realities and law of the allowable density is forcing them to push the bulk of the proposed density at Bruce Monroe, in error and as an adverse impact to Park Morton residents as indicated above (smaller units; shoeboxed in much taller buildings).

On the FLUM the Park Morton site is designated as Medium Density Residential. However, in a letter from DMPED (Ex. 237D) DMPED explains why density can't be increased at the Park Morton site in a Medium Density Residential zone, but can at Bruce Monroe which includes the lower density Moderate Density Residential.

“Park Morton is a site that, unlike Bruce Monroe, sits off Georgia Avenue within a residential neighborhood. Therefore, it is prescribed a lower-density zoning designation under a PUD than of Bruce Monroe. A lower zoning designation results in a lower unit yield. The Height Act also creates limitations on the level of density than can be achieved at Park Morton with regards to building height/number of stories.” (Ex. 237D).

This contradicts the reality that on the FLUM the Park Morton site is designated as Medium Density Residential. Yet the proposed development there would be considered lower density town homes (with no home ownership opportunities for returning Park Morton residents).

To the Council, this argument adopted by the Commission in its order is not only confusing but may strengthen an argument that the Commission's findings and conclusions are arbitrary, capricious, or an abuse of discretion.” Which is not in the interest of moving this project forward.

The Council believes there is a window now to allow Park Morton residents and Bruce Monroe residents to work out a compromise that would alleviate the concerns raised by both parties in these filings and prior appeals. If this time is not granted to forge a compromise now, these projects will face



further roadblocks and delays and we believe unnecessarily so.

**5) Independently analyze and discuss whether the PUD is inconsistent with specific policies, or would have adverse effects, timely identified before the Commission;**

The Commission in its order concluded, *“The Project is Consistent with the Park Morton Plan”*

*“170. Based on the foregoing, the Commission finds that the Project is consistent with many key features of the Park Morton Plan.”* (items 166-170, Ex. 251).

However, in these sections, the Commission fails to identify and address potential risks and adverse impacts inherent in the Park Morton Plan for current residents of Park Morton. Neither does the OP hearing report upon which the Commission relies in its conclusions address potential risks and adverse impacts inherent in the Park Morton Plan.

For example, the Phasing Plan identifies 147 Park Morton units/families at the current Park Morton Public Housing site. Under DCHA Resolution 16-06 (Ex. 237E) each of the 147 Park Morton families has the opportunity to return to the Park Morton site upon development completion; however, in the Park Morton Plan only 53 replacement units will exist at Park Morton site at the end of Phase 3, up to 6 years later. This is an inherent adverse impact for Park Morton residents, given the time they will spend in substandard conditions.

Further, DCHA Resolution 16-06 in section 1 directly acknowledges overall the Park Morton Plan will not have enough replacement units for all eligible residents. *“In anticipation of more residents being eligible for a right to return than the total number of replacement units, a priority system of re-admission will be developed by DCHA”*

Together these elements of 16-06 means a resident choosing to move to the higher density Bruce Monroe site takes on a negative risk and will likely not be able to return to the less dense Park Morton site per the Park Morton Plan. Given both the 94 replacement unit deficit at Park Morton site and the *“priority system of re-admission”* outlined in 16-06, all together represents clear adverse impacts for residents. These impacts among others were unaddressed by the Commission in its order.

And of greater risk, to better ensure their opportunity to avail themselves of the redeveloped Park Morton site residents would have to endure the adverse impact of living in substandard conditions at the Park Morton site for up to 6 years. These adverse conditions were attested to in resident testimony:

Tamika White, President Park Morton Resident Council, *“has pockets of isolation that create safety hazards for the residents and larger neighborhood.”* (Ex. 38)

Shonta High, Park Morton Steering Committee Member/Chairperson of the Relocation/Reentry Subcommittee, *"Living in Park Morton has been at times very difficult with the crime that has been there in the past & the little that remains today."* (Ex. 176)

Laura Williams, Park Morton Resident, *"I had to run some boys out of here the other day for smoking their drugs in the hallway. I cannot keep living like this."* (Ex. 175)

No where in its order does the Commission address the inherent adverse impacts of the project in being consistent with the Park Morton Plan. In other words, the Park Morton Plan itself comes with adverse impacts for residents.

Similarly, the Commission in this order concluded "The Project is Consistent with the New Communities Initiative" (items 171-177, Ex. 251).

The Policy Advisor's Recommendations (Ex. 182) states, *"This evaluation has focused on the reasons that initial community expectations have not been met and recommends program modifications to help address those issues. At the same time, the study calls for a more realistic financial plan and timeline."*

Policy Advisor's points out inherent risks of the New Communities Initiative itself. Risks which ultimately will continue to lead to adverse impacts for Park Morton residents.

In another example, Policy Advisor's Recommendations states, *"The NCI plans were presented as ready for implementation when they were in fact very conceptual and lacking all the necessary ingredients in place, such as site control,"*. In the case of the Commission approving 16-11, given the level of opposition, the levels of densities in the PUD which purposely pushed the boundaries of the Comprehensive Plan and its elements, the Commission knew or should have know that the PUD was coming close to being inconsistent with areas of the Comprehensive Plan bring into question site-control. Placing build-first units at risk, creating potential adverse impacts for resident.

The Commission in its order could and should have insisted applicant show alternative plans to minimize adverse impacts for residents. Policy Advisors recommended, *"In order to allow greater flexibility for how replacement units are generated, we recommend partnering with developers to buy units in other projects"* (Ex. 18, p 6). On page 22 of its report, Policy Advisor even names sever project in which this strategy could be pursued.

Again, as the Court affirmed in *Barry Farm Tenants & Allies Ass'n v. District of Columbia Zoning Comm'n*, 182 A.3d 1214, 1223 (D.C. 2018) the Commission has a role in ensuring relocation and other adverse impacts for residents is addressed and minimized. This critical standard that affects the very real rights and future outcomes for Park Morton residents which Zoning Order No.

16-11 does not meet, or even raise with regards to potential adverse impacts faced by residents, inherent in NCI.

In conclusion, compliance with the Park Morton Plan and The New Communities Initiative as articulated by order 16-11 does not directly address resident adverse impacts, as the adverse impacts are inherent in the referenced plan and initiative.

These inherent adverse impacts are in large part a result of the fundamental differences in densities and unit choices available between the Park Morton site and Bruce Monroe projects as explained above.

The Bruce Monroe site especially the 90ft building per the courts remand is inconsistent with neighborhood conservation and clearly challenges the prevailing densities in the vicinity and its moderate density residential character. Park Morton residents cannot be made the excuse for such a challenge to the existing community, while simultaneously being displaced from our existing homes in Park View which will be turned into a new enclave for other new residents at our expense.

Moving Park Morton residents into units they will not own that are smaller into a much taller building is not a PUD benefit, rather it's a clear adverse impact.

In effect forcing a majority of Park Morton residents, 94 out of 147, to choose the Bruce Monroe site has given rise to adverse impacts unaddressed in 16-11. These tensions could only be resolved for residents if the Park Morton sites and Bruce Monroe sites were much more similar in how they treat and impact neighborhood conservation and moderate density residential neighborhoods development.

And finally, Park Morton resident support for the 16-11 project was clearly made under levels of duress, although residents expected to be integrated into the Park View residential neighborhood which is primarily designated as a neighborhood conservation area, zoned moderate density residential, 16-11 likely does not deliver. To compound this, the Commission failed to provide analysis showing these adverse impacts have been addressed.

Although residents expected to be integrated into the Park View residential neighborhood which is primarily designated as a neighborhood conservation area, zoned moderate density residential, 16-11 will likely not deliver on this so-called benefit, thus explicitly hurting us and our enjoyment of our Park View neighborhood where some residents have lived for decades.

Our neighborhood is an amenity with nearby services specifically oriented to our residents being denied to us and is being done so without any real guarantees of return to Park Morton, and even more injurious without any home ownership or small business opportunities at either the proposed Park Morton or Bruce Monroe redevelopments. To compound this, the

Commission failed to provide analysis showing these adverse impacts have been addressed.

**6) Determine whether, in light of the Commission's conclusions on these issues, the Commission should grant or deny approval of the PUD; and**

As ordered, the Commission should not grant approval of the PUD. However, denial as well creates additional adverse impacts for the residents of Park Morton. This rock and hard place for Park Morton resident should be seen as affirming that the Commission's oversights in approving 16-11.

Comprehensive Plan Actions MC-1.2.A and Action MC-2.1.D below were never meant to conflict. The conflict, inconsistencies and adverse impacts arise from Order 16-11.

*"Action MC-1.2.A: Conservation Districts Consider the designation of Columbia Heights, Eckington, Bloomingdale, and other Mid-City neighborhoods as "Conservation Districts." Design standards and review procedures for such districts would be less rigorous than those used in Historic Districts, but would strive for more compatible infill development and maintenance of historic building scale, mass, and height conditions. 2009.7*

*Action MC-2.1.D: Park Morton New Community Pursue redevelopment of Park Morton as a "new community", replacing the existing public housing development with an equivalent number of new public housing units, plus new market-rate and "workforce" housing units, to create a new mixed income community. Consider implementing this recommendation in tandem with plans for the reuse of public land on Spring Road. Ensure that every effort possible is made to avoid permanent displacement of residents if this action is followed. 2011.12"*

The commission must hold a public hearing specifically to address the adverse impacts on Park Morton residents and to discuss accompanying modifications to The Park Morton Plan, 16-11 which could and should be approved. 16-11 is not there yet. A compromise is in grasp, but only if there is space created by the Zoning Commission and the Applicant to respectfully contend with a threatened Black community in the center of Ward One, Washington, DC.

We are asking for a public hearing in this matter.

**7) Explain the Commission's reasoning in granting or denying approval.**

The Commission would need to recognize that they made in error in 16-11 by failing to address the specific adverse impacts for Park Morton residents

inherent in the Park Morton Plan and New Communities Initiative on its initial approval 16-11.

Therefore, the Commission must reopen hearings on this matter to allow residents, city agencies and development team with larger community input to mitigate and reconcile adverse impacts in the project. And then and only then approving a modified order.

Again, the commission must hold a public hearing specifically to address the adverse impacts on Park Morton residents and to discuss accompanying modifications to The Park Morton Plan, 16-11 which could and should be approved. 16-11 is not there yet. A compromise is in grasp, but only if there is space created by the Zoning Commission and THE Applicant to respectfully contend with a threatened Black community in the center of Ward One, Washington, DC.

**We are asking for a public hearing in this matter.**

# The Council @ Park Morton

## An Equitable Way Forward



Park Morton New Communities Initiative  
Park Morton & The Wren



# **The Council @ Park Morton**

## **An Equitable Way Forward**

### **New Communities Initiative**

#### **Goals**

- Preserve and expand its affordable housing stock;
- Improve its economic integration into the larger Park View/Petworth Community;
- Enhance residents' employment opportunities through better job placement, education and training;

#### **Principles**

- 1 or 1 Replacement
- Build First
- Human Capital Development



Park Morton Complex

# The Council @ Park Morton

## An Equitable Way Forward

### Park Morton NCI

- Initiated in 2007
- Partners: DCHA, DMPED & Resident Council
- Original development team removed February 2014
- New RFP issued, new developer selected Winter 2014
- 2017/18 new project stalls, legal challenge & financing issues @ build first site
- Bruce Monroe build first site not ready for 3 to 4 years
- September 2018 The Council @ Park Morton forms resident & community led team
- February 2019, The Council @ Park Morton proposes An Equitable Way Forward



The Wren – 965 Florida

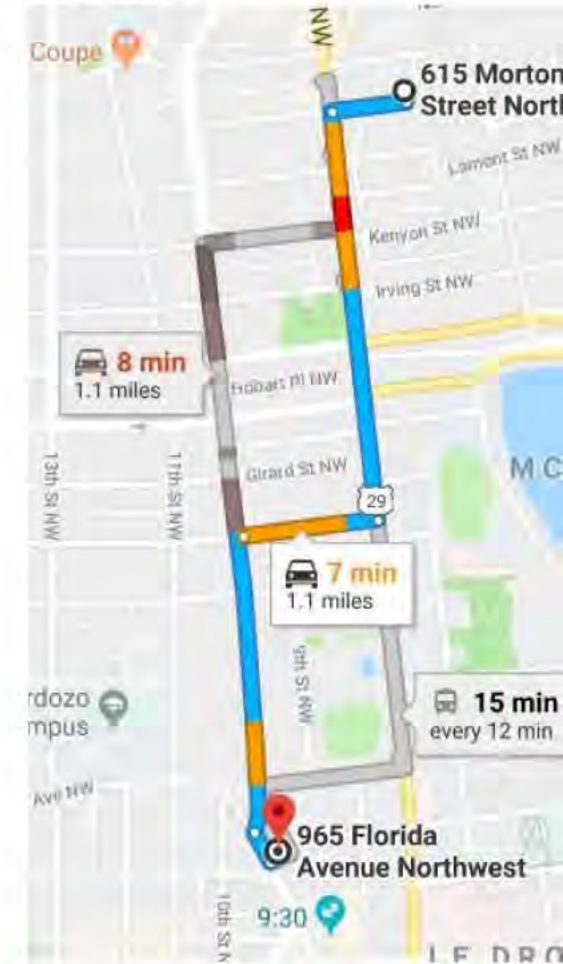


# The Council @ Park Morton

## An Equitable Way Forward

### Why the Wren – 965 Florida Avenue?

- Solid Win-Win Business Proposition
- Public-Private Partnership w/ 130 affordable units
- Best timeline opportunity
- Georgia Avenue neighbors
- Park Morton residents achieve deserved progress & equity
- Wren, share cost & management of affordable program
- Win-Win in meeting employment goals
- A model for the city



The Georgia Avenue C

# The Council @ Park Morton

## An Equitable Way Forward

### The Park Morton Footprint

- Begin development as First Phase (Park Road)
- Target 640, 630, 620, 610 Park Road Units
- Relocate approximately 35 Families
- Relocate families to Wren and/or other footprint units
- Build 1 or 2 multi-family buildings
- Build 5 to 10 townhomes
- Integrate homebuying program
- Resident participation as partners



#### Targeted Units

- 640 Park Road
- 630 Park Road
- 620 Park Road
- 610 Park Road
- 651 Morton (1

# The Council @ Park Morton

## An Equitable Way Forward

### @ The Wren

- Wren as Build-First Site (Ward 1 & Connected)
- Target two Wren floors for acquisition ~80K Sqft
- Acquire affordable square footage 55K Sqft
- Partnership – The Council @ Park Morton & DCHA manage affordability program
- Restructure floor layout - 2 & 3 bedrooms
- Seek NCI Gap Funding (\$37M available build first)
- Employment Partnership – WholeFoods (First Source Management)



Typical Wren floor  
*Shaded affordable layout*



# The Council @ Park Morton

## An Equitable Way Forward

### Developed Park Morton Footprint

- Multi-Family (2?) building onsite
- Provide options for residents to return
- Timeline ~ 2 years
- Homeownership Units



#### Construction Or

- Multi-Family
- Approx 126
- 35 PM repla
- 5 to 10 tow

# The Council @ Park Morton

## An Equitable Way Forward

### Next Steps

- Confirm interest from The Wren Team
- Present draft to Park Morton Residents
- Solidify DHCA Partnership
- City and Community Buy-in



Park Morton New Communities Initiative  
Park Morton & The Wren

# The Council @ Park Morton

## An Equitable Way Forward

dollars in thousands, except per square foot data

| dollars in thousands, except per square foot data                    |                    |                |                             |              | Weighted<br>Average<br>Pre-Lease<br>Rent Per<br>Square<br>Foot (1) | Estimated<br>Number of<br>Units | Schedule (2)               |                                 |                                    | At JBG SMITH Share     |                                        |                                  |
|----------------------------------------------------------------------|--------------------|----------------|-----------------------------|--------------|--------------------------------------------------------------------|---------------------------------|----------------------------|---------------------------------|------------------------------------|------------------------|----------------------------------------|----------------------------------|
| Asset                                                                | Submarket          | %<br>Ownership | Estimated<br>Square<br>Feet | % Pre-Leased |                                                                    |                                 | Construction<br>Start Date | Estimated<br>Completion<br>Date | Estimated<br>Stabilization<br>Date | Historical<br>Cost (2) | Estimated<br>Incremental<br>Investment | Estimated<br>Total<br>Investment |
| Commercial                                                           |                    |                |                             |              |                                                                    |                                 |                            |                                 |                                    |                        |                                        |                                  |
| DC                                                                   |                    |                |                             |              |                                                                    |                                 |                            |                                 |                                    |                        |                                        |                                  |
| 1900 N Street (4)                                                    | CBD                | 35.0%          | 271,433                     | 85.2%        | \$ 85.80                                                           | —                               | Q2 2017                    | Q2 2020                         | Q4 2022                            | \$ 99,894              | \$ 23,995                              | \$ 123,889                       |
| LEland Plaza Office - Southeast                                      | Southwest          | 49.0%          | 215,185                     | 74.3%        | \$ 54.58                                                           | —                               | Q1 2017                    | Q3 2019                         | Q2 2021                            | 42,706                 | 4,536                                  | 47,242                           |
| VA                                                                   |                    |                |                             |              |                                                                    |                                 |                            |                                 |                                    |                        |                                        |                                  |
| 1770 Crystal Drive (5) (6)                                           | National Landing   | 100.0%         | 271,572                     | 2.7%         | \$ 56.43                                                           | —                               | Q4 2018                    | Q2 2021                         | Q2 2021                            | 43,306                 | 76,636                                 | 119,942                          |
| Central District Retail (6)                                          | National Landing   | 100.0%         | 108,825                     | 45.0%        | \$ 37.99                                                           | —                               | Q4 2018                    | Q2 2021                         | Q4 2021                            | 14,022                 | 103,104                                | 117,126                          |
| MD                                                                   |                    |                |                             |              |                                                                    |                                 |                            |                                 |                                    |                        |                                        |                                  |
| 4747 Bethesda Avenue (7)                                             | Bethesda CBD       | 100.0%         | 291,414                     | 77.7%        | \$ 61.19                                                           | —                               | Q2 2017                    | Q4 2019                         | Q2 2021                            | 103,147                | 57,473                                 | 160,620                          |
| Total/weighted average                                               |                    |                | 1,168,420                   | 53.6%        | \$ 64.61                                                           | —                               | Q4 2017                    | Q3 2020                         | Q3 2021                            | \$ 303,075             | \$ 286,744                             | \$ 589,819                       |
| Multifamily                                                          |                    |                |                             |              |                                                                    |                                 |                            |                                 |                                    |                        |                                        |                                  |
| DC                                                                   |                    |                |                             |              |                                                                    |                                 |                            |                                 |                                    |                        |                                        |                                  |
| West Half                                                            | Ballpark/Southeast | 100.0%         | 388,174                     | —            | —                                                                  | 465                             | Q1 2017                    | Q1 2020                         | Q1 2021                            | 163,221                | 65,148                                 | 228,369                          |
| 585 Florida Avenue (8)                                               | U Street/Shaw      | 98.1%          | 338,062                     | —            | —                                                                  | 430                             | Q4 2017                    | Q4 2020                         | Q1 2022                            | 40,358                 | 104,261                                | 152,619                          |
| Atlantic Plumbing Co.                                                | U Street/Shaw      | 100.0%         | 225,531                     | —            | —                                                                  | 256                             | Q1 2017                    | Q4 2019                         | Q3 2020                            | 124,399                | 34,254                                 | 158,653                          |
| MD                                                                   |                    |                |                             |              |                                                                    |                                 |                            |                                 |                                    |                        |                                        |                                  |
| 7900 Wisconsin Avenue                                                | Bethesda CBD       | 50.0%          | 359,025                     | —            | —                                                                  | 322                             | Q2 2017                    | Q3 2020                         | Q4 2021                            | 44,461                 | 49,954                                 | 94,415                           |
| Total/weighted average                                               |                    |                | 1,300,822                   | —            | —                                                                  | 1,476                           | Q2 2017                    | Q2 2020                         | Q2 2021                            | \$ 380,439             | \$ 259,317                             | \$ 639,756                       |
| Under Construction - Total / Weighted Average (9)                    |                    |                | 2,467,261                   | 53.5%        | \$ 64.61                                                           | 1,476                           | Q3 2017                    | Q2 2020                         | Q2 2021                            | \$ 683,514             | \$ 519,361                             | \$ 1,202,875                     |
| Under Construction - Total / Weighted Average at JBG SMITH Share (9) |                    |                | 2,042,866                   | 46.6%        | \$ 62.72                                                           | 1,298                           |                            |                                 |                                    |                        |                                        |                                  |
|                                                                      |                    |                |                             |              |                                                                    |                                 |                            |                                 |                                    |                        |                                        |                                  |
|                                                                      |                    |                |                             |              |                                                                    |                                 | Commercial                 |                                 |                                    | Multifamily            |                                        |                                  |
| Weighted average projected NOI yield at JBG SMITH share:             |                    |                |                             |              |                                                                    |                                 |                            |                                 |                                    |                        |                                        |                                  |
| Estimated total project cost (10)                                    |                    |                |                             |              | 6.5%                                                               | \$ 6.4%                         | 6.4%                       |                                 |                                    |                        |                                        |                                  |
| Estimated total investment                                           |                    |                |                             |              | 6.4%                                                               | \$ 6.0%                         | 6.2%                       |                                 |                                    |                        |                                        |                                  |
| Estimated incremental investment                                     |                    |                |                             |              | 13.7%                                                              | \$ 15.0%                        | 14.3%                      |                                 |                                    |                        |                                        |                                  |
| Estimated Stabilized NOI at JBG SMITH Share (dollars in millions)    |                    |                |                             |              | \$ 36.3                                                            | \$ 37.9                         | \$ 74.2                    |                                 |                                    |                        |                                        |                                  |

(8)

Ownership percentage reflects expected dilution of JBG SMITH's real estate venture partner as contributions are funded during construction of the asset. As of December 31, 2018, JBG SMITH's ownership interest was 88.1%.

