

DC for Reasonable Development
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FOR THE RECORD

Testimony on PR 24-380, Comprehensive Plan Future Land Use Map and Generalized Policy Map Approval Resolution of 2021

November 15, 2021

DC for Reasonable Development has helped numerous residents around the city in their fight against displacement from their city, some their hometown for generations, all folks being compelled out of their homes by the massive over-development of luxury condos and unaffordable new residential/commercial projects throughout the city, especially in Navy Yard, the Wharf, SW, Shaw, Union Market, H Street corridor, and in other DC neighborhoods.

The real-estate projects that have unfolded over the past decade+ have skyrocketed land, and then housing values, and thus housing costs as the starting rents for the pitiful numbers of "affordable" studios/1 bedrooms included in these projects come in starting around \$1500/m.

60,000 Black residents have been made to disappear from the city in the same time as the developers and Dc planning officials and politicians have ushered in the real-estate goldrush in the District of Columbia. We deserved better in our city, but not at the price of existing communities and culture.

Displacement doesn't have to happen with development, but the city's current planning posture ensures that it does and this harm needs to be actively contended with in order to prevent more of the same.

To this end, we ask the Council to fulfill the law before passage of PR 24-380 and demand the executive to conduct the required impact assessments associated with the 200 million square feet of land use map changes that is now culminating with PR 24-380, Comprehensive Plan Future Land Use Map and Generalized Policy Map Approval Resolution of 2021. See DC Code § 1-306.04 (d), 10A DCMR 2515.3 (e), among other laws and regs.

Without ensuring that impact assessments are conducted, as required by law and regulation, the DC City Council is signaling to all city planners, zoning officials, decision-makers, and indeed all of the public that planning in Washington, DC is optional, that planning for the future of the city and the existing residents who are hanging on really doesn't matter. This gamble is both unlawful and unfair.

If we don't plan as a city, we will see even more displacement of our vulnerable communities. If we don't plan, we will see more sinkholes and blackouts. If we don't plan, we will see more choking traffic jams. If we don't plan, we will see more health disparities. If we don't plan, our schools will become more overcrowded. If we don't plan, the costs of living here will continue to be out of reach for most working people making minimum wage.

Planning is important which is why its found in the law and the rules. Most modern-day cities require it. Bypassing the law for the sake of growth-only is not only fool-hardy regarding our basic infrastructure, social diversity, cultural, and environmental needs, but its discriminatory in its result (see Census numbers).¹

We ask that the maps that represent 200 million square feet of upzoning not be finalized by the Council until the the impact assessment laws are followed and thus that the harms that will be naturally born of the substantial Comp Plan map upzoning and growth allowances are identified and mitigated, and that the imminent risks from the lack of proper planning to DC's communities and families are eliminated.

See attached index of associated documentation.

Regards,

Chris Otten, co-facilitator

DC for Reasonable Development

1 **Washingtonian, 3 Big Things the New Census Revealed About Our Area – DC's Black population has shrunk significantly**, by Daniella Byck, August 13, 2021, <https://www.washingtonian.com/2021/08/13/us-census-2020-takeaways-about-dc-maryland-and-virginia-populations/>

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**DC FOR REASONABLE DEVELOPMENT
INDEX OF DOCUMENTS
RELEVANT TO PR 24-380**

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1. DECLARATIONS FROM DC RESIDENTS SHOWING HOW CHANGES TO THE COMP PLAN MAPS WITHOUT STUDY WILL ADVERSELY IMPACT THEIR LIVES AND PROPERTY INTERESTS
2. LETTER FROM WARD ONE RESIDENTS ASKING FOR PLANNING TO COINCIDE WITH THE MAYOR AND CITY COUNCIL'S PROPOSED MAP AMENDMENTS
3. DC ZONING EXHIBIT SHOWING PUBLIC HOUSING RESIDENTS TRYING TO INFORM THE DC ZONING COMMISSION AS TO RACIAL EQUITY TOOLS TO CONSIDER AND USE IN REVIEW OF A PLANNED UNIT DEVELOPMENT

INDEX

ATTACHMENT 1

DECLARATIONS FROM DC RESIDENTS SHOWING HOW CHANGES TO THE
COMP PLAN MAPS WITHOUT STUDY WILL ADVERSELY IMPACT THEIR LIVES
AND PROPERTY INTERESTS

1. My name is Phyllis Wells Blair and I attest that the statements below are true and correct to the best of my ability and recollection. I live at 1614-A Beekman Place, NW, Washington, DC 20009, in Ward

2. The back of the home that I own in Beekman Place faces 16th Street, NW. I am approximately 220 feet from the entrance gate on Belmont Street NW. which is directly across from where Meridian International Center (MIC) has proposed to build a hi-rise building across most of the open land and replace some of the existing structures there now. My Councilmember is helping the private owners at MIC by UPFLUMing the property specifically for the project.

3. I am concerned the additional zoning density will provide opportunities for investors, speculators, and absentee owners to want to build more housing, squeezing in any and every where there is space at my expense. The change is huge. A simple pleasant walk down the street will no longer be. It will be difficult to be here with more people and the crowds they intend to bring with their new events space. With more people and crowds come more noise, trash directly affecting my block, my home, and my community.

4. I love my property just as I bought it. The proposed UPFLUM-ed property would be built directly across the street from my community of Beekman Place. This spot zoning to benefit the private interests here has never had any public scrutiny or study. It was proposed by Councilmember Brienne Nadeau at the very last moment before the Comprehensive Plan was changed. Moreover, this last minute change to the FLUM would serve as a workaround of our zoning appeal and eliminate our administrative rights before the zoning board.