## **Park Morton Equity Plan Sign-On Letter**

We the undersigned individuals and organizations urge Muriel Bowser, Mayor District of Columbia (Mayor), Tyrone Garrett, Director DC Housing Authority (DHCA), The Board of Commissioners DC Housing Authority (Board of Commissioners) and The Council of The District of Columbia (Council) to formerly adopt to the Park Morton Equity Plan (PMEP) as drafted by The Council @ Park Morton (resident council) as the official path forward for Park Morton New Communities Initiative (NCI) development project.

We further urge the adoption and implementation of the **PMEP 60 Day Action Items** outlined in this letter and begin immediate negotiations with The Council @ Park Morton for emergency implementation.

### **PMEP Background & Justification**

The PMEP was conceptualized and outlined in 2018 by the Council At Park Morton and adopted by Park Morton Residents in response to the NCI development team's failure to negotiate a legal settlement at Bruce Monroe which was delaying the Park Morton NCI project which was restarted in 2014.

As well, the official discovery of widespread and dangerous levels of lead at Park Morton prompted the drafting of PMEP.

As well, the development team's failure to address resident equity rights and concerns.

The PMEP was presented to the DCHA Board of Commissioners in January of 2019 for consideration as an alternative to waiting for resolution of the Bruce Monroe court case and a lack of the development Build-First site.

The PMEP recognizes all of the key NCI goals and principles iterated in Council Resolution PR17-0589 for mixed-income redevelopment and adopts them as its foundation:

#### Goals

- Preserve and expand its affordable housing stock;
- Improve its economic integration into the larger Park View/Petworth Community;
- Enhance residents' employment opportunities through better job placement, education and training;

#### Principles

- 1 or 1 Replacement
- Build First
- Human Capital Development

Given the recent physical and mental health concerns related to the COVID-19 Emergency and the DC Appeals Court's Vacating of the Bruce Monroe Zoning Order, PMEP offers the only equitable, timely and logical approach which remains in compliance with the City's Comprehensive Plan.

### **PMEP 60 Day Action Items:**

## **Park Morton Equity Plan Sign-On Letter**

### **Declare Park Morton Build-First Emergency**

- Legislatively designate and immediately implement The Wren (965 Florida Ave.) a city public-private project as the alternate Park Morton NCI Build-First site, leveraging 40 to 50 of this project's already designated affordable units.
- Establish at The Wren a resident lead onsite human capital support services office as currently required by NCI.

### **Establish Resident Full Equity Rights**

- As is consistent with local Tenant Opportunity to Purchase (TOPA) and HUD Sec 18. Demolition and Disposition of Public Housing regulations, the Council @ Park Morton be granted right to purchase under NCI. And granted under terms afforded to the selected NCI development team under DCHA award and DMPED Land Disposition Agreement. PMEP proposes 30% equity share.
- Full Right-of-Return to Park Morton Footprint up to 174 units and require a clear; concise resident lead relocation plan.
- Implement via Emergency Legislation as required.

### **Economic Integration Park View**

- Park Morton NCI Development Plan and agreements include at least 15% homeownership opportunities.
- Increase the number of affordable large size family units to at least 25% in development plan.

### **Employment & Entrepreneurial Partnership**

- Establish Employment Partnership The Council @ Park Morton and Whole Foods
- Entrepreneurial & Training Partnership with Inclusive Innovation Incubator (In3DC)
- Establish NCI Section 3 Contracting and Employment center
- Require the creation at a minimum 133 New Permanent Career Opportunities
- Implement through a series of resident ratified MOUs

### **Retention of Affordable Housing & Amenities**

- Affordable Units Must Remain Affordable During The Life of The Project
- No Loss of Amenities (ie: The Resident Council Office, Community Room, Computer Lab, Kids -House Space, Green Space, Playground, Balconies, etc.)
- Amend Park Morton NCI related zoning orders to reflect these items.

We recognize the refinement and implementation of the PMEP and the PMEP 60 Day Action Items with require resident leadership, and the support of community working with government and other partners, as such we are committed to this work.

Sincerely,



## **Park Morton Equity Plan Sign-On Letter**

### ***Park Morton Equity Plan FAQ.***

#### **Resources**

An Assessment of the Need for Large Units in the District of Columbia

[https://dmped.dc.gov/sites/default/files/dc/sites/dmped/publication/attachments/Formatted%20FSU%20Study\\_FINAL%206-24\\_1.pdf](https://dmped.dc.gov/sites/default/files/dc/sites/dmped/publication/attachments/Formatted%20FSU%20Study_FINAL%206-24_1.pdf)

A RESOLUTION 17-538 IN THE COUNCIL OF THE DISTRICT OF COLUMBIA - February 19, 2008

<https://lims.dccouncil.us/Legislation/PR17-0589>

HUD SEC. 18. DEMOLITION AND DISPOSITION OF PUBLIC HOUSING

<https://www.hud.gov/sites/documents/DEMODISPOPIHSECTION18.PDF>

Tenant Opportunity to Purchase Act (TOPA)

<https://ota.dc.gov/page/tenant-opportunity-purchase-act-topa>

**From:** [Ryan Cummins](#)  
**To:** [Trueblood, Andrew \(OP\)](#)  
**Cc:** [Mendelson, Phil \(COUNCIL\)](#); [Nadeau, Brianne K. \(Council\)](#); [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 2:19:36 PM

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**Dear Mr. Trueblood, Director of Planning,**

I wanted to write to you about the DC Comprehensive Plan changes being proposed by OP and your planning team. OP's FLUM changes as proposed include a very specific parcel, the Bruce Monroe site at Irving Street and Georgia Ave, NW.

In reading the [appeals documents](http://www.dc4reason.org/bm/) (<http://www.dc4reason.org/bm/>) of the Bruce Monroe PUD, a key issue that keeps coming to the fore is planning. In fact, we've been raising a big red flag here and it seems to want to be ignored: What does planning mean in this city?

Our appeals documents show the developers, in cohort with DMPED and DCHA wants to move Park Morton residents (as we understand all being unfairly displaced during a pandemic right now) from their low-rise housing to a new high-rise building that encroaches into another low-rise residential community and removes almost all of the existing green space at the site, one of the last few green recreation spaces along this corridor.

The Bruce Monroe appellants went to the Zoning Commission and asked, if the city puts hundreds of new units on this site with many more hundreds of people, wouldn't that have a direct impact on:

- Social needs in the area, such as new school capacity, libraries, and clinics.
- Infrastructure needs, such as dealing with the 100-year-old pipe under Irving Street which is expected to serve this new high-rise building and all the subsequent redevelopment that it will propel on in the surrounding community.
- What of the emergency responders? Do they have the capacity now to serve the area adequately, and will they be able to take on this additional population and their safety needs?
- Concerns about the environment, and how crushing an existing carbon heat sink in the middle of a fairly built area and eliminating a community garden as it exists now, will have an impact on the air, water, noise, and general quality of life.
- WMATA and their capacity to handle more residents in the area on the existing bus service which they seem to want to cut down.

The Zoning Commission laughed at us, mocked us for wanting to see actual planning happen for this project at Bruce Monroe. We had no choice to go to court and win.

We don't understand, if the Zoning Commission isn't going to take a [Whole Neighborhood Approach](#) to planning when deciding on PUD's, then when will actual planning happen with all of this new housing we see in the city's current #BuildMore housing posture that we hear and see coming from OP/DMPED's Twitter, Facebook, and website accounts?

To avoid any accountability of opaque decision making and bad planning that harms neighbors like us, we now see OP wants to change the FLUM designation at the Bruce Monroe site unilaterally without a public process.

That is, we see OP also wanting to avoid planning this project at Bruce Monroe, a process without any no open discussion or consideration of impact studies or a social/community needs assessment to understand what new development of this scale and population growth will require or how it will affect existing residents, let alone what it may mean for the many Park Morton families who we want to stay in Ward 1 and thrive alongside of us.

**Why do you think the lack of study of impacts/community needs assessments is an acceptable form of modern-day planning as DC's key planning official?**

Please respond.

Thank you.

Signed,  
Ryan Cummins  
18 year resident of the 700blk of Irving St nw

**From:** [Trueblood, Andrew \(OP\)](#)  
**To:** [Ryan Cummins](#)  
**Cc:** [Mendelson, Phil \(COUNCIL\)](#); [Nadeau, Brianne K. \(Council\)](#); [Committee of the Whole \(Council\)](#)  
**Subject:** Re: B23-736 Testimony  
**Date:** Saturday, December 5, 2020 8:16:17 AM

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Ryan,

Thank you for the note. I can confirm receipt and will respond shortly.

Best,  
Andrew

---

**From:** Ryan Cummins <[REDACTED]>  
**Sent:** Thursday, December 3, 2020 2:19 PM  
**To:** Trueblood, Andrew (OP) <[REDACTED]>  
**Cc:** Mendelson, Phil (COUNCIL) <[REDACTED]> [REDACTED]  
<[REDACTED]> [REDACTED] <[REDACTED]>  
**Subject:** B23-736 Testimony

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- 

Social needs in the area, such as new school capacity, libraries, and clinics.

- Infrastructure needs, such as dealing with the 100-year-old pipe under Irving Street which is expected to serve this new high-rise building and all the subsequent redevelopment that it will propel on in the surrounding community.
- What of the emergency responders? Do they have the capacity now to serve the area adequately, and will they be able to take on this additional population and their safety needs?
- Concerns about the environment, and how crushing an existing carbon heat sink in the middle of a fairly built area and eliminating a community garden as it exists now, will have an impact on the air, water, noise, and general quality of life.
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**Why do you think the lack of study of impacts/community needs assessments is an acceptable form of modern-day planning as DC's key planning official?**

Please respond.

Thank you.

Signed,  
 Ryan Cummins  
 18 year resident of the 700blk of Irving St nw

For the latest information on the District Government's response to COVID-19 (Coronavirus), please visit [coronavirus.dc.gov](https://coronavirus.dc.gov).

**From:** [Ryan Cummins](#)  
**To:** [Trueblood, Andrew \(OP\)](#)  
**Cc:** [Mendelson, Phil \(COUNCIL\)](#); [Nadeau, Brianne K. \(Council\)](#); [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 2:19:37 PM

---

Dear Mr. Trueblood, Director of Planning,

I wanted to write to you about the DC Comprehensive Plan changes being proposed by OP and your planning team. OP's FLUM changes as proposed include a very specific parcel, the Bruce Monroe site at Irving Street and Georgia Ave, NW.

In reading the [appeals documents](http://www.dc4reason.org/bm/) (<http://www.dc4reason.org/bm/>)

of the Bruce Monroe PUD, a key issue that keeps coming to the fore is planning. In fact, we've been raising a big red flag here and it seems to want to be ignored: What does planning mean in this city?

Our appeals documents show the developers, in cohort with DMPED and DCHA wants to move Park Morton residents (as we understand all being unfairly displaced during a pandemic right now) from their low-rise housing to a new high-rise building that encroaches into another low-rise residential community and removes almost all of the existing green space at the site, one of the last few green recreation spaces along this corridor.

The Bruce Monroe appellants went to the Zoning Commission and asked, if the city puts hundreds of new units on this site with many more hundreds of people, wouldn't that have a direct impact on:

- Social needs in the area, such as new school capacity, libraries, and clinics.
- Infrastructure needs, such as dealing with the 100-year-old pipe under Irving Street which is expected to serve this new high-rise building and all the subsequent redevelopment that it will propel on in the surrounding community.
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Signed,

Ryan Cummins

18 year resident of the 700blk of Irving St nw



**From:** [Ryan Cummins](#)  
**To:** [REDACTED] [Committee of the Whole \(Council\)](#)  
**Subject:** Fwd: B23-736 Testimony  
**Date:** Thursday, December 3, 2020 3:43:54 PM

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submitted for the record regarding comprehensive plan amendments

----- Forwarded message -----

**From:** Ryan Cummins <[REDACTED]>  
**Date:** Thu, Dec 3, 2020, 2:19 PM  
**Subject:** B23-736 Testimony  
**To:** <[REDACTED]>  
**Cc:** <[REDACTED]> Nadeau, Brianne K. (Council) <[REDACTED]>  
<[REDACTED]>

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Thank you.

Signed,  
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18 year resident of the 700blk of Irving St nw

**From:** [Ryan Cummins](#)  
**To:** [Koster, Julia \(Council\)](#)  
**Subject:** Fwd: B23-736 Testimony  
**Date:** Thursday, December 3, 2020 4:01:06 PM

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submitted below: to be included with the comment record for the comprehensive plan amendments

----- Forwarded message -----

**From:** **Ryan Cummins** <[REDACTED]>  
**Date:** Thu, Dec 3, 2020, 2:19 PM  
**Subject:** B23-736 Testimony  
**To:** <[REDACTED]>  
**Cc:** <[REDACTED]> Nadeau, Brianne K. (Council) <[REDACTED]>  
<[REDACTED]>

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Please respond.

Thank you.

Signed,

Ryan Cummins

18 year resident of the 700blk of Irving St nw

**From:** [Sabrina Noel](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736  
**Date:** Thursday, November 12, 2020 8:24:34 AM

---

Hello Mayor Bowser, Councilmember Nadeau, and Councilmembers:

I am strongly opposed to the Comprehensive Plan Amendment Act of 2020 that proposed plan to dispose of Bruce Monroe Community Park.

As I understand, opportunities for community input, which were facilitated by the developer, were largely limited to comments focused on how to redevelop Park Morton and specifically excluded community opposition to using the park for development. Immediate neighbors to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission. This has been a failed process conducted by the city, and we request that the city start again from the beginning.

The current redevelopment plan fails to serve the needs of all of the neighbors of the park, including the Park Morton residents, and all Ward 1 residents who already have limited access to green space.

The plan for redevelopment of the Bruce Monroe Park has been irrevocably flawed from its inception. At every stage, the process has ignored community input and pushed through an unpopular plan that only serves to put millions of dollars into the pockets of developers.

I am completely in favor of open public space and affordable housing, but the plans to build a 90-100 foot / 10-story building on such a neighborhood treasure is a bad idea. Once a building is built, the greenspace goes away forever. The Park View area is comprised of century-old row houses of 2 floors with the occasional 3 or 4 story building. Such a building will be triple or quadruple the size of any surrounding buildings, cut natural sunlight to those surrounding the building. Along with a building of 10-stories comes parking issues. Parking is also at a premium in the area.

Bruce Monroe is a wonderful park. I love taking my children here over the past several years for pick-up basketball games, playing tennis (best kept secret in DC), tend our little plot in the community garden, participate in outdoor yoga, and just hanging out for picnics.

During snow days, it becomes a place for the neighbors to get together for building snowmen. It's a great beautiful space in an area that is lacking in green space.

Bruce Monroe Park has been a blessing during the COVID-19 and shutdown.

There is nothing in any public documentation that I've seen that guarantees funding for a park. Rather, the Council has required only that it be used as a "public space". I'm not convinced that the DC Council keep a park with the same amenities has it currently has now.

This matter is now at the highest Court in DC, under a lengthy appeal. In the redevelopment plans, there is nothing We can use this time to come up with a plan that will make all parties happy. However, it's up to you as Councilmembers to open up real negotiations to make the project benefits stronger, and to further lessen the project impacts.

Please stop this process, start over, and provide adequate funding for a solution that serves our entire community.

Thank you for your attention to this important matter facing our community.

Sabrina Noel

Ward 1

20001

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Sabrina Noel, MPA

Peace Corps Macedonia Volunteer, '15 - '17

Northeastern University, '12

Fairleigh Dickinson University, '10

**From:** [Samuel J. Schor](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Tuesday, December 1, 2020 8:26:21 PM

---

To Whom It May Concern:

I not approve of the change to the future land use map changing the zoning of Bruce Monroe Park to high density commercial/residential. I have lived 2 blocks away on the 2900 block of Georgia Ave NW for 9+ years and on the 700 block of Girard Street NW for a year prior to that. We NEED green space. If anything the city could enhance this park and make it truly wonderful! Instead of waiting to sell it to increase property taxes for the City's revenue. This park is used every single day by the city's youth, families, and adults. We love our park. PLEASE LEAVE IT OR MAKE IT BETTER AS A PARK!

Sincerely,

Samuel Schor

**From:** [Sarah Cotter](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Bruce Monroe Park Testimony  
**Date:** Monday, November 9, 2020 3:21:40 PM

---

Hello,

I'm writing today to provide my testimony against Bruce Monroe Park becoming a high density commercial zone.

I currently live across the street from the park and now more than ever, this green space has become essential in the health of our neighborhood and our communities which has been drastically changed by physical distancing. This space has been essential for keeping local businesses up and running as a number of local gyms have moved classes to this open area and a number of in-house daycares have used this as its outdoor time for children. Now, more than ever, this park has become a safe outdoors spot for folx in our neighborhood when indoor spaces have no longer been an option. Personally, I've used this park at least 3 times a week over the past year for sports, socially distanced meetings with friends, and a needed recluse while waiting for the H4 bus.

I understand and support the needs of the Park Morton residents and I'm in full support of the Park Morton Equity plan, but I am hopeful that these needs can be fulfilled while keeping the little green space we have available in our neighborhood.

Thank you,  
Sarah Cotter



**From:** [savanna mitchell](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736  
**Date:** Monday, November 9, 2020 9:57:55 PM

---

Dear Councilmember Nadeau,

I am writing to testify against the redevelopment of Bruce Monroe Park. As a member of the Park View community, I value the limited green space we have in our neighborhood and would be disappointed to see this park turned into a high-density commercial space.

I believe there must be better solutions that meet the needs of our growing community and allow us to maintain much-needed and appreciated green space.

Gratefully,

Savanna Mitchell

**From:** [Sha Sturdi](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Bruce Monroe Garden  
**Date:** Monday, November 16, 2020 2:26:35 PM

---

I can't believe we need another apartment complex in this already overcrowded town. Why would you sell the garden to a developer? Can you please save our garden. The only place we have to relax and grow our own food. Trying to live in DC is expensive and trying to maintain a healthy diet is expensive.

Save the garden

Thank you

Shonya Sturdivant

**From:** [Sha Sturdi](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Bruce Monroe Garden  
**Date:** Monday, November 16, 2020 2:26:35 PM

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Save the garden

Thank you

Shonya Sturdivant

**From:** [Stephanie G](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Bill 23-736  
**Date:** Monday, November 9, 2020 5:17:35 PM

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My name is Stephanie Groleau and I live at 737 Irving St NW, directly across from Bruce Monroe Park. I, and my neighbors, strongly oppose any development of this park. This neighborhood is heavily gentrified and we owe it to the long-time residents to keep this park, particularly during a pandemic when green space is the hottest commodity in DC. Bruce Monroe is unique in that residents can actually spread out and keep socially distant. The pandemic, social distancing, and safety in being outdoors are not going away anytime soon.

Some of the biggest charms in DC are the low skyline and the availability of green space to all neighborhoods. This development plan ruins both of those for our Park View community.

I also urge the council to listen to the needs and wants of the Park Monroe residents, instead of push through commercial zoning changes in the name of giving those residents appropriate, lower density housing.

## **Testimony to DC Council on Proposed Comprehensive Plan Amendment Act 2020**

Wednesday, November 11

Councilmembers,

I am Urmila Janaran, a resident of Ward 1 in Mt. Pleasant and member of the Bruce Monroe community garden.

I am writing today to urge you to consider ways to expand and improve affordable and public housing in Park View that do not result in the destruction of Bruce Monroe Community Park and a reduction in greenspace available to Park View and DC residents. It's disturbing to me that such an important and widely enjoyed greenspace will be replaced with largely private housing that towers over the rest of the community. Moreover, Park Morton residents have proposed alternatives that give them housing now, rather than waiting 5 to 6 years for yet another massive development to be built.

Additionally, I oppose the Comprehensive Plan Amendment Act as it falls short of guaranteeing affordable housing and instead ensures more people will be displaced and dissent will be quashed.

### **Saving Bruce Monroe Park**

The proposed development over Bruce Monroe Park does not result in a net gain of affordable housing and the majority of the units (183 out of 273) are expensive private housing. Park View is a rapidly gentrifying neighborhood and it seems that affordable housing is being wielded as a rhetorical tool to push forward expensive development rather than signifying an actual commitment to community wellbeing and supporting low-income residents. This development will likely lead to the subsequent displacement of even more Black residents from Park View.

Bruce Monroe park is filled with people from so many communities and of different means—Black and Brown children playing together, while their parents laugh at and scold them alternately; an older man blasting Latin music daily after work; a Black father teaching martial arts while his kids play near the fig trees; a community garden member from Honduras planting brilliant flowers all throughout the communal plots. I've even met an Ethiopian botanist who told me there were 7 names for the plant we call Lamb's Ear. If any Park View residents were against diversity and low-income residents then this development would be a godsend — it would destroy the diverse community that has built up in this park while providing a limited number of affordable units.

This park has an ineffable and incalculable value to the people who use it, and were it to be developed, that development should in turn provide immense value to the community. I am reticent to say whether the proposed development would do so, and the obvious answer is that it will not.

Park Morton residents themselves have been agitating to move into The Wren as their original housing is rebuilt, a plan that would provide them housing now and save the park. Already many have been pushed out and accepted vouchers to move to other parts of the city. These residents need housing now, not in the 5-6 years the proposed development will take to build. Councilmembers should heed these requests and allow for residents to rotate out of Park Morton to the Wren as their units are rebuilt. Again, I urge the council to oppose the development plan given the other options that exist that will save this park.

### **Comprehensive Plan Amendment**

The proposed amendments to the comprehensive plan do not address current needs for affordable housing. Mayor Bowser states that these amendments will allow us to reach the goal of 36,000 new housing units, 12,000 of which will be affordable, but does not explain exactly what “affordable” means. This number includes replacement units (like those proposed to replace the decrepit Park Morton units) which don’t increase the number of affordable units available in the city. A lot of this housing will not be built for 5-6 years, but are still included in this 12,000 number. Again, residents need housing now—these plans are insufficient and misleading.

Proposed changes to the Comprehensive Plan were designed by the Mayor and the Office of Planning to stop resident-led court appeals. It was this type of appeal that allowed Bruce Monroe Park to be saved the last time development was proposed. The appeal revealed the negative consequences the proposed development had on the community. Refusing to hear or allow these types of appeals would give developers even more power than they already have in DC. It removes one of the few accountability mechanisms from this process, and will result in more displacement that is fueling the current housing crisis.

Building more does not mean there will be more affordable housing. Low-income and affordable housing will never be in the interest of developers. If we allow more building without taking a critical eye to how the developments will affect the community, they will inevitably serve higher income residents and developers and displace even more Black and Brown residents from DC. Big developments also suck money away from smaller developments that could provide housing more readily and affordably.

In line with DC’s Grassroots Planning Coalition, I urge the council to institute rent control on buildings built before 2005, house the unhoused, preserve and improve public housing, expand rental subsidies, and promote community led equitable development.<sup>1</sup>

Thank you for your time.

Urmila Janardan

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<sup>1</sup> <http://www.dcgrassrootsplanning.org/compplan/>

Dear Council Members,

My name is Vick Baker, and I am a current Ward 1 resident. I am submitting testimony today against the passage of the Comp Plan amendments as currently proposed. The changes proposed will do nothing to stop displacement of residents, expand affordability for low-income folks, or promote community-led equitable development.

As a Ward 1 resident in Park View, I've seen the displacement happening to my neighbors at Park Morton. I have seen them left out of planning when it is THEIR home and community. I have watched so many families be pressured out of their home by DCHA and feeling forced to move during a global pandemic. My neighbors and friends have had to uproot their lives, change school districts, say goodbye to lifelong neighbors, lose their support system, and so much more. Imagine if it was you. Your house is falling apart. Your calls to DCHA to repair your broken sink are left ignored because they say the development will happen soon. It's been years so far. You get tired of waiting and being ignored. You get a notice saying you have to move within a month. You've had no communication with the developers or planning team, so you have no idea this isn't supposed to happen. You move, leaving behind your friends and support system, only to find out your new place is falling apart, the eviction notice was illegal, and since you took a voucher, you'll be last in line for getting to return to your neighborhood and the place you call home.

What DCHA, Mayor Bowser, and the developers and their non-profit fronts are doing is despicable. It is impacting and hurting real people. It is tearing communities apart. It is gentrification. It is displacement. All so they can get rich. They don't care about the people at Park Morton. They don't care about any of the residents. If they did, we would see that care put into this Comp Plan, but we don't. With the current Comp Plan amendments, what is happening at Park Morton will only continue to happen citywide.

So I urge you to add racial equity, land value recapture, and project impact assessments to the plan. Additionally, much of the language changes have made the plan weak and unspecific, and these changes will allow increase density (which we know does not increase affordability or access to affordable units) and will make it impossible for residents to hold developers accountable in court. The DC Council needs to work alongside residents, not Mayor Bowser and her development friends, to strength and sharpen the language to address equity, affordability, and displacement.

Building more, alone, will not further affordability for the lowest incomes. This idea is founded on that idea that density will bring down prices or eliminate competition for housing. These arguments have no bearing on low-income housing that will not be provided by the private market, no matter how much new housing is built. Building more will also not further racial equity or affordability. There are no mechanisms in place to prevent the continued displacement of Black residents or to require affordability beyond Inclusionary Zoning requirements. New proposed density in FLUM is not limited to Ward 3/high income communities. Unchecked increased density in lower-income areas will increase property valuations and taxes and further displacement.

So I urge you to really consider who the proposed changes will benefit. Will they benefit public housing residents? Will they benefit the people of DC? Where is the data to show that benefit? OR will they benefit Mayor Bowser and the developers who fund her campaign?

Thank you for your time.

Vick Baker  
Ward 1 Resident



**From:** [Henry, Alicia \(Council\)](#) on behalf of [Mendelson, Phil \(COUNCIL\)](#)  
**To:** [Koster, Julia \(Council\)](#)  
**Subject:** FW: The Comp Plan & The Racial Equity Struggle in Ward 1 - II  
**Date:** Friday, December 4, 2020 4:15:55 PM

---

fyi

**Alicia Henry**

Scheduler/Executive Assistant

Office of Chairman Mendelson

John A. Wilson Building

1350 Pennsylvania Ave N.W. Suite 504

Phone: [REDACTED]

Email: [REDACTED]

---

**From:** [REDACTED]

**Sent:** Friday, December 4, 2020 4:03 PM

**Cc:** Mendelson, Phil (COUNCIL) ; McDuffie, Kenyan (Council) ; Cheh, Mary (COUNCIL) ; Bonds, Anita (Council) ; White, Robert (Council) ; White, Sr., Trayon (Council) ; Allen, Charles (Council) ; Silverman, Elissa (Council) ; Todd, Brandon (Council) ; Nadeau, Brianne K. (Council) ; Pinto, Brooke (Council) ;

[REDACTED] Southcolumbiaheights ; [REDACTED]

[REDACTED] Trueblood, Andrew (OP) ; [REDACTED]

[REDACTED]

**Subject:** The Comp Plan & The Racial Equity Struggle in Ward 1 - II

In order to get a better understanding of why the DC Council would pass Bill B23-884 Bruce Monroe Extension of Disposition Authority Act of 2020 which will effectively pay the Park Morton developer TCB a bounty of \$434K per Park Morton resident Displaced since 2017 and how it relates to the Comp Plan Bill B23-0736, I would recommend a quick re-read of Hans Christian Andersen tale/parable, "The Emperor's New Clothes". See the plot overview below.

**The Emperor's New Clothes**

*Two swindlers arrive at the capital city of an emperor who spends lavishly on clothing at the expense of state matters. Posing as weavers, they offer to supply him with magnificent clothes that are invisible to those who are stupid or incompetent. The emperor hires them, and they set up looms and go to work. A succession of officials, and then the emperor himself, visit them to check their progress. Each sees that the looms are empty but pretends otherwise to avoid being thought a fool. Finally, the weavers report that the emperor's suit is finished. They mime dressing him and he sets off in a procession before the whole city. The townsfolk uncomfortably go along with the pretense, not wanting to appear inept or stupid, until a child blurts out that the emperor is wearing nothing at all. The people then realize that everyone has been fooled. Although startled, the emperor continues the procession, walking more proudly than ever.*

[Wikipedia - The Emperor's New Clothes](#)

In our contemporary view of this tale, the Park Morton Equity Plan and its resident first, equitable development and racial equity approach is analogous to the child who blurts out, "*the emperor is wearing nothing at all*".

The swindlers have come to our city and proffered that development

policies rooted in publicly financed and directed gentrification managed by private sector developers will result equitable and justice outcomes for DC Black residents without the displacement historically seen in urban renewal efforts.

The swindlers are hired and get to work, Hope VI, 100K New Residents, New Communities Initiative, Columbia Heights and Shaw. 80K plus Black residents displaced in about 5 years. 2006 Comp Plan incorporates the swindlers policies, but acknowledges policies repeat patterns seen in old fashion Urban Renewal.

*"Parts of the Mid-City have changed rapidly during the last ten years. Some 2,000 housing units were added between 2000 and 2005, and about 1,500 units are in some stage of construction today. While this change has been welcomed by some, it has also created concerns about a loss of community identity and **the displacement of residents**. Homeowners have faced sharp increases in property taxes, and many renters have faced soaring rents and low vacancies...."*

*The area's **economic diversity is threatened not only by rising housing costs, but also by the loss of subsidized rental housing**. Mid-City includes many subsidized and lower cost units, including project-based Section 8 apartments that are at risk of conversion to market rents or condos...."*

[Mid-City Area Element - 2006 Com Plan](#).

Like the emperor's advisors and officials in Andersen's tale, OP Director Trueblood removes the above cautions from the Comp Plan in Bill B23-0736. And instead with the cheerleading of officials past such as [Tregoning](#), [Shaw](#), [Klein](#) and [Smart Growth](#), [Mobility](#) enthusiastically adopts the position that no forced displacement of Black residents is taking place in our City and if any displacement is taking place facilitating the construction of more luxury apartments take care of it. And only those how are "stupid or incompetent" can't see that entities such as [Bozzuto](#), [Hoffman](#) and [Brookfield](#) will magically fix it all and bring racial equity to our city. Given all the affordable housing and equity communities these developers and other like them have built, Trueblood proposes amending the Comp Plan in their interest.

In 2014, our City (DMPED) in conjunction with the Housing Authority (DCHA) decided to reboot the stalled Park Morton NCI which started in 2007 and [issues an RFP](#) for the redevelopment of the Park Morton site. The team led by TCB comes upon a novel idea to give themselves an edge. Under the cover of Federal procurement laws they proposed using city owned public land (Bruce Monroe) and funding in their private PM NCI proposal response. As indicated below, control of adjacent sites to be included in the response was highly valued.

*"If a Respondent owns or otherwise controls any parcels within or adjacent to the site, Respondent may propose to include such parcels in its development plan submitted with its proposal. However, Respondent must provide evidence of site control by submitting a copy of an executed, unconditional valid contract, an option contract to purchase, or a deed. An option contract to purchase the adjacent site*

*is also sufficient. The DCHA and the District will favorably consider Respondents who control and contribute parcels adjacent to the site in its development program and proposal."*

[Request for Proposals - Master Planning and Development Team Issued by the District of Columbia Housing Authority](#)

TCB's team with this advantage is officially awarded the PM NCI project in November of 2014. Although, there was great anxiety by some of us that TCB's team could propose public land in a private deal without a community process, TCB was welcomed after officials explained that we were stupid or incompetent if we could not see that this was OK. This is the nature of public-private partnerships in DC. [Four year later, this would later become one of precedents for proposing the Park Morton Equity Plan, when it was clear that TCB would fail to deliver in spite of their advance]

2015 would kick off a series of twist, turns, rationalizations and the frivolous use of "political deference" which would leaves us with zero housing units, 70 plus residents displaced and begging for another 3 years. In short, TCB's government partners and political advocates had to justify a retroactive sole source naked grab of public land, Bruce Monroe, by the private entity TCB. To do this officials had to falsely proffer that the Bruce Monroe was the best and even the only way to meet the Park Morton NCI Build-First requirement, while ignoring the two long vacant buildings at the Park Morton site ready for demolition and redevelopment. This "Bruce Monroe only way" language would then make its way into PR materials, Zoning agreements and legal arguments for the next 5 years.

The immediate leveraging the two long vacant buildings would have meant no resident displacement and the quickest path to construction of an NCI build-first site. Also, less disruption to residents, greater flexibility and security. But TCB needed Bruce Monroe. So too make this option disappear, officials wrapped them in new clothes, a grand national campaign that PM NCI would be the first every public housing redevelopment project in the country to not require or cause resident displacement, plus provide additional affordable units and two new parks. All centered around Bruce Monroe. Unfortunately this grand campaign was built around TCB's management, a PUD (density), financing scheme built on feet of clay and hubris.

There are many versions and retellings of "The Emperor's New Clothes" in some that child who spoke up and family were killed. While the crowd, was free to see the truth once the child spoke up, they did not protect the child. The Emperor though embarrassed for a moment continued on strutting the new clothes counting on "political deference"

to avoid accountability.

On first reading before the City Council the Park Morton Equity Plan, equitable development and racial equity seem to be going the way of the child, unprotected by the crowd and killed. However its 2020, maybe the crowd will speak up for the PMEP, hold the emperor accountable before the finally reading on Bill B23-884 Bruce Monroe Extension of Disposition Authority Act of 2020.

Maybe the today's crowd will openly acknowledge that our emperor(s) are butt naked and take the time to read the [Barry Farm](#) and [Bruce Monroe](#) appeals, not wrapped behind the magical clothes of swindlers. We the crowd may then learn that the exercise of "political deference" loses weight when exercised arbitrarily and capriciously. That when exercised in an arbitrary, capricious manner or an abuse of discretion and photo copying, the courts take "more careful judicial scrutiny and result in less deference". Maybe when the displacement of our neighborhoods and the wasting of millions in public resources is taking place, we should follow the courts.

For we know, Bill B23-0736, the Comp Plan amendment was not written by the advisors to protect Park Morton resident against displacement or ensure equity, but to preserve and affirm the arbitrary and capricious use of "political deference" on behalf of a list of specific projects and developers.

*"The list of developments, compiled by the Coalition for Smarter Growth based on data from the Office of Planning, includes longer-term efforts such as EYA's project at the Takoma Metro site and the redevelopment of the Armed Forces Retirement Home site in Northwest. Others are submissions from just the last few months, like a plan for townhomes near the Anacostia Metro station or Bozzuto Development's effort to remake a church near the Waterfront Metro into mixed-use (one of the largest projects proposed in the region since the pandemic struck)."*

[D.C. zoning officials say they can't advance large projects without comp plan changes - Washington Business Journal](#)

William

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Subject: The Comp Plan & The Racial Equity Struggle in Ward 1 - I

On Tuesday likely in deference to Ward 1 CM Nadeau instead of on the merits, the City Council passed on first reading Bill 23-884, "Bruce Monroe Extension of Disposition Authority Act of 2020" giving the developer an additional 3 years to perform; thereby, ignoring calls for the inclusion of Park Morton resident equity. This extension marks the second totaling 5 years given to Park View Community Partners (PVCP) controlled by The Community Builders, Inc. (TCB) with an 80% equity stake. TCB also controls an 80% position in the Park Morton public housing site's redevelopment as master developer. In their 6 years as lead master developer

for the Park Morton New Communities Initiative (NCI) redevelopment, awarded in November of 2014, TCB has failed to successfully meet any of the requirements of the original award.

The adverse effects of TCB's poor performance record as master displacement, disappointment, anxiety and health risks have been and are being borne by the residents of Park Morton. However to the contrary with Bill B23-884, TCB due is 80% equity position will actually benefit as a result of their failures.

Based on a conservative estimate, TCB will gain an additional \$3.78M just from their 80% share of a 12% developer fee on the Bruce Monroe portion of the project alone from the delays caused by their failures. This is because the original award was made on a project whose estimated value was \$96M, but today is estimated to be \$134M. TCB's estimated final equity position in the Bruce Monroe project will go from \$76.8M to \$107.2M or a \$30.4M gain for failure. Not a bad gain on a \$99 dollar investment, Bill B23-884 is basically a \$1 and year lease agreement for 99 years with the city.

Another way to understand TCB's failure to deliver Build-First units for Park Morton residents is that for each of the 70 or so Park Morton resident families displaced over the last 3 years under NCI, TCB will again about \$434,000 in equity. This is based on 2020 numbers, 2023 numbers when TCB may deliver its first units their equity position and fees collected will be even greater on their \$99 investment. Yes, of course this does not include the gains TCB will derive from similar contract terms for the Park Morton site and similar NCI failures.

This quick analysis tends to spark questions and disbelieve. William, your analysis must be flawed, why would the Council's Committee on Business and Economic Development approve a bill which basically awards TCB \$434K in equity per Park Morton family (primarily Black Families) displaced over the last 3 years? And further, why would the Council who recently passed a Comp Plan Framework with pretty solid language on "Equity and Racial Equity" reject calls by the residents of Park Morton for an equity position in the redevelopment of their community?

*213.7 Equitable development is a participatory approach for meeting the needs of underserved communities through policies, programs and/or practices that reduce and ultimately eliminate disparities while fostering places that are healthy and vibrant. Equitable development holistically considers land-use, transportation, housing, environmental, and cultural conditions, and creates access to education, services, health care, technology, workforce development, and employment opportunities. As the District grows and changes, it must do so in a way that encourages choice, not displacement, and builds the capacity of vulnerable, marginalized, and low-income communities to fully and substantively participate in decision-making processes and share in the benefits of the growth, while not unduly bearing its negative impacts.*

#### **The Framework Element of the Comprehensive Plan 2/11/20**

The answers to these questions lie in a phenomena we can call "political deference" and the power which accrues under this system. A system where "equity" in the hands of Park Morton residents is a threat, but granting "equity" to TCB enhances "political deference". Bill B23-0736 - Comprehensive Plan Amendment Act of 2020 currently before Council is primarily about preserving and reinforcing this system "political deference". This system allows a few political players to assign who will benefit from the "equity" built from public investments and who will not. Bill B23-0736 exist primarily because PUD appeals, threatened this system. The bottomline is in order for TCB preserve its \$434K equity gain from displacement Park Morton, Bill 23-88 must pass and then Bill B23-0736. And this fact the Council is will to do this for

TCB in order to preserve "political deference".

The Park Morton Equity Plan (PMEP), developed by the Council @ Park Morton (resident council) represents and is the foundation of a concrete and plan for equitable development and racial equity envisioned in the Comp Plan Framework. The PMEP not only seeks ensure Park Morton residents are not unduly bearing the negative impacts of NCI failures, but share in the wealth being created by their unfortunate displacement by TCB failed management of its responsibilities.

On first reading, the City Council voted reward TCB with \$434K in additional equity per Park Morton resident displaced. The Park Morton Equity Team asks the Council to include the PMEP as part of Bill B23-884 so that residents can least share in the "equity" being created by the city through their displacement. And if the PMEP is fully adopted create additional equity without displacement.

The Council has an opportunity before the final vote on Bill B23-884 to act for racial equity and equitable development and adopt the PMEP. As well, honestly confront the struggle around Bill B23-0736 and the city's Comprehensive Plan.

The Park Morton NCI Project and Park Morton residents struggle via the PMEP is to understand Bill B23-0736 - Comprehensive Plan Amendment Act of 2020. Its about who benefits from the equity created form public investment, and who controls who gets the equity now that Jack Evans is not longer around.

William

**From:** [Henry, Alicia \(Council\)](#) on behalf of [Mendelson, Phil \(COUNCIL\)](#)  
**To:** [Koster, Julia \(Council\)](#)  
**Subject:** FW: The Comp Plan & The Racial Equity Struggle in Ward 1 - I  
**Date:** Thursday, December 3, 2020 1:14:55 PM

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fyi

**Alicia Henry**

Scheduler/Executive Assistant

Office of Chairman Mendelson

John A. Wilson Building

1350 Pennsylvania Ave N.W. Suite 504

Phone: [REDACTED]

Email: [REDACTED]

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**From:** [REDACTED]

**Sent:** Thursday, December 3, 2020 12:52 PM

**To:** William Jordan

**Cc:** Mendelson, Phil (COUNCIL) ; McDuffie, Kenyan (Council) ; Cheh, Mary (COUNCIL) ; Bonds, Anita (Council) ; White, Robert (Council) ; White, Sr., Trayon (Council) ; Allen, Charles (Council) ; Silverman, Elissa (Council) ; Todd, Brandon (Council) ; Nadeau, Brianne K. (Council) ; Pinto, Brooke (Council) ;

[REDACTED] Southcolumbiaheights ; [REDACTED]

[REDACTED] Trueblood, Andrew (OP) ; [REDACTED]

**Subject:** The Comp Plan & The Racial Equity Struggle in Ward 1 - I

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William

**From:** [zak.lampell](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Bill 23-736  
**Date:** Monday, November 9, 2020 7:52:54 PM

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Dear DC Council,

I write to express my opposition to the proposed development of the Bruce Monroe Community Park. This park, with its green space, playground and garden, is a center piece of our community. Affordable housing and preserving our parks are not mutually exclusive. As a Ward 1 resident, I urge you to reject Bill 23-736 and preserve our desperately needed park space.

Sincerely,  
Zach Lampell

**From:** [Aaron King](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Bonds, Anita \(Council\)](#); [Allen, Charles \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Sunday, November 29, 2020 6:02:43 PM

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Dear Councilmembers,

I am a (lifelong) DC resident and I wanted to express my strong support for the proposed OP amendments to the remaining sections Comp Plan, as well as any additional changes that encourage the creation of more market-rate and affordable housing. We urgently need to add more housing supply to the District and lift restrictive zoning laws and other regulatory barriers to new housing supply.

I also encourage the addition of language that encourages OP to rewrite the 2006 Comp Plan within the next two years.

The Comp Plan is obviously a critical tool to help address our city's housing shortage and I hope these changes are made quickly.

Thank you,  
Aaron King

**From:** [Abigail Zenner](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Allen, Charles \(Council\)](#); [Bonds, Anita \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Wednesday, December 2, 2020 9:47:56 PM

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Councilmembers,

Thank you for accepting testimony by email. I am offering this testimony as a long-time District resident. I currently live in Ward 6 in the Navy Yard neighborhood but prior to my current residence I lived in Glover Park in Ward 3 for many years. I was also an ANC Commissioner there from 2015-2016.


We have always known that the District needs more housing. For years we have been gaining residents and it has gotten harder to find a place to live. We need to keep building more especially in places near where I live now in Ward 6 and where I used to live in Ward 3. It is striking how many more options for housing there are on the Navy Yard side of the highway compared to the Capitol Hill side. It just takes a short walk to understand that building more helps give people more options for finding housing. We have to be able to plan for a growing city and a growing population so we can better plan for the future.

I ask that you pass the Office of Planning's amendments to the comprehensive plan. We must encourage more housing construction all over the city and especially in and near places like where I live now and where I used to live.

Now more than ever we need more options, more housing, all over the city.

I also ask that the council add language to the bill text that creates better Comp Plan procedures and encourages OP to begin to rewrite the 2006 plan by 2022. Better procedures makes for better planning for the future.

Thank you for accepting and considering this testimony.

Abigail Zenner  
Pronouns: she/her/hers  
70 I Street SE Apt 622  
Washington, DC 20003  


**From:** [Alex Baca](#)  
**To:** [Mendelson, Phil \(COUNCIL\)](#); [REDACTED] [Committee of the Whole \(Council\)](#)  
**Subject:** b23-736 testimony  
**Date:** Tuesday, December 1, 2020 5:59:00 PM

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Hi Chairman, Julia,

I'm sending my personal-capacity comment on the Comp Plan, as a resident and not a GGWash staffer, to you today.

I do support the asks that Greater Greater Washington [is promoting](#) as an organization (obviously, because I wrote them), for the Comp Plan generally:

- Pass Office of Planning's amendments, with which we fully agree, as soon as possible
- Support other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further "upflum" are either maintained or expanded; and as long as they do not uphold the "protect" and "conserve" language prevalent in the 2006 land use element
- Add language to the bill text that creates better Comp Plan procedures and encourages OP to begin to rewrite the 2006 plan by 2022

Please also see below my (too) detailed comment to CM Nadeau, with specific requests for Ward 1, where I live.

In addition to reiterating GGWash's asks, I would like to note that I understand that markup will not happen until next year, and just hope that amendments to the Comp Plan can be passed before the next budget season. I know it is nearly impossible to ask for the speedy handling of a 1,500-page document, and so I hope that this is the last time that the Comp Plan and its amendments are 1,500 pages—but we need to fully rewrite it to really bring it down.

In addition to my Ward 1 asks, I'd add that I'd be glad to see density increases through the FLUM to, in particular, publicly owned parcels, to allow for the maximum potential construction of new housing in projects in which the District is involved.

I hold the view that it is impossible to mitigate high housing prices here without building more in all parts of the city, especially where there has been little construction in the past. I was actually in the process of selling the home that I owned in Cleveland, OH, in the leadup to the Nov. 12 hearing, and thought extensively about the zoning variances granted to nearby high-density projects (Ohio City and Detroit-Shoreway, in Cleveland, are the equivalent of, say, Logan Circle, or Mount Pleasant, or Capitol Hill, 30 or 40 or 50 years ago, respectively). How I feel about them isn't germane; ultimately, I only owned the parcel on which my house sat, and I found it helpful to not worry myself with what was happening beyond those boundaries, which I could not reliably control without a great deal of dedication and effort. It allowed me to lead a richer life.

I hope to be able to buy something in D.C., though I must say I prefer renting to owning. Either as a resident or a homeowner, though, I suspect I diverge from many when I say that I don't believe that any resident is entitled to protection from changes to the built environment in their neighborhoods, and that I don't expect the neighborhood I move to to permanently conform to the land-use patterns in practice upon my arrival.

But, simultaneously, I'd like to affirm some of the Grassroots Planning Commission's [housing justice priorities](#), particularly strengthened language around affordable housing and public housing in particular. I am of the view that strengthening such language will not make affordable housing more abundant or public housing better-managed and more widespread, and prefer to dedicate my own efforts to affordable and public housing to the budget and legislation. But, I think there is a good deal of value of indicating them as priorities, even in the land use and housing sections, if only as a continuation of the spirit of the Framework.

While I do not agree with the call for greater community input, and do not believe more process is a fix for the displacement of longtime Washingtonians, asks for greater community involvement—which were prevalent during both days of the hearing—actually square up with GGWash's for increased density. PUDs are, functionally, the only process for community input on new development, and PUDs are only worth pursuing if the potential additional density balances out the risks of engagement on a specific project. Additionally, it is important to me to avoid the rush of speculation that only a handful of "upflummed" parcels will drive, and it's possible to do that by allowing a good deal of high-density designations across the District, particularly on public land.

Lastly, I would like to request that sections 310.12 through 310.15 of the land use element be left intact, and am happy to discuss my reasoning for this further if necessary. If no one registers discontent with this section, and I hope they don't—because, in my interpretation, it could allow for a zoning change to encourage more modestly scaled homes as infill, which we sorely need—then just put me down as very much in favor of its passage.

I want to thank you both for your continued work on the Comp Plan. I would be interested in land use even outside of my job, and would be participating in this process regardless of my career, because I care about it. I know we have disagreed from time to time, and often our interactions have been a little more frictive than I would like, but I do hope you know that I have an enormous respect for your leadership on such an unwieldy text.

Thank you,  
Alex

----- Forwarded message -----

From: **Alex Baca** <[REDACTED]>

Date: Tue, Dec 1, 2020 at 4:03 PM

Subject: b23-736 comment

To: Brianne Nadeau <[REDACTED]>

Cc: Meni, David (Council) <[REDACTED]>

Hi CM Nadeau,

I wanted to write to you about the Comp Plan, as a Ward 1 resident, before the record closes on Dec. 3.

With regard to the Comp Plan as a whole, I support the asks that Greater Greater Washington is promoting as an organization (obviously, because I wrote them):

- Pass Office of Planning's amendments, with which we fully agree, as soon as possible

Support other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further “upflum” are either maintained or expanded; and as long as they do not uphold the “protect” and “conserve” language prevalent in the 2006 land use element

- Add language to the bill text that creates better Comp Plan procedures and encourages OP to begin to rewrite the 2006 plan by 2022

But, in addition, as a Ward 1 resident, I support as much density as you can feasibly add in the Future Land Use Map, particularly on publicly owned sites. For example, there is an enormous opportunity with the Reeves Center's redevelopment to add as much capital-A-affordable, subsidized, below-market-rate housing, because the land is publicly owned. But 2000 14th Street's current FLUM designation is medium-density residential/commercial.

I think a high-density designation is appropriate not just for a redevelopment project at 14th and U streets, but for lots of places within the ward. I think many people, myself included, experience much of Ward 1 as “high density,” even though Ward 1/Mid-City is nearly uniformly designated moderate- to medium-density on the FLUM.

Part of that is historical. I've lived in Ward 1 for most of my adult life, mostly in buildings that are too dense to be allowed by either the FLUM or current zoning:

- 2112 New Hampshire Avenue: I was an ANC 1B constituent when I lived here! It's zoned [RA-4](#) (“predominantly medium- to high-density residential”) and flummed medium-density residential (“mid-rise (4-7 stories) apartment buildings”). It's 10 stories, which exceeds its FLUM designation.
- 1744 Lamont Street: This is zoned [RE-1](#) (“row houses on small lots within which no more than 2 dwelling units are permitted”) and flummed moderate-density residential (“row house neighborhoods as well as...low-rise garden apartment complexes. Also applies to areas characterized by a mix of single-family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some older inner city neighborhoods with this designation there may also be existing multi-story apartments”). It's an attached rowhome that was converted to a triplex, which exceeds its zoning designation.
- 3420 16th Street: This is zoned [RA-4](#) (“predominantly medium- to high-density residential”) and flummed moderate-density residential (see above definition). It's a six-story building, so it just ekes in to conforming with both zoning and the FLUM. CM Allen lived in this building when he first moved to DC!
- 3115 Mount Pleasant Street: This is zoned [MU-4](#) (“moderate-density mixed use...”) and flummed low-density commercial + moderate-density residential (see above). It is four stories, not including the basement floor, where I live. While the moderate-density residential FLUM category does allow for existing multi-story apartments, I suspect a proposal to build the same building I live in today, as well as 3420 16th Street, in the same spot might trigger litigation.

Although I pulled my punches on it this time around, I do think that the District should eliminate detached single-family zoning. And I mean eliminate: I do not think [R-1-A](#) or [R-1-B](#) (or [R-2](#)) should be in the zoning code, not least because of the negative environmental impacts caused by large lots and one-family residences. Rowhomes (R-3) should be our least-dense new construction going forward. The Comp Plan does need to change to allow for a total overhaul of the zoning code, though that's not doable at this point: I realized too late that the definitions of the land use categories should have been more radically revised in the Framework. I'd like to tackle that during the next rewrite, which I will do all in

my tiny little capacity to make happen by 2025, as suggested in Office of Planning's [staff report](#).

What *would* be doable right now is to encourage the "missing middle"/"gentle density"/four-to-seven-story sorts of buildings in Ward 1 is to change moderate-density residential designations to medium-density residential, at least, and high-density where it makes sense (I think "everywhere," but I understand that may be viewed as accelerationist). This would, of course, be only the slightest encouragement, because the FLUM does not change zoning unless there's a conflict. But I think it would matter!

Lastly, I want to staunch displacement and live in a racially and economically integrated city. It is of course wonderful for me that much of what's come online in the past decade caters to me directly. I would be lying if I said my vague discomfort with "new D.C.," which is partly an honest dislike and partly an aesthetic and and political stance, outweighs my enjoyment of bars and restaurants and bike lanes and bougie exercise classes. But I am better for living in an integrated city where people who want to live can afford to do so. Though I think this is morally right, it's also a self-centered ask. I *like* living near people who aren't like me. If I have kids, I'd like their world and their relationships to be more expansive and more complex and more representative than the one I grew up in, in the very white and very wealthy Severna Park, Md., whose residents intentionally kept out people who weren't white, and weren't wealthy, in part through its built form. Anything denser than a single-family home is illegal there.

I believe that rectifying that requires more development, which requires a greater allowance of density, so that there is more housing, which is a large component to making housing cheaper overall. No neighborhood is "full," even if it is "full" according to current land-use designations, and, though I totally get it, it is laughable to me that homeowners frequently tout that where they bought should always be what it was when they did.\* I have benefited from where I live shifting and evolving; it is a privilege to say that change isn't a loss. More people should have that privilege, and fewer people should weaponize the law to hold onto the status quo, which is what causes so many *to* experience change as a loss.

The amendments to the Comp Plan go a long way to fixing that by simply allowing for *more* in the future. I am happy to pay more in taxes out of my \$65,000-a-year salary. But we've also developed D.C. with a scarcity mindset, and with a priority to protecting homeowners' wealth, that stems from our land-use regulations. Changing those regulations is free.

Of course, there's a great deal more work to do once this process is complete. I am grateful for your leadership on the Council on land use, but also glad to be represented by someone who works on concrete policies and funds that aren't actually influenced by the Comp Plan, such as rent control, ERAP, and DCHA reform.

Thank you,  
Alex

\*Please do whatever is in your power to build Bruce Monroe expeditiously. I remember when the old school was demolished and the temporary park installed. I also remember that it was never certain that it would be redeveloped into a school. The specious arguments around it are gaslighting me (we [reported](#) on this quite a bit when I was at *City Paper*) and driving me crazy.



P.S. This is a little less germane to all of the above, and is mostly for David, who I know is working on this directly: I want to emphasize the third GGWash ask, for an amendment to create better procedures around comprehensive planning. I am familiar with the current DC Code section on comprehensive planning. It's quite bad. It doesn't explain when comp planning should happen, how it works, and what people can expect when they get involved. My at-work argument for this ask is that, as a professional advocate, it is nearly impossible to hold agencies accountable, or organize people to hold agencies accountable, to standards that are nonsensical.

My personal argument for this is that I can't quit the Comp Plan if I wanted to, and a good amount of my social life—which I enjoy!—involves talking with my friends about how development in their neighborhood works. This is some of the most powerful, and most fun, "advocacy work" that I do: It normalizes land-use wonkery by making it personal and relevant. I want my friends to know what to expect when a big land-use planning process comes up, and, right now, the fact they they—high-information, highly educated people—struggle with that indicates to me that the process of planning needs better protocols if outreach around it, especially to people who *aren't* as privileged as we are, is expected to be more extensive.

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Alex Baca



| @alexbaca

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Alex Baca



| @alexbaca

**From:** [Alex Block](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Mendelson, Phil \(COUNCIL\)](#); [Bonds, Anita \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [White, Robert \(Council\)](#); [Allen, Charles \(Council\)](#); [REDACTED]  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 10:46:13 AM

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Greetings, Chairman Mendelson and Councilmembers:

I am writing in support of the Office of Planning's amendments to the Comprehensive Plan and urge the Council to adopt them without delay.

I support the Office of Planning's efforts to position the District for managing growth and embracing the opportunities that growth provides for our city. Despite some faults, the 2006 plan's subtitle of '**growing an inclusive city**' hit on all the right themes that the District should strive for:

- **Growing:** we are lucky enough to be positioned within an expanding economy. Embracing growth is the most just method for achieving our goals - it opens up doors of opportunity for the entire community. Most importantly, it recognizes that change is inevitable and ensures we can shape that change in the most beneficial way possible.
- **Inclusive:** ensuring we plan for equity in our communities, embrace diversity, and opportunity. Making sure we aren't pulling up the ladder of opportunity as property values rise.
- **City:** Embracing the value of Washington as an urban place with all of the benefits and dynamism that cities can offer.

I also encourage the Council to learn from this process and adopt language that directs the Office of Planning to create a new comprehensive plan as soon as possible. I'm glad that the District is taking the time to amend the plan itself, but the process has proven unworkable. The plan itself calls for amendments every five years, and this particular amendment cycle will be old enough to attend kindergarten by the time the Council finally takes action.

Thank you for the opportunity to submit testimony via writing, and thank you for your consideration.

Regards,

-Alex Block  
1314 L St SE, Washington DC

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Alex Block  
[REDACTED]

From: [Alex Hendel](#)  
To: [Committee of the Whole \(Council\)](#); [REDACTED]; [Bonds, Anita \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [White, Robert \(Council\)](#); [Nadeau, Brianne K. \(Council\)](#)  
Cc: [REDACTED]  
Subject: B23-736 Testimony  
Date: Sunday, November 8, 2020 9:57:37 PM

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Councilmembers,

**I'm writing today in support of the Office of Planning's amendments to DC's comprehensive plan, implemented in full.** As DC continues to grow and change, it's important that we as a city maintain the elements that make us great (our distinct neighborhoods, our many different cultures, and our unique history) while also providing the tools we need to ensure that DC remains affordable and accessible for everyone who wants to live here.

Our community needs to be given the support to grow and change, but it needs to remain a place that young people, the elderly, families, fifth generation residents, and new residents alike can all find a home. **As our region continues to grow, the upward pressure on housing prices will only continue to accelerate, and gentrification will continue to push many lifelong residents out of DC without substantial reductions on restrictions to housing supply in our most affluent areas, and investments in affordable housing tools.**

**A key part of this is legalizing more dense housing in more of our city, especially in restricted single family home neighborhoods and other low density housing types west of Rock Creek Park.** Diverse housing types, from single family homes, fourplexes, garden apartments, rowhouses, and large apartments all have their place in this city, but limiting what kinds of homes can be built, especially in historically white, affluent, and low density neighborhoods will not strengthen our city, and it will only exacerbate the enormous economic pressures displacing DC residents and reducing affordability.

**I implore you to support any and all amendments to the comprehensive plan that legalize more density and more housing types, *especially* in these kinds of low density and affluent neighborhoods.** Density is not a "dirty word." It is one of the most important tools the council has to support DC's continued growth, and that of its residents.

--

Alex Hendel  
he/him  
748 Rock Creek Church Rd, Washington DC 20010  
Park View Neighborhood, Ward 1

**From:** [Andrew DeFrank](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Alex Baca](#); [Charles Allen](#)  
**Subject:** Testimony on B23-736  
**Date:** Tuesday, November 10, 2020 1:37:02 PM

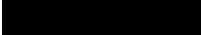
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Hello,

This is my written testimony regarding the Comprehensive Plan. I am a Ward 6 resident and lifelong Washingtonian, asking the Council to pass the proposed changes to the Comprehensive Plan by the end of 2020. We can't wait for important changes that will make it easier for more Washingtonians to find an affordable home in the city. We need to build a lot more housing, especially in wealthy areas that are the proposed changes to the plan upzones for higher density. I grew up on Capitol Hill, and I believe my neighborhood can and should fit a lot more people into it. I think that's more important than historic preservation. A lot of my friends grew up on the Red Line between Woodley Park and Friendship Heights. I believe those neighborhoods can and should fit way way more people into them, especially because of how wealthy those areas are. They can and should take on the change associated with more and new neighbors, because the alternative is displacement in less wealthy parts of our city east of the river. The capital of the United States should be a big city, because big cities are where economic opportunity, progressive cultural values, and new ideas flourish. Why not us? Why not make Washington a place where millions of people find an affordable home, come to love their community, and help make our country a more prosperous, more inclusive place?

Thank you,  
Andrew DeFrank  
Shaw Resident

--

Andrew DeFrank  
 | @andrewdefrank

**From:** [Ankur Goel](#)  
**To:** [Committee of the Whole \(Council\)](#); [Bonds, Anita \(Council\)](#); [REDACTED] [White, Robert \(Council\)](#); [Cheh, Mary \(COUNCIL\)](#); [Silverman, Elissa \(Council\)](#)  
**Subject:** B23-0736 Testimony  
**Date:** Thursday, December 3, 2020 11:20:29 PM

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I'm a resident of Ward 3 in the AU Park area. I am submitting this testimony to ask you to approve the Comprehensive Plan amendments intact. In general, we need greater density to achieve a livelier, more sustainable and more equitable city.

- Additional density will provide a more lively city - the additional residents will support restaurants and businesses which at this time are lacking in Tenleytown and other neighborhoods. There are unfortunate instances in which prime land immediately next to the Metro and Wisconsin Avenue has been used for single-family housing.
- Our neighborhood also suffers from a dearth of sufficient housing. We should use available space smartly, to build more mid-market and affordable housing.
- Recent research shows that residential segregation is a significant driver of inequality. We need to create more density and more opportunities for mid-market and affordable housing. The comprehensive plan's focus on equity will reduce racial and income inequality.

Please act to approve the comprehensive plan amendment in their entirety, and enhance DC's liability and equity.

Thank you.

Ankur J. Goel

November 1, 2020

The Hon. Phil Mendelson, Chairman  
Committee of the Whole  
Council of the District of Columbia  
1350 Pennsylvania Avenue, NW  
Washington, D.C. 20004

RE: Pass the Comprehensive Plan in 2020 (B23-736):

Dear Chairman Mendelson and members of the DC Council: My name is Bianca Palmisano and I am a nurse at a federally qualified health center in DC. I am a Ward 1 resident and have called DC my home for 11 years. I write to urge you to review and approve the Comprehensive Plan Amendment Act of 2020 (B23-736) this year, and not delay its passage into 2021 or beyond. In every policy conversation I’ve had with another resident of DC, their #1 concern has been housing. DC desperately needs affordable, accessible low-income housing available to the thousands of residents struggling with homelessness, including many of my patients. The Comprehensive Plan is a crucial element of that puzzle.

I am asking the council to:

1. Pass the Office of Planning's amendments to the comprehensive plan this year, without delay.
2. Support other amendments to increase the construction of affordable housing units, ESPECIALLY in affluent neighborhoods through Expanded Inclusionary Zoning. The revised Framework element of the Comprehensive Plan prioritizes affordable housing and anti-displacement measures while encouraging fairly distributed new growth and development. I support any additional amendments in that same spirit, because I believe that equity and justice for the original residents of DC should be at the core of our planning.
3. Reject amendments that call to “protect” and “conserve” communities (mostly west of the river) where there is already a paucity of affordable housing and minimal ongoing affordable housing development. DC is a city that values equity, but you wouldn’t know it by looking at our affordable housing stock. It is concentrated in “less desirable” neighborhoods where it lacks conscientious management and investment. New affordable housing production is stymied by wealthy homeowners and business in traditionally white parts of town, reproducing these patterns. If DC is to make create a comprehensive plan that truly centers equity, that means creating opportunities for development in Palisades and Glover Park, not just Deanwood and Congress Heights.
4. Add language to the bill text that creates better Comp Plan procedures and encourages the Office of Planning to begin to rewrite the 2006 plan by 2022. We can’t afford to wait on the next stage of planning and development. Washington DC has changed tremendously in the past five years alone—the Comprehensive Plan must be able to adapt with the same swiftness and agility as the city it represents.

I hope the council sees the comprehensive plan the way I do: as a crucial policy update that deserves time-sensitive priority. With so many households struggling as the city becomes

less and less affordable, I believe we have no time to waste in enacting the Comprehensive Plan.

**From:** [Caitlin Rogger](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Allen, Charles \(Council\)](#); [White, Robert \(Council\)](#); [Grosso, David \(Council\)](#); [Bonds, Anita \(Council\)](#); [Alex Baca](#)  
**Subject:** B23-736 Testimony  
**Date:** Monday, November 30, 2020 6:25:45 AM

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Dear Councilmembers,

I am writing to express my support for passing the Office of Planning's Comprehensive Plan amendments as soon as possible (in my personal capacity as a ward 6 District resident).

To achieve both equity and sustainability targets, DC needs to commit to systematic approaches to substantially increase housing supply, particularly affordable housing. Passing the Comp Plan soon will do that.

I support any additional amendments that increase the construction of more housing citywide, especially in wealthier neighborhoods.

I would like to see language added to the bill text that creates better Comprehensive Plan procedures and encourages the Office of Planning to begin writing the 2006 plan by 2022.

Many thanks.

Best wishes,  
Caitlin Rogger



**WRITTEN TESTIMONY OF CARREN KASTON**

**On the COMPREHENSIVE PLAN (B23-736)**

**Hearings on November 12 and 13, 2020**

**COMMITTEE OF THE WHOLE**

Dear Chair Mendelson and Distinguished Members of the Committee of the Whole:

Thank you very much for holding hearings on the Comprehensive Plan and for allowing me to submit written testimony. I'm Carren Kaston, long-time resident of Ward 3 and head of the tenants association of Sedgwick Gardens.

I'm gravely concerned about the Comp Plan because I don't think it will deliver or facilitate affordable housing, even though it says it will. Many public witnesses at your hearings on November 12 and 13 testified that city-subsidized rental construction that has already taken place made virtually no place for those who needed affordable housing. In fact, the construction of the buildings the city subsidized drove out of the neighborhood and the city those who lived in the area and needed affordable housing. Many of these residents displaced from the city were African Americans and their families.

That's largely because embedded in the Comp Plan are subsidies for private developers to construct luxury residential buildings. In these buildings, a small number of units are parsimoniously set aside as "affordable housing," but at rates that few who need housing affordability can actually afford to pay. In addition, the testimony showed that the units designated as "affordable" were specifically constructed to be too small to house families (one bedroom units, for example), thus further driving out many low-income families from the communities where they lived.

The residents of our city who will not be able to make a home in the luxury residential buildings whose construction is subsidized by the city as envisioned by the Comp Plan include our city's workforce – our teachers, firemen, emergency workers, and restaurant workers – as well as our seniors and veterans living on a fixed income, among others. Why would the Council not want to put funding behind construction of buildings that include these residents? Not even voucher holders will be able to afford to live in the buildings currently envisioned in the Comp Plan.

Not all growth is good growth. Indeed some at the Comp Plan hearings, as well as the *Washington Post*, questioned whether the city needs more housing at all during this post-pandemic time, since DC's population is shrinking and the pandemic has resulted in many once-occupied buildings now becoming vacant, buildings that could more economically be converted into housing. <https://www.washingtonpost.com/opinions/local-opinions/are-the-proposed->

[changes-to-dcs-comprehensive-plan-already-out-of-date/2020/10/29/e5386526-117b-11eb-ba42-ec6a580836ed\\_story.html](https://www.washingtonpost.com/local/changes-to-dcs-comprehensive-plan-already-out-of-date/2020/10/29/e5386526-117b-11eb-ba42-ec6a580836ed_story.html)

But the debate we're having isn't fundamentally about density and growth. It's very much about whom the city will give taxpayers monies to in order fund the construction of housing. The Comp Plan deserves to have the pause button hit on it until it stops rewarding for-profit developers to construct more luxury residential buildings. We already have so much luxury residential construction. As an alternative, please consider effective ways to subsidize non-profit developers, such as Habitat for Humanity.

Where there's a will, there's a way. There are many possible models for providing "affordable" housing that really do provide it and I implore the DC Council to consider them. I'll provide links below to some of them. Please understand that perhaps not all of them are do-able in DC. But many are and a number are already underway. The point is that when cities have wanted to find a way, they've succeeded in coming up with innovative solutions to the problems of homelessness and low income that both provide equitable affordable housing and prevent the kinds of disruption to neighborhoods that the city's current solutions to homelessness are causing.

Here are discussions of a model of affordable housing that's been successful for decades in Europe and Singapore. Income comes from commercial rents of shops and stores in the housing complex, as well as the residential tenants' rent."

<https://www.npr.org/local/305/2020/02/25/809315455/how-european-style-public-housing-could-help-solve-the-affordability-crisis>

and

<https://www.peoplespolicyproject.org/2018/04/05/a-plan-to-solve-the-housing-crisis-through-social-housing/>

Here's another model of affordable housing, called community land trusts, being set up in Washington, DC: [https://www.washingtonpost.com/local/dc-politics/could-a-community-land-trust-help-solve-dcs-gentrification-crisis/2019/10/01/bba990fc-de11-11e9-8dc8-498eabc129a0\\_story.html](https://www.washingtonpost.com/local/dc-politics/could-a-community-land-trust-help-solve-dcs-gentrification-crisis/2019/10/01/bba990fc-de11-11e9-8dc8-498eabc129a0_story.html) -- ". . . a model that has been implemented across the country. Land trusts have been set up in very different places, from dense Eastern cities to coastal California farmland, with the common goal of preserving buildings or land that would otherwise be obliterated by the unfettered real estate market. / In their modern form, urban housing land trusts often operate through a model called shared equity housing. The trust buys and holds the deed to land beneath a building, leasing it back to a homeowner or developer, who owns the buildings. / Separating the land from the purchase price, in addition to other financial contributions made by the land trust, brings the home within the buying power of people with lower incomes — or, in the case of an apartment complex, makes it more economically feasible for a landlord to keep rents affordable."

Here's a 2016 article from *Slate* on the Burlington, VT, land trust initially funded by Bernie Sanders when he was mayor: <https://slate.com/business/2016/01/bernie-sanders-made-burlingtons-land-trust-possible-its-still-an-innovative-and-effective-model-of-affordable-housing-today.html>

And here's another model of affordable housing being tried by the innovative organization Mobile Loaves and Fishes: <https://www.deseret.com/utah/2020/11/21/21528624/news-salt-lake-city-homeless-tiny-home-village-tent-city-austin-texas-solutions> "More than 400 people from 31 states and 130 to 150 cities have been here" . . . . Modeled communities have been built in Springfield, Missouri; Victoria, Texas; Midland, Texas; and one about to break ground in San Antonio, Texas."

The point is not that this solution would work in DC, but that when cities are dedicated to finding a way to end homelessness, they can come up with innovative solutions that don't jeopardize the fabric of community.

And here's a comment that someone made at the end of that article: **Comment:** "Apple TV has a program called "Homes." The last episode of the series is about a firm in San Francisco that is trying to eradicate homelessness worldwide. Their solution, printed cement homes. They built a printer that can automatically print a cement home in 24 hours with about 700-800 Sq. Ft. with two small bedrooms, two baths, kitchen, and living/common room. It takes a couple of more days to finish the home off with appliances, electricity and water but the total cost is \$6000-7000 per unit. They are using the technology to build homes all over the world. Why couldn't it be done here?"

I and the people I know don't question DC's terrible history of redlining and discrimination and the need to break down the barriers. The problem is that the Comp Plan as presently formulated won't break down barriers. As noted, the units set aside in for-profit subsidized building will actually be unaffordable to most of those who need housing affordability -- whether affordability is defined as 80% (apparently in most cases), 50%, or 30% of AMI. The Council simply must find -- and propose in the Comp Plan before it's worthy of passage -- another way to fund affordable housing if truly affordable housing is to be built.

Another reason the Comp Plan won't break down socio-economic barriers is that, as the Comp Plan makes clear, much of the so-called affordable housing planned for areas west of Rock Creek Park will go to voucher holders, though the level of affordability in many cases will be higher than even DC's extremely high voucher program subsidies (up to 187% of AMI -- the highest housing voucher program subsidies in the country) can afford. Moreover, the way the city administers its voucher programs is unsafe, and thus does a terrible disservice to the reputation of voucher programs and the majority of those who receive vouchers, who make wonderful neighbors. Please consider this piece on the ineffectiveness and even the lack of ethics of the voucher programs as presently administered: <https://thehill.com/opinion/finance/472449-housing-first-approach-wont-solve-homelessness-crisis>

As Laura Zeilinger, director of DHS, the city agency that's the source of most of the vouchers issued to residents who've created havoc in the communities where they've rented, explained to me and others at a meeting in her office a couple of years ago -- almost all voucher applicants can receive a voucher, *even if they've been assessed as unready for independent living. That means that even those who the city knows are drug addicts, drug traffickers, prostitutes and operators of prostitution rings, as well as those whom the city knows have problems of severe*

*mental instability, will still receive vouchers if they choose to.* As you know, the program is called Housing Choice and Housing First, meaning that all applicants can choose to receive a voucher no matter how unready they've been assessed as being. Cries for help have gone up from every ward in the city as a result of this policy. Why doesn't the Council ***find a way at minimum to incentivize the participation in social services*** that's within the structure of HUD's Housing Choice mandate, in order to help those who've chosen to receive vouchers but been assessed as unready to live independently?

Limiting over-concentration of voucher residents in individual buildings would help. Even the mayor has said she opposes that. (Woodley Park Citizens Association open meeting a couple of springs ago) Lowering the 187% subsidy to landlords would also help.

The Department of Behavioral Health's mobile units can't even respond effectively to the crises created by some voucher recipients who have severe mental illness. When called by housing providers for assistance, the DBH replies that it'll take two or three hours, or more, for them to arrive. By the time they do arrive, the severely unwell person is no longer there.

I know all of these things for a fact because residents at Sedgwick Gardens experienced them first hand. Residents both conventional and voucher-holding at Sedgwick Gardens felt *and were* threatened by these conditions and were unable to get help.

[https://www.washingtonpost.com/local/dc-politics/northwest-dc-residents-criticize-oversight-of-homeless-voucher-programs/2019/02/22/987b473e-36d6-11e9-af5b-b51b7ff322e9\\_story.html](https://www.washingtonpost.com/local/dc-politics/northwest-dc-residents-criticize-oversight-of-homeless-voucher-programs/2019/02/22/987b473e-36d6-11e9-af5b-b51b7ff322e9_story.html) and [https://www.washingtonpost.com/local/dc-politics/dc-housed-the-homeless-in-upscale-apartments-it-hasnt-gone-as-planned/2019/04/16/60c8ab9c-5648-11e9-8ef3-fbd41a2ce4d5\\_story.html](https://www.washingtonpost.com/local/dc-politics/dc-housed-the-homeless-in-upscale-apartments-it-hasnt-gone-as-planned/2019/04/16/60c8ab9c-5648-11e9-8ef3-fbd41a2ce4d5_story.html)

And now we're hearing the same stories from buildings all around us up and down Connecticut Avenue. Residents at the Parkwest, 2929 Connecticut Avenue, NW, were in shock from a double shooting Thanksgiving Day, resulting in a murder, a hospitalized resident, and a murderer still at large. And we know from some council members that residents in other wards are similarly threatened.

**Until the city's voucher programs are made safe and accountable, the Comp Plan should not be approved. It does no good to say that we should pass the Comp Plan now and let relevant agencies change their regulations when and if they do. Change will not happen that way.**

Please understand that I'm not against growth. But I think we need to look at the details of how the growth will be accomplished. I don't think things as currently presented rosily in the Comp Plan will work out the way the Comp Plan portrays they will – both because true affordability is not supported and because of over-reliance on voucher programs as a solution. In my view, growth as envisioned under the current Comp Plan needs more work in order to qualify as good growth, which is what I too want for my city.

Thank you for listening.

Carren Kaston



## **Support for the District of Columbia Comprehensive Plan**

As an urban researcher, academic, real estate developer, author, advocate for the DC Innovation District and a 15 year Ward 2 resident, I am pleased to support the new Comprehensive Plan.

The Comp Plan is overdue and will address the massive housing shortage our city has, which will help directly provide affordable housing and at the same time make more land available for housing that will drive down housing prices in general.

I am also a supporter of Greater Greater Washington's platform for the Comp Plan, which includes:

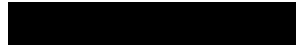
- Pass [Office of Planning's amendments](#) intact—as soon as possible
- Support other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further “upflum” are either maintained or expanded; and as long as they do not uphold the “protect” and “conserve” language prevalent in the 2006 land use element
- Add language to the bill text that creates better Comp Plan procedures and encourages OP to begin to rewrite the 2006 plan by 2022

I live in one of the most expensive neighborhoods in the District, Kalorama, and neighborhoods such as ours NEED more affordable housing. The corridors throughout Ward 2, including Connecticut, Wisconsin, Massachusetts, among others, need upzoning that both allows for increased housing density but also a minimum percentage of truly affordable housing (at least below 80% AMI) in exchange for that upzoning. It will not cost the city anything for this affordable housing, just the right to give the market what it wants by upzoning the land.

We need to build affordable housing, including the “missing middle housing, in the wealthiest part of town, near jobs and all of the parks, walkable amenities and beauty of Ward 2. The research shows that there are multiple economic and social benefits of doing this.

The Comp Plan allows this to happen. Please pass it with all due speed.

Christopher B. Leinberger



ChrisLeinberger.com

@ChrisLeinberger

2339 Massachusetts Avenue NW  
Washington, DC 20008  
Washington, DC, Shaker Heights, OH, New York, NY

**From:** [David Edmondson](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Nadeau, Brianne K. \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 4:39:25 PM

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To The Council:

I am writing today to give my very brief comments on the comprehensive plan.

- First, I agree with the Office of Planning's amendments and wish them to be passed as soon as possible.
- Second, I am in favor of maximizing the construction of new housing citywide and especially in affluent areas to reduce gentrification pressures on lower-income neighborhoods. To that end, I am strongly in favor of other amendments so long as they increase the construction of housing citywide or increase densities in the FLUM.
- Third, I am in favor of increasing the speed of rewrites to the Comprehensive Plan. This process has gone on for far too long, and I encourage you to add language to the bill text creating better procedures and which sees a complete rewrite of the 2006 plan by the end of 2022.

As a resident of Ward 1 (ANC1C01), I see lots of construction but I am surprised at their lack of true urban density, a fault of the FLUM and height limits below those mandated by Congress. This is especially a concern between P and U streets NW where apartment buildings are built that are far too short for the kind of neighborhood they are located in.

In more affluent areas like American University Park, there is significant capacity for more homes even as infill development or as lowrise duplex and fourplex homes. I value the character of these communities and want to see more people allowed to live there, especially people who have been locked out of areas west of Rock Creek Park for decades. Without increasing densities in the FLUM, this cannot happen.

The District of Columbia can take leadership on housing affordability and growth. I want to see it thrive even more than it has. A quality plan will chart the District on that path.

Thank you for your attention.

David Edmondson  
Resident, Spring Place Northwest

**From:** [Emily Hogin](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Pinto, Brooke \(Council\)](#); [Bonds, Anita \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Monday, November 30, 2020 3:42:15 PM

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Dear Councilmembers:

I write to ask you to support affordable housing in the District through the Comprehensive Plan Amendment Act of 2020. Specifically, I ask that you:

1. Pass the Office of Planning's amendments as soon as possible.
2. Support other amendments that increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods like mine in Dupont Circle
3. Maintain or expand amendments that further "upflum"
4. Oppose amendments that use the "protect" and "conserve" language prevalent in the 2006 land use element
5. Add language to the bill text that creates better Comp Plan procedures and encourages OP to rewrite the 2006 plan by 2022

I am a proud resident of Dupont Circle, and what I love about my neighborhood is its density, diversity, and history as a community for those who didn't have a lot of options elsewhere. I think that preserving that character of the city I love means making room for more housing and especially more affordable housing. I feel strongly that justice requires making room in all of our neighborhoods so others can get a fair shot in our beautiful city.

Thank you,  
Emily Hogin



**From:** [Emma Zaballos](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [REDACTED] [Mendelson, Phil \(COUNCIL\)](#); [Bonds, Anita \(Council\)](#); [Nadeau, Brianne K. \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Sunday, November 29, 2020 9:25:18 PM

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Hello,

My name is Emma Zaballos and I'm a resident of Ward 1. I've lived in DC for almost ten years and I hope to live here for many more - I love living here and I love the many people who have made DC their home as well. Because I love this city and want to make sure that my neighbors can afford to stay here, grow their lives and their families, and live with dignity in the District, I urge the Council to pass Office of Planning's amendments to the Comprehensive Plan as soon as possible. The amendments to the Comprehensive Plan open the door to changes in District policy that will allow more equitable development throughout the city - my dream is to have more dense, affordable, desirable, equitable housing and resources in every ward and neighborhood. It is not a perfect document, which is why I urge the Council to begin the rewriting process of this 14 year old document no later than 2022.

Should further amendments be added, I support any that increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods. I can thank a rent controlled apartment for keeping me in DC immediately after I graduated from American University. A landlord that rented below Capitol Hill's exorbitant market rates helped me and a roommate find an apartment that introduced me to the beautiful Anacostia Riverwalk Trail and Lincoln Park. DC opened the door to me and I want to keep it open for all my neighbors, present and future. I urge the Council to quickly pass the Office of Planning's amendments to the Comprehensive Plan.

Emma

\_\_\_\_\_  
Emma Zaballos  
[REDACTED]



**From:** [Fitz Lufkin](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Mendelson, Phil \(COUNCIL\)](#); [McDuffie, Kenyan \(Council\)](#); [Bonds, Anita \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [White, Robert \(Council\)](#); [REDACTED]  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 6:05:53 PM

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Councilmembers,

As you consider updates to the Comprehensive Plan, I encourage you to do the following:

- Pass Office of Planning's amendments, fully intact, as soon as possible
- Support other amendments only:
  - if they increase, not suppress, the construction of more housing citywide, especially in affluent neighborhoods
  - as long as amendments that further "upflum" are either maintained or expanded
  - as long as they do not uphold the "protect" and "conserve" language prevalent in the 2006 land use element
- Add language to the bill text that creates better Comprehensive Plan procedures and encourages the Office of Planning to begin to rewrite the 2006 plan by 2022

As a resident who lives in the Shaw/Truxton Circle area, my neighborhood has seen a massive increase in available housing units in the past several years, from large apartment complexes to pop ups. I am fully supportive of this expansion, but I am dismayed that more affluent areas of the District have not done their part to address our housing crisis. It's a District-wide issue and our solutions to address it should be District-wide, as well.

I would also encourage you to support changes to the plan that actively discourage the purchase, use, parking, and driving of private automobiles. I am sick and tired of watching the Council kowtow to the demands of drivers (many of whom live in those affluent areas of the District which have stood against additional density) over those who value more greenspace, higher density, and public safety. If we are to take Vision Zero seriously, the Comprehensive Plan should be designed to facilitate our success, not hinder it.

In short: more housing, higher density, and fewer cars!

Thank you for your consideration.

Fitz Lufkin  
1637 4th St NW  
Washington, DC 20001

**From:** [Geoffrey Hatchard](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [McDuffie, Kenyan \(Council\)](#); [Bonds, Anita \(Council\)](#); [Silverman, Elissa \(Council\)](#); [White, Robert \(Council\)](#); [Grosso, David \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 4:13:01 PM

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To whom it may concern,

My name is Geoffrey Hatchard and I live in the Trinidad neighborhood of Ward 5. I've been a homeowner here for 11 years, and I wanted to share my thoughts on the District's Comprehensive Plan and what it could do to ensure that more people are able to live in the city that I'm proud to call my home.

**I urge you to please pass the amendments proposed by the Office of Planning's staff as soon as possible. These are intelligent changes, worked on diligently by smart public servants who are doing their best to make Washington DC an even better place than it already is.**

Over the last decade, the city has seen an enormous amount of growth. Much of that has been organic, which to me means that new housing has been built in areas where there was a lot of vacant land, or where it was easy to build because there was little opposition from existing neighbors or other folks who might find a reason to oppose new neighbors. Lots of that growth happened in Ward 6, in places like the Wharf, Near Southeast, and NoMa. Ward 5 had a fair share of that growth as well, in places like Fort Lincoln and near the Brookland, Fort Totten, and Rhode Island Avenue Metro stations.

Now, as growth moves into places that aren't blank slates, we need to get creative to ensure that we continue to add room to welcome new neighbors and ensure our children who want to stay in the city have an affordable place to put down their own roots. That means making sure that each ward and corner of the District accommodates continuing growth. Here in Ward 5, that means places that aren't large brownfields need to be utilized intelligently to add more housing, and across the city, the well-heeled should be welcoming new neighbors as much as those with less political juice.

I want to see room for new neighbors near Bloomingdale (hello, McMillan!). I want to see room for new neighbors along Rhode Island Avenue NE, and near the Starburst in both Trinidad and Carver-Langston. These are all areas that the Office of Planning has designated for growth, and I want to make sure we see these areas grow to the best of their abilities. More neighbors means that businesses will be able to thrive in the adjacent commercial areas, and that will help create a beneficial cycle of opportunity for existing residents and new ones.

All of this can be done in a way that fits in with the existing neighborhoods. Smart, simple rules can help shape new growth such that it feels like an extension of the existing neighborhoods where that growth is happening. We can make a city that's safer and more livable while being creative and thoughtful about these changes.

Washington DC needs to continue to grow, and it needs to make sure that it's incorporating good ideas from both locally and elsewhere to avoid the risk of getting stagnant. Cities that aren't growing and innovating are the ones that are being left behind. We need to make sure that we're continuing to refine and perfect our Comprehensive Plan—so that it's nimble and

adaptive. I encourage each of you to also work on passing additional legislation that will enable better procedures to keep our Comprehensive Plan up-to-date and world-class.

Thank you,  
Geoffrey Hatchard  
1218 Oates Street NE

**From:** [Izzy Youngs](#)  
**To:** [Pinto, Brooke \(Council\)](#)  
**Cc:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Wednesday, December 2, 2020 2:46:55 PM

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Hi CM Pinto,

I want to send in my testimony regarding the Comp Plan update. I fully support any changes to the comprehensive plan that increase and streamline new housing construction, particularly higher-density by-right developments in areas where single family housing has historically dominated. I support the Office of Planning's amendments to the Comp Plan as well.

I understand this might give many homeowners heartburn, as there is traditionally a feeling that when people purchase homes, they also purchase the neighborhood at the exact point in time it was purchased, to be forever frozen in amber and never changed or adapted. But history shows that this has had incredibly unequal impacts on the community and furthered the intense segregation of the district.

While just changing the Comp Plan to allow more density may not fix the problem in its entirety, I think it's a noble effort to ensure people have options and access to a variety of housing across the district. If Covid has taught us anything, it's that supply has a huge impact on rents. My personal rent in Ward 2 went down almost \$500/month since the pandemic began, which I think is a testament to how we need to see an increase in more housing in order to keep rents low.

Thanks for your time, I appreciate your work.

Best,  
Izzy Youngs

**From:** [JI Swiderski](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Nadeau, Brianne K. \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Grosso, David \(Council\)](#); [White, Robert \(Council\)](#); [Bonds, Anita \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 4:55:01 PM

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CM Nadeau, Chair Mendelson, et al.,

I am writing to submit my comment, as a resident of Ward 1, on the Comp Plan proposals currently before the Council.

In general, I support the proposed changes to the Comprehensive Plan and suggest that Council:

- Pass Office of Planning's amendments, intact, *as soon as possible*
- Support other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further "upflum" are either maintained or expanded; and as long as they do *not* uphold the "protect" and "conserve" language prevalent in the 2006 land use element
- Add language to the bill text that creates better Comp Plan procedures and encourages OP to begin to rewrite the 2006 plan by 2022

With regard to the first and third points, I am particularly disappointed that this process has taken so long, and will continue to. I truly believe it should not take five years to write and pass a five-year update to the plan, and I hope (a) that this can be wrapped up before Council moves on to performance-oversight and the budget and and and ... (b) that the process can be improved for next time, so that the next long-term plan doesn't take a long term just to write and pass.

I support as much density as can feasibly be added to the Future Land Use Map, particularly on publicly owned sites. For example, just within four blocks of my home at the bottom of Adams Morgan, there are enormous opportunities coming with the redevelopment of the Reeves Center and the U Street Fire/V Street police stations to add as much truly-affordable, subsidized, below-market-rate housing as possible, because these sites are publicly owned. But 2000 14th Street's current FLUM designation is medium-density residential/commercial, and 1617 U Street & 1620 V Street are designated for moderate-density mixed-use development.

I think a high-density designation is appropriate not just for publicly-owned-space redevelopment projects at 14th & U and 17th & U streets, but for lots of places within Ward 1 (and other parts of the city, but, well, Ward 1 is where I live). As you will have heard from my friend Alex Baca and I'm sure many others, a great many of the buildings in which our neighbors live across Ward 1—the buildings which define many of our neighborhoods—could not be built under current regulations.

But even more than that, I believe that detached single-family housing, especially the large lots surrounded by grass which typify my former neighborhood on upper 16th St NW and much of Upper Northwest, are damaging to our environment and to our community. Despite the temporary effects of the coronavirus, I believe the draw of the National Capital Region as a whole is not going to lessen in the near future. Not only do we as the core of that region need

most of the people moving here to actually locate within the District for economic and tax reasons, we need most of the people moving here to live as close as manageable to work, their groceries and shopping areas, and so forth for climate reasons. We are in an emergency, the world is burning, and we cannot keep driving hour after hour, day after day to work and school and errands and home again.

Rowhomes (R-3) should be our least-dense new construction going forward, and most parts of the District, especially here in Ward 1, should be significantly denser than that—and mixed-use to boot, so people can walk to the store. I therefore heartily endorse Alex's suggestion that, to encourage more "missing middle"/"gentle density"/four-to-seven-story buildings in Ward 1, DC should change moderate-density residential designations to medium-density residential, at least, and high-density where it makes sense.

I said before that I believe the region will continue to be a draw for people moving from elsewhere — I also believe that the District, and especially the inner parts of the District, including my own Adams Morgan, will continue to be a draw for people moving into and within the region. Even if we do not build more housing, people will continue moving into the District. But unless we build more housing, basic economics suggests the prices of what housing we do have will continue to rise and push out lower-income individuals.

I want to live in a racially and economically integrated city. I believe I am better for living in an integrated city where people who want to live can afford to do so. If I have kids, I believe *they* will be better for growing up in such a city. Creating such a city requires more density, so that there can be more housing, so that more housing is available at a variety of price points.

Thank you,

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J I Swiderski (they/them) -- MURP Virginia Tech '20 --  
1749 Seaton St NW, Washington DC 20009 --  
twitter: swiderskiji -- linkedin: erskiji -- phone:

"Be ashamed to die until you have won some victory for humanity." -- Horace Mann

**From:** [Jeb Stenhouse](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Nadeau, Brianne K. \(Council\)](#); [Alex Baca](#); [Bonds, Anita \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 8:26:59 AM

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Hello Council Members, I wanted to add my voice to those urging passage of the Office of Planning's Comp Plan amendments as soon as possible.

I am a homeowner in Adams Morgan and have been dismayed at the resistance of my ANC (1C) and the disingenuousness of hyper-privileged homeowners who oppose badly needed housing developments. These privileged opponents have plenty of time and money to hogtie the city's administrative authorities and drown the judicial system with bogus interpretations of the old Comp Plan. Their obstruction to the only housing projects on the table causes the people of DC to suffer unaffordable housing cost while fueling greenhouse gas pollution that dooms future generations.

Adams Morgan is a perfect location for adding as much housing as possible. Its excellent transit network, biking infrastructure, and outstanding walkability (including convenient access to jobs-dense downtown) would enable many more residents to live here without needing to own cars. I would far rather add car-free residents than force those people to live elsewhere and clog up our roads as they drive into and through our neighborhoods. A thriving city needs people, not cars!

I recognize that as a homeowner in Adams Morgan, I benefit financially from the status quo policy of deliberately shorting the housing supply, which unfairly inflates the value of my home. It is extremely unfortunate that we create such a perverse incentive for privileged homeowners to oppose new housing supply. However, new housing and new people also mean new economic opportunities, new amenities, and a richer culture for all of us. Keeping Adams Morgan vibrant and bringing new life to our neighborhoods will also support local businesses and maintain attractive home values for those of us already here.

Sometimes, privileged Americans need to be reminded that their position in a market is not nearly as important as their position in a community. We depend on your leadership to prioritize developing our communities over indulging ourselves at the expense of others. We must not withhold the ladders we climbed to enjoy a lifestyle that must be fairly available to all of us.

I hope you can lead the city through this critical step of affirming the Comp Plan amendments ASAP, so that we can truly move forward to build as much housing as possible in every neighborhood across this city, including and especially in Adams Morgan.

Sincerely,  
Jeb Stenhouse  
1700 V St NW APT 3  
Washington, DC 20009

**From:** [Jenny Schuetz](#)  
**To:** [Committee of the Whole \(Council\)](#); [Todd, Brandon \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#); [Bonds, Anita \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [White, Robert \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Tuesday, December 1, 2020 4:12:37 PM

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Dear Chair Mendelson, Councilmembers Todd, Bonds, Grosso, Silverman, and White:

The District needs more housing, especially more moderately priced housing. Even before the COVID-19 recession, nearly [one in four renter households](#) spent more than half their income on rent. Although the District has seen considerable new housing development in recent years, very little has been built in DC's most affluent neighborhoods. My own neighborhood, Crestwood, has added essentially no new housing in the past 20 years. That isn't an outcome of housing markets: it is the result of [low-density zoning](#). By prohibiting any type of housing except single-family detached homes (the most expensive housing type), Crestwood and other affluent neighborhoods effectively bar access to lower-income households. Even modest zoning changes to allow ["gentle density"](#) could result in substantially more housing, at substantially lower prices, in the District's high-opportunity neighborhoods.

To help address the District's persistently high housing costs and deeply entrenched patterns of racial segregation, I ask that you pass the Office of Planning's amendments to the Comprehensive Plan intact, before the end of 2020. Further, the next round of updates to the Comp Plan should be more predictable, timely, and transparent.

Allowing rowhouses, duplexes, and apartment buildings to be built in mostly single-family areas like Crestwood would add to the vibrancy of our neighborhoods. More people living in denser spaces can support more locally-serving retail and restaurants--an even more critical issue, given the current economic slowdown. The 16th Street corridor has excellent bus service and will soon have dedicated bus lanes; allowing moderate-density apartments would allow more people to take advantage of these transit investments.

Adopting revisions to the Comp Plan that allow more diverse housing to be built throughout the District will help to create more equitable and vibrant neighborhoods. Thank you for your consideration and your continued service to the District.

Sincerely,  
Jenny Schuetz  
4116 17th St NW  
Washington DC 20011



**From:** [Porchrates](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Wednesday, December 2, 2020 8:42:28 AM

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Good day,

I am not an expert in zoning or land use, by any means. I leave those matters to my friends and partner who work in housing and transportation. However, I have been engaged with the Comprehensive Plan because I support greater density in DC, particularly in areas which have actively advocated against and chosen to not construct greater density in their wards and neighborhoods.

I live on Girard St NW in Ward 1. Currently from my window into the alley between Girard and Harvard streets there are four rowhouses in the process of being "built out" to double the number of units in the buildings from 4 to likely 8. I think this is great. I think it's wonderful so many people want to live here in the District and enjoy the vibrant community and culture this city has to offer. In the two years I've lived here I've seen how the city has a resilient spirit, a kind of fortitude to resist efforts to treat this city as \*Just\* the National Mall and other sites of national mythmaking.

We often throw around phrases like "real DC residents" or "the real DC" and though they have their limits (for example 'whomst' various stakeholders think real DC residents are), yet they are useful terms here in describing the spirit of this place.

As far as my testimony for the Comprehensive Plan amendments I support any amendments that increase density and allow us to build the housing we sorely, sorely need. Personally, I don't care where housing is built or who needs to be angered in the process, but I recognize that other people have an attachment to the built environment that I don't. I grew up in the woods in NH, NY, Iowa, and Arkansas, my family home is no more and we are scattered to the winds. I recognize of course there are people here who've been here far longer than I and who've watched the city changed. Nonetheless I view housing as a human right and as an equity issue. I would love to make DC my longterm home and buy an apartment with my partner lest you think I am some mercenary here for work who then leaves. But even that is beyond our means due to the sky high costs of housing here.

High rents, lack of choice, and concentrated development to a few areas hurt people, specifically longtime renters, and accelerate displacement.

Therefore, first, I ask the council to pass the Office of Planning's amendments to the Comprehensive Plan, intact, as soon as possible.

Second, I support any amendment that increases the construction of more housing citywide, especially in affluent neighborhoods.

Finally, I would like language to the bill text that creates better Comp Plan procedures and encourages the Office of Planning to begin the rewrite of the 2006 plan by 2022.

Thank you for your time and I hope you all have a safe end to this challenging year,

Jeremy Munro  
Ward 1  
1423 Girard St NW

**From:** [Jeremy Welsh-Loveman](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Alex Baca](#)  
**Subject:** B23-736 Testimony  
**Date:** Wednesday, November 11, 2020 6:58:37 PM

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Dear Chairman Mendelson and the Committee of the Whole,

I would like to submit written testimony in support of the Mayor's proposed amendments to DC's Comprehensive Plan. I think the proposed amendments would further the Council's goals of housing affordability, environmental sustainability, and equity. The Council should pass the Office of Planning's amendments intact by the end of 2020.

The Council should support other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods. Amendments that further "upflum" should be either maintained or expanded. Further amendments should not include language about how neighborhoods should be "protected" or "conserved". This language was prevalent in the 2006 land use element and should be removed because it restricts the supply of housing and access to exclusive neighborhoods. The goal of any amendment to the comprehensive plan should be to make housing more affordable and to protect the environment, both of which will be furthered by more apartment housing construction.

It is imperative that the Council pass the Office of Planning's amendments by the end of 2020 so that the District can move forward with the next iteration of the comprehensive plan. This update process has gone on for several years, long enough to examine and debate all the issues, and the District needs to move on and prepare for the future.

Washington DC has done [better than other high-income cities, such as New York City or San Francisco](#), when it comes to producing housing and this has blunted some of the pressure on rents that we have seen in those cities. However, many areas of the District where construction has taken place, such as NoMA or Navy Yard, are running out of zoned capacity. Additionally, many areas of the District, especially in the Rock Creek West planning district area, have not allowed their fair share of new housing. [DC's Housing Equity Report from 2019](#) reported that only 480 units of affordable housing had been created in Rock Creek West, compared to 6,960 units in nearby Mid-City and 4,010 units in Near Northwest. One has to only walk around the Metro stations in Ward 3 (Cleveland Park, Woodley Park, or Tenley Town) to see how little construction is going on or how little change there has been in the past 40 years.

By passing the Office of Planning's amendments the Council will be increasing the production of affordable housing, especially in high opportunity areas of the city such as Rock Creek West. [Research](#) also shows that a lack of housing construction in higher-

income areas drives gentrification, as there is not enough room for people in Ward 3 they bid up housing costs in other areas throughout the City. DC has seen this as gentrification has spread further and further from the urban core. The [research literature](#) is clear that increased housing production, and less restrictive zoning laws, reduce housing costs. The [“vast majority of studies have found that locations with more \[housing supply\] regulation have higher house prices and less construction.”](#) Market rate rental construction has [been shown to reduce rents](#) by up to 7%, as higher income people are drawn into the new buildings, opening up space for other renters in existing units. Additionally, as long as additional housing supply is allowed, newer, more expensive housing will filter down over time. [Research](#) indicates that “23.4 percent of the rental units that were affordable to very low-income renters in the U.S. in 2013 had filtered down from higher rent categories in 1985.” The problem in many neighborhoods in DC, such as Cleveland Park, is that the newest apartment buildings are 40 years old and instead units have filtered up over time as the number of higher-income households has increased but the supply of housing has stayed the same. Therefore passing the Office of Plannings amendments will: increase the supply of affordable housing immediately through inclusionary zoning; increase supply of housing and reduce the rent of older, current units; and increase the supply of affordable housing in the future through filtering.

Beyond the impact on housing affordability, passing the Office of Plannings amendments will also further the District’s goals to fight climate change. Climate Change is an existential threat to humanity, it will negatively impact the most vulnerable populations throughout the world, and DC should do everything in its power to reduce CO2 emissions. Now that DC has passed the Clean Energy Act the best thing the Council can do to fight climate change is allow for more, dense, walkable development, especially near mass transit. DC already has what few cities in America do, a subway system. Allowing more people to live in DC, where they can take mass transit to work, would reduce CO2 emissions. Allowing more apartments is vital, because [“with more compact development, people drive 20 to 40 percent less, at minimal or reduced cost, while reaping other fiscal and health benefits.”](#) Additionally, the US Department of Energy has found that households [“living in apartment buildings with five or more units use about half as much energy as other types of homes.”](#) This is because apartments are better insulated by the other apartments around them and they are smaller. DC has stringent energy efficiency requirements for new construction as well, guaranteeing that allowing new apartment buildings will increase the average efficiency of housing in DC.

Lastly, as DC and the world recover from the COVID19 pandemic it is important that DC continue to grow and bring in additional revenue. New construction and additional residents will allow the DC Government to have more resources to pursue a wide variety of important goals, such as education or the construction of even more affordable housing.

Taking into account the significant benefits in terms of housing affordability, environmental

sustainability, and revenue generation, the Council should move quickly to pass the Office of Planning's Comprehensive Plan amendments. Thank you for your time and consideration of this important matter.

**From:** [JI Swiderski](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Nadeau, Brianne K. \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Grosso, David \(Council\)](#); [White, Robert \(Council\)](#); [Bonds, Anita \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 4:55:01 PM

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CM Nadeau, Chair Mendelson, et al.,

I am writing to submit my comment, as a resident of Ward 1, on the Comp Plan proposals currently before the Council.

In general, I support the proposed changes to the Comprehensive Plan and suggest that Council:

- Pass Office of Planning's amendments, intact, *as soon as possible*
- Support other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further "upflum" are either maintained or expanded; and as long as they do *not* uphold the "protect" and "conserve" language prevalent in the 2006 land use element
- Add language to the bill text that creates better Comp Plan procedures and encourages OP to begin to rewrite the 2006 plan by 2022

With regard to the first and third points, I am particularly disappointed that this process has taken so long, and will continue to. I truly believe it should not take five years to write and pass a five-year update to the plan, and I hope (a) that this can be wrapped up before Council moves on to performance-oversight and the budget and and and ... (b) that the process can be improved for next time, so that the next long-term plan doesn't take a long term just to write and pass.

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I think a high-density designation is appropriate not just for publicly-owned-space redevelopment projects at 14th & U and 17th & U streets, but for lots of places within Ward 1 (and other parts of the city, but, well, Ward 1 is where I live). As you will have heard from my friend Alex Baca and I'm sure many others, a great many of the buildings in which our neighbors live across Ward 1—the buildings which define many of our neighborhoods—could not be built under current regulations.

But even more than that, I believe that detached single-family housing, especially the large lots surrounded by grass which typify my former neighborhood on upper 16th St NW and much of Upper Northwest, are damaging to our environment and to our community. Despite the temporary effects of the coronavirus, I believe the draw of the National Capital Region as a whole is not going to lessen in the near future. Not only do we as the core of that region need

most of the people moving here to actually locate within the District for economic and tax reasons, we need most of the people moving here to live as close as manageable to work, their groceries and shopping areas, and so forth for climate reasons. We are in an emergency, the world is burning, and we cannot keep driving hour after hour, day after day to work and school and errands and home again.

Rowhomes (R-3) should be our least-dense new construction going forward, and most parts of the District, especially here in Ward 1, should be significantly denser than that—and mixed-use to boot, so people can walk to the store. I therefore heartily endorse Alex's suggestion that, to encourage more "missing middle"/"gentle density"/four-to-seven-story buildings in Ward 1, DC should change moderate-density residential designations to medium-density residential, at least, and high-density where it makes sense.

I said before that I believe the region will continue to be a draw for people moving from elsewhere — I also believe that the District, and especially the inner parts of the District, including my own Adams Morgan, will continue to be a draw for people moving into and within the region. Even if we do not build more housing, people will continue moving into the District. But unless we build more housing, basic economics suggests the prices of what housing we do have will continue to rise and push out lower-income individuals.

I want to live in a racially and economically integrated city. I believe I am better for living in an integrated city where people who want to live can afford to do so. If I have kids, I believe *they* will be better for growing up in such a city. Creating such a city requires more density, so that there can be more housing, so that more housing is available at a variety of price points.

Thank you,

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J I Swiderski (they/them) -- MURP Virginia Tech '20 --  
1749 Seaton St NW, Washington DC 20009 --  
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"Be ashamed to die until you have won some victory for humanity." -- Horace Mann

**From:** [Johanna Miller](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Mendelson, Phil \(COUNCIL\)](#); [Todd, Brandon \(Council\)](#); [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 10:16:58 AM

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Dear Chairman and Councilmembers,

I wanted to write to you about the Comp Plan, as a ward 4 resident, before the record closes on Dec. 3.

I live in Petworth and fair housing is a right, not a privilege. Pass Office of Planning's amendments, with which I fully agree, intact as soon as possible.

Thank you,  
Johanna Miller



**From:** [John Maleri](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 4:01:49 PM

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To whom it may concern,

As a resident of Washington, DC in Ward 4, I encourage the DC Council to pass the Comp Plan with the Office of Planning's Amendments intact. In the District, we must be doing all we can to allow for more housing, more affordable housing, and fairer development. This benefits all District residents, most importantly those disadvantaged due to their socio-economic status or those impacted by decades of prejudicial development practices like redlining that propagated housing discrimination against minorities.

DC is long overdue for a more equitable approach to development and housing access and that can start by prioritizing affordable housing and anti-displacement policies. Affluent areas of the District have skirted their communal responsibilities to support increased affordable housing measures for too long under the guise of terms like "historic preservation" and "community conservation." I encourage you to support other amendments of this Comp Plan as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further "upflum" are either maintained or expanded; and as long as they do not uphold the "protect" and "conserve" language prevalent in the 2006 land use element.

Finally, I encourage you to add language to the bill text that creates better, more transparent Comp Plan Procedures and encourages the Office of Planning to begin to rewrite the 2006 Plan by 2022.

You have an opportunity to explicitly acknowledge the past land-use policies that have forced District residents out of areas they historically called home, restricted their access in climbing the social ladder to a better life, or otherwise caused them harm. It is your duty to redress these past issues to the extent that you can in a document like the Comp Plan.

Thank you for your time.

Best,

John Maleri

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**John Maleri**



**From:** [Jon Markman](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** Fwd: Comprehensive Plan Amendment  
**Date:** Thursday, October 29, 2020 2:45:26 PM

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Hi,

I'm submitting this as a comment for the record on the comprehensive plan amendment. Please let me know if there's anything else you need from me.

Thanks,

Jon Markman

----- Forwarded message -----

**From:** Jon Markman <[REDACTED]>  
**Date:** Fri, Oct 23, 2020 at 3:43 PM  
**Subject:** Comprehensive Plan Amendment  
**To:** Allen, Charles (Council) <[REDACTED]>

Councilman Allen,

I'm writing to urge you to support the Office of Planning's proposed amendments to the 2006 Comprehensive Plan. As you know, DC is desperately in need of more housing, and one of the major roadblocks standing in the way of getting it built is the unnecessarily restrictive in the Comprehensive Plan.

The Office of Planning's proposed amendments are a good start in making it easier to build denser, more affordable housing throughout DC, rather than just a few of its neighborhoods. My wife and I have been blessed to be able to live in DC for over 10 years now, but many of our friends aren't able to afford it, and so are either moving to the suburbs or never coming in the first place. And this is to say nothing of the folks even less fortunate who are struggling even more mightily to find and afford a place to live in our city.

DC can and must do better. It must work to eliminate exclusionary land use rules and practices and make it easier to build more housing. This is especially true as DC stands to gain greatly from people leaving New York for other, less crowded, cities. Insofar as additional amendments are offered that further these, or other valuable, goals, great! I encourage you to support them as well. What the Comprehensive Plan really needs is a complete rewrite (it's almost old enough to vote!) and I hope that is in the cards soon. But the basic steps proposed by the Office of Planning must be adopted in full, and they must be adopted as soon as possible.

Thank you for all your hard work on behalf of your constituents and have a great weekend!

Jon Markman  
10th and K St NE

**From:** [Katie Lutton](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 11:26:05 AM

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Hello,

I am a DC Ward 5 resident who also works in DC (Ward 2). I am writing to urge the councils to pass the Comp Plan. One of my biggest concerns about our city is housing segregation, and the racial inequities it causes and perpetuates. The Comp Plan will increase density and allow for more development in the richest, whitest parts of the city. This is crucial for increasing affordable housing and taking the first step towards righting the historic wrongs of racist zoning policies. The idea that certain neighborhoods need to be “protected” and “conserved” at the expense of real live people who live here now (and have lived here for years!) but are being forced out is a huge problem. Please do the right thing here.

Thank you,

Katie Lutton

**From:** [Lydia La Motta](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [REDACTED] [White, Robert \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#); [REDACTED] [McDuffie, Kenyan \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 9:36:12 AM

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Good Morning,

I wanted to write to you about the Comp Plan, as a Ward 5 resident, before the record closes later today.

I live in Eckington and what was once a very residential neighborhood with long-time DC residents is rapidly changing due to an influx of construction. Neighbors are being displaced and it will continue to worsen. I have one neighbor in particular who lives in a dilapidated building where the landlord refuses to do maintenance, in an effort to scare him out so he can, I assume, tear the building down or sell the now valuable lot.

I want my neighborhood to remain diverse and affordable. I have lived here for over 5 years now and while there have been great changes, like the refurbishing of the Eckington Rec Center, the new buildings are going to quickly gentrify this great neighborhood.

In addition to a lack of affordable housing that I'm sure we will soon see, I am incredibly worried about the nearby amenities becoming unaffordable for my current neighbors. Tearing down the shopping center with the Save-A-Lot & Foreman Mills to replace it with condos and a movie theater might be appealing to some, but where will we be able to buy affordable groceries within walking distance? What is going to replace that store, which I know people commute to from outside our neighborhood because it's one of the few very affordable grocery stores in the whole city? If folks can't afford to take care of themselves here, they are going to leave this neighborhood and it will lose its soul.

I want to support the proposed changes to the Comprehensive Plan and suggest that D.C. Council:

- Pass Office of Planning's amendments, with which I fully agree, intact as soon as possible.
- Support other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further "upflum" are either maintained or expanded; and as long as they do not uphold the "protect" and "conserve" language prevalent in the 2006 land use element.
- Add language to the bill text that creates better Comp Plan procedures and encourages OP to begin to rewrite the 2006 plan by 2022

Thanks very much,  
Lydia La Motta

**From:** [Mao Hu](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony - Comprehensive Plan Amendment Act of 2020  
**Date:** Sunday, November 8, 2020 3:05:21 PM

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Dear Committee Members,

I would like to submit the below statement as written testimony to the Committee hearing on the Comprehensive Plan Amendment Act of 2020. Thank you in advance for your attention and consideration.

Best,  
Mao Inay Hu

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My name is Mao Inay Hu; I live in ANC/SMD 6C05 - I am advocating for the Council to pass the Office of Planning's [amendments](#) to the DC Comprehensive Plan before the end of the year. These amendments help align the Comp Plan toward producing affordable and market-rate housing throughout all parts of the city. I believe these steps to equitably increase housing density in DC would have several key benefits:

- **Density supports the economy:** The COVID-19 pandemic has [devastated the economy of Downtown DC](#) - it's clear to me walking around how much more economic activity there is along H St. NE/by Barracks Row vs.(parts of) downtown, and undeniably part of that difference is due to where people live. Given that there is no guarantee that in-person employment or tourism will return to the same levels post-pandemic, it would be strategic to support DC businesses long-term by increasing the customer base through a larger residential population distributed more evenly throughout the city.
- **Density increases social equity:** Gently increasing density across all of DC (single family -> duplex/triplex/etc.), particularly in less-dense neighborhoods, would put downward pressure on housing costs and improve affordability for all DC residents. In particular, at the moment housing that accommodates small families is hard to find at accessible prices in wide swathes of the city. Helping more people spend less on rent and/or build their own home equity would also be a proactive way for the Council to address historic racial inequities in household wealth and opportunity.
- **Density is good for the climate:** Households living in dense, walkable neighborhoods near work or transit, like the neighborhood where I call home, will emit less carbon than those living in areas where driving is unavoidable. Given the dire state of climate change, there is a great responsibility for the Council to take action close to home. Encoding that call to action through amendments to the Comp Plan is a good way to direct the development process in a productive direction.

While it is true that there are disadvantages to increased density, such as potentially increased traffic, these challenges are not insurmountable through complementary policy (e.g. bus/bike lanes). On balance, amending the Comp Plan to encourage more equitable housing development would be a boon for the city. Passing the amendments from the Office of Planning by the end of the year would be a great step toward a brighter future for more people.

**From:** [Matthew Steil](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [REDACTED]  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 4:08:27 PM

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Dear DC Council,

As a homeowner and resident of DC's AU Park, I'm writing to express my support for the passing of the 2020 Comprehensive Plan revision. I'm particularly interested to see changes to the plan enacted that will allow for greater density and affordable housing units built in our Ward 3, given the historic exclusionary practices that have allowed it to remain underbuilt. I believe that having more diverse (racially, socio-economically, etc) neighborhoods in DC, leaves us all better off.

Additionally, I lend my support to the following specific, related, policy proposals.

- Pass Office of Planning's amendments, intact by the end of 2020
- Support other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further "upflum" are either maintained or expanded; and as long as they do not uphold the "protect" and "conserve" language prevalent in the 2006 land use element
- Add language to the bill text that creates better Comp Plan procedures and encourages OP to begin to rewrite the 2006 plan by 2022

Best regards,  
Matthew Steil

**From:** [Maya Phillips](#)  
**To:** [Mendelson, Phil \(COUNCIL\)](#); [Pinto, Brooke \(Council\)](#); [Committee of the Whole \(Council\)](#)  
**Cc:** [Alex Baca](#)  
**Subject:** B23-736 Testimony  
**Date:** Wednesday, December 2, 2020 5:17:11 PM

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Hello Councilmember Pinto, Chairman Mendelson, and the Council,

My name is Maya Phillips and I'm a new resident of Ward 2, relocating to The District from Seattle this past Spring. I support passing the Office of Planning's amendments intact, as soon as possible. Increasing housing is vitally important to the social justice mission of keeping people housed affordably.

As a former resident of Seattle, I've witnessed firsthand the staggering racial impacts of the housing affordability crisis that exists not just on the West Coast, but right here in the District as well. Increasing housing, especially in white, affluent neighborhoods is an important first step to create affordable housing without displacing those in most need. We can no longer hide behind language like "protect" and "conserve" when we choose only to apply it to pretty buildings instead of actual residents. The amendments to the comp plan help to further these goals, so I support them and any other amendments as long as they increase housing across the city and remove language designed to suppress it. The Council should also add text that creates better procedures and encourages the Office of Planning to begin to rewrite the 2006 plan by 2022.

As a black woman, I want to see policies that support and include residents like me, instead of making it more difficult for us to find places to live in the city. I love living in DC and seeing my background reflected in the diversity that exists here. Everyone who wants to live in this city should be able to do so, regardless of their means. We have an opportunity, right now, to help meet people's most basic needs while also creating a thriving, diverse community by passing the amendments to the Comp Plan intact. We owe it to our community to do that.

Thank you for the opportunity to testify.

Best,

Maya Phillips

**From:** [Metin Toksoz-Exley](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Bonds, Anita \(Council\)](#); [White, Robert \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#); [REDACTED]  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 10:22:19 AM

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Dear Chairman and Councilmembers,

I wanted to write to you about the Comp Plan, as a Ward 1 resident, before the record closes on Dec. 3.

I live in Columbia heights and the housing situation is changing rapidly, seemingly without much foresight. Many of the buildings are being converted into ugly, unaffordable condos. These condos are not accessible for people with disabilities (how can they build condos with multiple levels without elevators or lifts nowadays?!), they are ugly, and they are making the neighborhood unaffordable. While there are many long-time residents who are seeing benefits of rising house prices, the neighborhood is bifurcating into poorly maintained rentals, and fancy new condos/townhouses. The rent is rising and is already relatively unaffordable. I live with a roommate and still pay 45% of my income in housing for a small apartment.

Right now with the covid pandemic, there needs to be more focus on both short-term survival for those struggling to make rent, but also long-term, to rethink how we are investing in our communities and housing who might have previously been unhoused.

- The rent is too high.
- There is not enough affordable housing.
- Longtime neighbors are being displaced.
- I'm afraid I will soon not be able to afford to live where I live now.
- Wealthier, less dense parts of the city must share in the responsibility of creating more housing, especially affordable housing.
- Fair housing is a right, not a privilege.
- I want the city to be affordable to most of its residents.
- I want to own a home someday.
- I want to have kids someday.
- I don't want to leave the city just because I can't afford to have children here.
- I want my neighborhood to remain diverse.
- We need more housing to help combat homelessness.
- My neighborhood could fit more apartment buildings if they were allowed.
- My neighborhood needs to do its fair share and build more affordable housing.
- We should acknowledge the destructive history of restrictive covenants and housing discrimination in D.C.

I want to support the proposed changes to the Comprehensive Plan and suggest that D.C. Council:

- Pass Office of Planning's amendments, with which I fully agree, intact as soon as possible.
- Support other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further "upflum" are either maintained or expanded; and as long as they do not uphold the "protect" and "conserve" language prevalent in the 2006 land use element.



- Add language to the bill text that creates better Comp Plan procedures and encourages OP to begin to rewrite the 2006 plan by 2022

Thanks so much for your attention to this issue.

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Metin Toksoz-Exley  
3606 13th Street NW 20010  
(He, Him, His)

**From:** [Micha Kerbel](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Pinto, Brooke \(Council\)](#); [Bonds, Anita \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [White, Robert \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#); [Alex Baca](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 4:48:20 PM

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Dear Councilmembers,

My name is Micha Kerbel and I am a Ward 2 resident. I am writing because it is important to me that the Comp Plan will help, not hurt, housing production in DC.

As a result, I would like to express my support for the following three measures:

1. Pass Office of Planning's amendments, intact by the end of 2020;
2. Support other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further "upflum" are either maintained or expanded; and as long as they do not uphold the "protect" and "conserve" language prevalent in the 2006 land use element; and
3. Add language to the bill text that creates better Comp Plan procedures and encourages OP to begin to rewrite the 2006 plan by 2022

Thank you for considering my views as you deliberate this important policy.

Sincerely,  
Micha Kerbel

--

Micha E. Kerbel

[REDACTED]

[www.linkedin.com/in/michaekerbel](https://www.linkedin.com/in/michaekerbel)

Twitter: @MichaKerbel

[REDACTED]

**From:** [Mann, Michael](#)  
**To:** [Committee of the Whole \(Council\)](#); [Cislo, Kelley \(Council\)](#); [REDACTED]  
**Subject:** B23-736 Testimony  
**Date:** Monday, November 30, 2020 2:18:34 PM

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I am writing on behalf of a community group called "[Historic Designation without Representation](#)" with over 60 members throughout the city, and also as an individual, a Professor at GWU and resident of Ward 5.

We would like to throw our weight behind the efforts of GGWash and hope you will

- Pass Office of Planning's amendments, with which we fully agree, intact—as soon as possible
- Support other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further “upflum” are either maintained or expanded;
- and the removal of the "protect" and "conserve" language prevalent in the 2006 land use element

We see more "conservation" in a city with 2x more conserved land than any other american city as a modern tool for redlining. [See impacts on affordable housing here](#) and on [the map](#).

--

[Michael Mann PhD](#)  
Associate Professor  
Dept. of Geography  
George Washington University

**From:** [Mike Forster](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [REDACTED]  
**Subject:** B23-736 Testimony  
**Date:** Monday, November 30, 2020 11:33:07 AM

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Good morning,

I am urging you to pass the Office of Planning's amendments to the Comp Plan. It is urgent that DC's land use policies align with goals of increasing housing affordability, equitable concerns, and increased density in the city to support public transportation/biking/walking. We must confront our legacy of racial discrimination through seemingly race-neutral zoning laws and I believe the city should go further in legalizing triplexes or quadplexes city-wide. There is no valid reason to have any single-family zoning in the city in 2020. The amendments are the least we can do to create a more equitable DC.

Thank you,

Michael C. Forster

**From:** [Morgan Bell](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [REDACTED]  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 4:18:06 PM

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To Whom It May Concern:

I wanted to write to you about the Comp Plan as a Ward 2 resident before the record closes this afternoon.

With regard to the Comp Plan, I support the asks that Greater Greater Washington is promoting as an organization

- Pass Office of Planning's amendments, with which we fully agree, as soon as possible
- Support other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further "upflum" are either maintained or expanded; and as long as they do not uphold the "protect" and "conserve" language prevalent in the 2006 land use element
- Add language to the bill text that creates better Comp Plan procedures and encourages OP to begin to rewrite the 2006 plan by 2022

As a ward 2 resident, I support as much density as you can feasibly add. There is so much unused land both in Ward 2 and the city as a whole, and I think it's essential that we work to develop it to provide more housing. DC is a great place to live, but it is a very segregated city. While I do enjoy my part of the city, I would love to see more affordable housing built to make it possible for people from all backgrounds and socioeconomic statuses to have the opportunity to live here.

Thank you,  
Morgan Bell

**From:** [Nathan Graham](#)  
**To:** [Todd, Brandon \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#); [White, Robert \(Council\)](#); [Grosso, David \(Council\)](#); [Janeese Lewis George](#); [Silverman, Elissa \(Council\)](#); [Bonds, Anita \(Council\)](#)  
**Cc:** [Koster, Julia \(Council\)](#); [REDACTED]  
**Subject:** b23-736 testimony  
**Date:** Thursday, December 3, 2020 11:18:06 PM

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Good evening Councilmember Todd, Councilmember-Elect Lewis George, Chairperson Mendelson, and at-large members and member-elect of the Council,

The politics of land use are complicated! I want to start by expressing my thanks to you for doing the hard work of reading a 1,500 page document and making sure that it is considered fairly and honestly. My goal here is to encourage you to use this opportunity to make DC a more equitable place to live, by making sure that more people have more choices in how, and where to live. The Comp Plan and the FLUM are the key to doing this, and the changes and amendments contained here can be a strong first step.

I am writing to you in regards to the Comp Plan as a resident of Ward 4, a homeowner, a person who works in local government, and as a person who has grown up in this region his entire life.

I live on Decatur Street NW, in a rowhome that I love, with my wife and our soon-to-arrive first child. Our block has 24 rowhomes, and is part of a neighborhood that features hundreds more of them. But Decatur Street NW is also a story of housing diversity. Two blocks to the east, we have garden apartment homes. At Georgia Ave, there is a 5-story condo building directly across from a single family detached home. Between 13th and Georgia, there are two dozen beautiful detached homes with wraparound porches. These housing types are all part of our neighborhood. They have longtime residents and newcomers. Folks of all racial backgrounds. People who are doing well and those who are struggling to get by. Decatur Street NW is a small slice of all of DC, and everyone who lives here is our neighbor.

Ward 4 as a whole has a huge diversity of homes! I volunteered to deliver groceries for neighbors in need this summer with [Ward 4 Mutual Aid](#) (*a good place to spend your constituent services funds, Cm Todd!*), and I learned more about our home ward and the apartment complexes, garden apartments, single family homes and rowhomes of all shapes and sizes that house our community. The need is great, and it exists in more places in our city, in homes of all shapes and sizes.

This is pertinent here for a big reason: for too long, some wards of DC have shouldered the brunt of new housing development and denser housing, and it's time that our neighbors in other wards picked up their share in this work. Too often, claims about neighborhood character and well-connected neighborhood organizations have made it impossible to build much needed new housing in wealthy areas, forcing those with less money, less power, and less time to organize to shoulder this burden. It's time to fix that for the whole city, and stop granting local control of future housing by a given area's ability and resources to organize. When I hear people say that duplexes or small multifamily buildings threaten their neighborhood character, as if 5 stories will block out the sun, I wonder whether they are operating in good faith. These are homes, not fictional monsters. Our built environment reflects our priorities; words like "protect" and "conserve" tell us that some neighborhoods see more homes and more neighbors like invasive species, rather than people deserving of shelter, and the roofs that protect them.

When we allow wealthy neighborhoods to force development to happen elsewhere, we burden our most vulnerable communities with additional stresses - of displacement, of construction, and of gentrification, whatever that word means to you. Sudden and rapid changes, like those felt in some parts of the District, can have unintended and severe consequences. It is my belief that the diversity of homes in Ward 4 has helped mitigate some of these impacts, but my perspective is very privileged, and I know we still need to do more. We need to ensure that the decisions that impact land use and where we build new homes are not made at the neighborhood level, where resources, time, and access to decision makers can vary based on household income, economic and educational circumstance, and personal connections. They should be made at the city level, and the Comp Plan changes in front of you, with additional amendments proposed by the Office of Planning, do just that.

So here's what I ask of you:

- Pass Office of Planning's amendments, with which I fully agree, as soon as possible
- Support other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further "up-flum" are either maintained or expanded; and as long as they do not uphold the "protect" and "conserve" language prevalent in the 2006 land use element
- Add language to the bill text that creates better Comp Plan procedures and encourages OP to begin to rewrite the 2006 plan by 2022
- Leave sections 310.12 through 310.15 of the land use element intact, so that zoning changes that encourage much needed Missing Middle housing could be considered in the future.

These changes are key, because they represent the starting point of many more conversations that feel personal to people, and have immense personal impact. Your home is part of your identity; I really do love row houses, and I love that I have found a way to live in one. But my personal aesthetic preferences about my domicile are not as important as making sure everyone who lives in the District has more options for finding secure, stable housing. It's the lynchpin of so many of our values and goals as a community. Stable housing promotes better mental health, better economic outcomes, more stable growth for children, better educational attainment, more neighborhood connections, and stronger, happier families. And stable housing starts with having enough homes.

How do we make sure we have enough homes for our city? Legalizing them, building them, and making sure they can be built everywhere, not just in places where the opposition can be over come more easily. Please move the aforementioned changes to the Comp Plan and Future Land Use Map forward post haste.

Thank you for your time, and for your work on this.

Sincerely,

Nathan S. Graham  
Ward 4 Resident

**From:** [patrick.mcmahon](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Alex Baca](#); [Nadeau, Brianne K. \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 4:59:39 PM

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To whom it may concern,

To start: I want to thank you for the work that's been already done on the Comprehensive Plan, and I have been surprised, candidly, at how much I like it. It has shown vision and ambition in areas where such qualities are needed, especially where construction of affordable housing in historically protected (and entrenched) neighborhoods in wards 2 and 3 are concerned.

I am motivated and compelled to be as loud as I can when it comes to building denser and more affordable housing in our most pastoral and affluent wards. I grew up in Chevy Chase, on the Maryland side, which will be comfortably out of reach for me for the rest of my life—let alone for the average Washingtonian. When my parents sell my childhood home, it will appraise for five to six times what they paid for it in the 1980s. It's fortunate for them, but this is obscene, and wildly unsustainable, and it left the same taste in my mouth as a recent headline that the median (!) single-family home price in Washington DC just crossed the \$1,000,000 mark.

Worse, this kind of inflation was avoidable. We failed to build enough homes here for decades and have reaped the consequences, one of which is the housing crisis. The Comprehensive Plan is our opportunity to begin acting to change this—which is why I ask the following as we continue the Comprehensive Plan process:

1. Please pass the Office of Planning's amendments, intact.
2. Support amendments that increase, not suppress, the construction of more housing citywide and maintain/expand up-FLUMing. Prioritize new housing in wealthy neighborhoods west of Rock Creek Park with primarily single-family detached housing. Eliminate that zoning, too, as Portland has.
3. Defeat amendments loaded with "protect" and "conserve" language that benefits entrenched interests and litigious homeowners only.
4. Add language to the bill text that creates more expeditious Comp Plan procedures and encourages the Office of Planning to begin to rewrite the 2006 plan by 2022.

Thank you,

Patrick McMahon



**From:** [Rebekah Koen](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, October 29, 2020 3:20:27 PM

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I'm writing to urge the DC Council to review and approve the Comprehensive Plan Amendment Act of 2020 (B23-736) before the end of the year. I realize you have a lot on your plates, but the updated plan will help address the urgency of racial inequity in our city and support a more equitable economic recovery.

The existing Comp Plan is outdated and does not provide the long-term vision we need to address our city's stark racial disparities in housing, health and economic opportunity. At the heart of the updated plan are provisions to increase housing options across the city, especially near transit. The Future Land Use Map amendments provide a 15% increase in housing capacity around transit, and advance proposals for hundreds of affordable homes and mixed income projects that are in limbo until the map is updated. The plan also includes 96 policies and actions for COVID-19 response and recovery.

I work with Friendship Place and the goals of this agency is to help rehouse homeless families. I have a client right now who's son has autism. His school is zoned for NW DC, but his single mother's income makes it impossible for her to afford housing in that area. I have several participants on my caseload who are experiencing similar issues and it breaks my heart to tell them they won't be able to find housing near an area that can help address their mental, physical, and emotional needs.

The Comp Plan sets housing goals for each part of the District and will expand housing opportunities across the city to offer low income and people of color more options for where they live, shop, go to school, and work. It also provides clearer guidance to the Zoning Commission, in response to court decisions which have stalled needed new housing. The updated plan prioritizes affordable housing in development reviews.

For four years, from 2016 through February 2020, Office of Planning conducted an unprecedented public process, with extensive outreach and engagement. The Council deliberated the important Framework Element for nearly two years before approving it in 2019. Office of Planning extended to the public and ANCs additional time through February 2020 to review the map and chapters which are now before you for approval.

If the plan is delayed into 2021, it will delay review and approval of new housing and inhibit the investment we need for an equitable economic recovery. This updated Comp Plan (B23-736) is one of the critical racial justice changes you can make right now. If you were in a similar position as some of these families, wouldn't you want someone to do the same for you?

I implore you to please review and approve this plan before the end of the year.

Thank you.

**Rebekah Koen, MSW**

(She/They)  
Case Manager  
Veterans First Division  
Tel : [REDACTED]  
Fax: [REDACTED]



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Dear DC Council Committee of the Whole,

I am a Ward 6 homeowner and a former Advisory Neighborhood Commissioner for 6C06 (NoMa). I am also a likely Commissioner-elect for 6A06 (H Street NE) (pending a final vote count) and a current member of DC's Multimodal Accessibility Advisory Council that advises the DC government on public spaces for people with disabilities.

Most importantly, I am Deaf and have watched too many of my Deaf friends leave DC because they could no longer afford to live here.

In my individual capacity, I strongly support:

1. Passing the Office of Planning's amendments, with which I fully agree, intact by the end of 2020.
2. Passing other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further "upflum" are either maintained or expanded; and as long as they do not uphold the "protect" and "conserve" language prevalent in the 2006 land use element.
3. Adding language to the bill text that creates better Comp Plan procedures and encourages OP to begin to rewrite the 2006 plan by 2022.

Thank you for all you do,

Robb Dooling

[REDACTED]

1350 Maryland Ave NE, Washington, DC, 20002

**From:** [Samantha Sluder](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Mendelson, Phil \(COUNCIL\)](#); [Silverman, Elissa \(Council\)](#); [Pinto, Brooke \(Council\)](#); [White, Robert \(Council\)](#); [Grosso, David \(Council\)](#); [Bonds, Anita \(Council\)](#); [REDACTED]  
**Subject:** B23-736 Testimony  
**Date:** Monday, November 30, 2020 8:02:50 PM

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Good evening,

My name is Sammi Sluder, and I'm a Ward 2 resident in the Logan Circle neighborhood. I've been living in DC for more than 4 years in Wards 1, 5 and 2. As a young professional who moved here right after graduating from college, DC has been an important teacher as I learn how to take care of myself, to take care of my community, and to be a responsible member of the city. It's educated me on the history of racism, the Great Migration, Black wealth, immigration, police brutality and mass incarceration among other things. It's given me context to how to be an adult and exposed me to the burdens of money, career and - very specifically - finding and paying for housing.

As one of the most expensive cities in the U.S., it's no surprise that the expense of housing is one of the largest portions if not the largest for most young and low-income people. As a young person trying to live, thrive and contribute to this city, I think about the cost of housing and the lack of housing for so many people, disproportionately and unjustly for long term Black and Indigenous residents of DC. As a white transplant, I know that I contribute to gentrification and displacement just with my presence, and I know I have a responsibility to address it.

That's why I'm asking the council to pass the Office of Planning's amendments to the Comprehensive Plan, to support any other amendments that increase housing citywide and to add language to the bill text that creates better procedures and encourages OP to begin to rewrite the 2006 plan by 2022. I love that DC has a comprehensive plan that guides our city with a vision. We must continue to create and work toward a better world rather than just reacting against the one we have now. But I also know that 2006 was a very long time ago. I was 12 years old and George W Bush was President. It's time to revise the plan to address the current needs of the city.

Thank you for taking the time to read and consider my letter. I'm eager to learn more and follow how the Comprehensive Plan continues to develop.

Best,

Sammi Sluder

--

**Samantha Sluder**

*"One small republic of unconquered spirit." - Rebecca Solnit*

[REDACTED]

Preferred Pronouns: Her/She/Hers

Check out my [LinkedIn](#), [Facebook](#), and [Twitter](#)

**From:** [Samantha Sluder](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Mendelson, Phil \(COUNCIL\)](#); [Silverman, Elissa \(Council\)](#); [Pinto, Brooke \(Council\)](#); [White, Robert \(Council\)](#); [Grosso, David \(Council\)](#); [Bonds, Anita \(Council\)](#); [REDACTED]  
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As one of the most expensive cities in the U.S., it's no surprise that the expense of housing is one of the largest portions if not the largest for most young and low-income people. As a young person trying to live, thrive and contribute to this city, I think about the cost of housing and the lack of housing for so many people, disproportionately and unjustly for long term Black and Indigenous residents of DC. As a white transplant, I know that I contribute to gentrification and displacement just with my presence, and I know I have a responsibility to address it.

That's why I'm asking the council to pass the Office of Planning's amendments to the Comprehensive Plan, to support any other amendments that increase housing citywide and to add language to the bill text that creates better procedures and encourages OP to begin to rewrite the 2006 plan by 2022. I love that DC has a comprehensive plan that guides our city with a vision. We must continue to create and work toward a better world rather than just reacting against the one we have now. But I also know that 2006 was a very long time ago. I was 12 years old and George W Bush was President. It's time to revise the plan to address the current needs of the city.

Thank you for taking the time to read and consider my letter. I'm eager to learn more and follow how the Comprehensive Plan continues to develop.

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**Samantha Sluder**

*"One small republic of unconquered spirit." - Rebecca Solnit*

[REDACTED]

Preferred Pronouns: Her/She/Hers

Check out my [LinkedIn](#), [Facebook](#), and [Twitter](#)

**From:** [Sean Mann](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Nadeau, Brianne K. \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 10:32:13 AM

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Hello,

I've lived in Ward 1 for over ten years, as both a renter and a homeowner.

I strongly support new housing construction to help reduce the cost of housing and increase access for everyone.

To that end:

I support any amendments that make it easier, rather than harder, to construct new housing across the city, and especially in wealthier neighborhoods (such as Mt. Pleasant where I live). This includes supporting amendments that further "upflum".

I do not support amendments that uphold the "protect" and "conserve" language used in the 2006 land use element.

I do specifically support the passage of the Office of Planning's amendments as soon as possible.

I support adding language to the bill that improves Comp Plan procedures and ensures that the DC Office of Planning begins to rewrite the 2006 plan by 2022.

Thank you!

Sean

**From:** [Taylor R](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Subject:** B23-0736 Written Testimony  
**Date:** Thursday, November 12, 2020 2:09:46 PM

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I am a resident of Ward 1 and would like to express my support of the Office of Planning's amendments to the 2006 Comprehensive Plan and ask that they be intact by the end of 2020.

I am supportive of more development and specifically affordable housing in the city. I think that this development needs to be shared among all wards not just concentrated in certain areas of the city such as mine. More affluent wards need to do their part to meet citywide housing goals and the plan needs to reflect this. I am supportive of the DC Council's revised Framework Element because I think it reflects this.

I am also supportive of other amendments so long as they do not reduce any density increases as outlined in the proposed Future Land Use Map. I accept other amendments as long as they increase, not suppress, the construction of more housing citywide and especially in affluent neighborhoods; as long as amendments that further "upflum" are either maintained or expanded; and as long as they do not uphold the "protect" and "conserve" language prevalent in the 2006 land use element. We need to ensure affordable and equitable development is done evenly throughout the District. New growth needs to be evenly distributed and not concentrated in certain pockets of the city.

Finally, I ask that language be added to the bill text that creates better Comp Plan procedures in the future and encourages OP to begin to rewrite the 2006 plan by 2022. While I respect the desire to review each piece in detail, this process has been too long and obtuse.

Thank you,

Taylor Robey

**From:** [Tom Metcalf](#)  
**To:** [Committee of the Whole \(Council\)](#); [Bonds, Anita \(Council\)](#); [Grosso, David \(Council\)](#); [Silverman, Elissa \(Council\)](#); [White, Robert \(Council\)](#); [Mendelson, Phil \(COUNCIL\)](#); [McDuffie, Kenyan \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Thursday, December 3, 2020 4:33:51 PM

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To the DC Council—

Thank you for the opportunity to submit comments on the Comprehensive Plan.

This is the most important thing: pass the Comprehensive Plan Amendment Act of 2020 (B23-736), with all of the Office of Planning's amendments, soon. As soon as possible. Ensure all the amendments are intact. This should not be delayed any longer.

Passing this plan is the most important thing, because it sets DC on the right path for future growth:

The Comprehensive plan should envision a growing DC. It should guide DC to a carbon-free future. It should recognize that traditional patterns of mixed-use urban walkability connected by electrified rail transit gives the most efficient uses of the scarce resources of land and energy.

DC should seek to increase housing everywhere in the District, to increase density everywhere, to make retail and services within walking distance for all District residences.

The Comprehensive plan should enable the city to take full advantage of our investment in rail transit, and to build new rail transit, to facilitate car-free living in the city, to encourage all non-car transportation modes. DC should seek to reduce the number of cars in the city, and the miles they are driven, even as the population grows. DC should build the full 40-mile streetcar envisioned a decade ago, DC should encourage public and private bike sharing. DC should take space away from the exclusive use of cars, by building more bike lanes, more bus lanes, more bike parking, and wider sidewalks. DC should enact design and engineering measures that slow cars down and discourages their use.

The Office of Planning's amendments make much progress towards these goals. But looking forward, DC should undertake a complete re-envisioning of transportation planning. What if, for every single transportation decision, we first set everything else aside and asked "how can we improve this space for wheelchair users?" And then asked, "how can we improve this space for blind persons?" And then asked, "how can we improve this space for deaf persons?" And then asked about the young and the old, and about pedestrians, and then bicyclists and skateboarders and scooter users. And if there was any space left for cars, the most important question is: what design elements do we need to make sure that cars do not present a danger to everyone else?

This vision is perhaps for the future. But we'll be in a much better place to work towards it if the Comprehensive Plan is passed now.

--Tom Metcalf  
Ward 5 resident  
3809 17th ST NE  
Washington DC 20018-2307



(202)



**From:** [Yolanda Cole](#)  
**To:** [Committee of the Whole \(Council\)](#)  
**Cc:** [Pinto, Brooke \(Council\)](#)  
**Subject:** B23-736 Testimony  
**Date:** Wednesday, December 2, 2020 3:24:13 PM

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Dear Committee of the Whole:

I am writing to you as a DC resident and DC business owner to urge you *to pass the Comprehensive Plan Amendments as soon as possible*, to provide much needed housing at higher density and lower cost for the benefit of all the residents of our city. I am also pressing you to do this *for the benefit of DC businesses who are being negatively affected by protracted inaction* – especially in this COVID environment. More housing and mixed-use development and a stronger business community will in turn *bring in more tax dollars to the city to support the Council's priorities*.

### **DC Ward 2 Resident & Participant in ANC2 Review of Comp Plan Amendment**

I am a resident of Ward 2F02, where I have lived on the 14<sup>th</sup> Street corridor for 15 years. I was a participant of the ANC2 committee to review and comment on the Comp Plan amendments, focusing on the Housing and Historic Preservation Elements, with input on several others. I am doing my best to lend my expertise to encourage development that is both beautiful and practical, and to help volunteer ANC members better understand the design and development process. I support training for ANC Commissioners on zoning and development principles.

### **DC Business Owner w/Expertise in Architecture & Development**

I am Sr. Principal and Owner of Hickok Cole Architects, a large commercial design firm with expertise in multi-family housing and

commercial office for over 30 years in DC. I am the immediate Past Chair of the Urban Land Institute (ULI) District Council of Washington, a current member of the ULI Housing Initiative Council, and a Past President of the DC chapter of the American Institute of Architects (AIA), where I am Fellow (FAIA). I am passionate about providing housing across the range of affordability because more housing of any kind reduces the cost for all, and spear-headed ULI's research document on Housing Attainability in the region.

### **Case for Passing the Comp Plan Amendments ASAP**

- The Mayor has set a much-needed target of 36,000 housing units, 12,000 of which are affordable, to be built by 2025. *We are already behind in reaching this target.*
- Current lack of clarity in the Comp Plan and the Zoning Ordinance has led to extensive litigation, delaying large and small-scale projects that could provide much of this housing stock.
- Housing costs are rising due to extensive entitlement processes, procedures, and fees *which are passed down to consumers as higher housing costs*, which many cannot afford.
- Community engagement has become more divisive, *requiring leadership, consensus and clarity* about where and how density can be achieved that also meets the Mayor's goals.
- The inevitable demographics of Millennials and Gen Z will only press us further into the need for more housing across all price ranges, *and with new and innovative housing products.*
- Our aging population will also *require us to focus on housing for seniors.*
- The Office of Planning has prepared amendments to the Comp Plan that support housing goals, *allowing more housing development to occur more quickly and at less cost.*
- The Comp Plan must be passed as soon as possible in order to

*reduce cost, time and effort in the development process and to provide housing in less time at lower cost.*

### **COVID Conditions for Housing and Businesses**

- *COVID has only made the housing crisis more of a crisis.* With many out of work and growing, we must focus on large projects that can provide the most affordable housing - quickly.
- Passing of the Comp Plan will give developers and investors confidence to move forward with stalled projects. *This will promote jobs across the real estate/construction industry and across DC.*
- Local real estate and construction businesses have suffered during these times and *need the support of the Council to encourage long-stalled projects to move forward.*

### **Development Creates Taxes and Fees to Support DC's Budget**

- Removing barriers to large tract developments is the fastest way to increase housing stock, provide and save local jobs, *and create additional revenue for the city.*
- *Increased economic development increases business income,* which also supports tax dollars for the city.

Therefore, I urge you to pass the Amendments to the Comprehensive Plan, without delay.

**Yolanda Cole, FAIA, IIDA, LEED AP**  
Sr. Principal



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