5. This area is already congested with traffic. Belmont Street is a very narrow two-way street from 16th Street to after where our entrance gate is. The remainder of the street going up then becomes a one way street. On occasions when MIC hosts events for large groups, Belmont Street becomes impassable, clogged by catering trucks and backed up by cars and buses with event guests. This will only get worse with more event space and a denser residential building. The intersection of 16th and Belmont Streets has no traffic light. With the majority of Belmont Street being one way, this intersection is the only access point for Beekman Place, MIC, and other residents living on Belmont, Crescent Place, and 17th Street. Sixteenth Street is a busy thoroughfare in the city and without a traffic light, makes a turn across traffic onto Belmont difficult at best and causes backups on 16th Street. The addition of residents living in a 110 unit building needing daily access to Belmont Street is an absolute nightmare. The street structure and traffic control in the neighborhood are not designed to handle a population density of the sort proposed by the UPFLUM-ing of the area. There simply is not the infrastructure to manage it. Likely this is the reason the area was not zoned for such population density in the first place. If city officials gave any thought to the changes and potential destructive force of this density, they would pull back from the current call to fill every neighborhood with more big development. For residents like me, an elder pedestrian and regular walker, I am directly impacted.

6. We, at Beekman Place, are constantly talking with our city police, ANC members, city government officials on ways to decrease crime and for provisions for more safety in our neighborhood. The increase in events, people and traffic will decrease safety and increase crime. Beekman Place residents have established a Safety Committee for more protection in and around our development, and are continuously reviewing and updating our plans. I was raised that I must be happy at home. I presently am, but it appears not for long. The construction, noise, debris, pollution, vermin and all things deep underground will be a great nuisance to my peaceful home living. Even walking to my neighborhood stores will be an inconvenience.

7. I suffer from allergies to environmental exposure already and take daily medication for it. It is beyond me how even a completely healthy person can manage day-to-day living with the upcoming months of continued heavy destruction and construction that will come from the MIC new building development of a 110 units 9 story luxury condominium and conference center. Rather than trees providing canopies over roofs and along city streets, increased density removes the trees and adds more rooftops and more concrete to absorb heat and radiate back into the neighborhood and atmosphere. It seems the District government is allowing this hazardous traffic pileup and new structure to happen without reference to its own urban plan. While we may need housing in the District, it need not be another expensive high-rise. Low- and middle-income families have been and are continuously being driven out of the District.


8. My community has suffered from continuing clogged traffic on 16th Street where it's joined by Belmont Street and with daily traffic backups especially at rush hour. I have experienced a couple of main water-line pipe breaks within 12 years, and a major electrical power brownout within 10 years, with loss of power for approximately a 24-hour period. All of these issues only become exacerbated with bigger denser projects and more people in the area. How can this be proposed and passed as permanent changes without any study whatsoever!

9. My home borders the proposed new development. The majority of my daily activities are in my neighborhood. The construction would impact my getting to and from the places where I carry out my business. The construction would adversely modify my route as I am able to walk to most places that I go.

10. Living in the city is one of the main reasons I bought my house some 35 years ago. I have the convenience of walking, taking buses and cabs and all other public transportation. Frequently I observe the 16th Street mass transit buses full of passengers and not just during rush hour periods. More density of my area would make the present periods of gridlock of cars, buses and people more chaotic and frustrating, especially for me and other senior citizens and those with physical impairments. Overall, the city's failed planning has and will be a disaster for DC residents. I strongly believe the Mayor and City Council are more interested in financial gains than in making and keeping their citizens happy and comfortable.

Money is the name of the game for politicians and developers, unfortunately the expense is actual planning with real impact studies to the area and along with that, so to is the imminent risk to my health, my home, and the community I enjoy.

As signed,



Name: Phyllis Wells Blair

Address: 1614-A Beekman Place, NW, Washington, DC 20009

Phone: 202-265-0060/ Email: pwblair@comcast.net

Date: August 23, 2021

Statement and Affidavit of Minnie Elliot

1. I, Minnie Elliott, and I am over the age of 18 and I make the following statements to the best of my knowledge and recollection pursuant to penalty of perjury by law.

2. I reside at 1320 Saratoga Avenue, NE, Apt. 1, Washington, D.C. I have lived at this address for 29 years, in Ward 5 and now live with my grand daughter and two great grandchildren who are ages 8 and 12.

3. I am the President of the Brookland Manor/Brentwood Village Residents Association. I am a Steering Committee member of the Brookland Manor Coalition. I am a retired DC Public School employee. I am a member of the Urban League and have been a longtime community organizer who's worked on welfare rights and economic rights for all people since I marched with Martin Luther King, Jr. during the Poor People's Campaign to resurrect the city.

4. I live in one of the UPFLUM-ed areas on the planning maps, where the existing community density will go from moderate (garden-style apartments with 535 units) to much higher density (nearly 1,800 units) in an effort by real-estate interests to build three times the allowable density in exchange for "public benefits." In actuality, the project and recent map changes by the Mayor and Council are a direct threat to the interests I have in staying in my home and community, and also risk eliminating some of the beneficial administrative rights granted to me by the existing Planned Unit Development order.

5. As a resident of Brookland Manor Garden Apartments, President of the neighborhood's residents' association and steering committee member of the Brookland Manor Coalition, I am directly threatened with being displaced and seeing my community that I enjoy, and fight for and with, also displaced, permanently. The map changes will negatively impact my own home, which I rent, because I am not sure where my family and great grandchildren, who I care for,

will live if I am forced to move into a smaller seniors-only unit or off the site and out of the community entirely. That is not a public benefit in a city with a housing crisis.

6. At Brookland Manor, we won a “build-first” agreement with developer MidCity, and the Zoning Commission’s granting of MidCity’s ability to develop was contingent on “minimizing displacement.” The recent unstudied upFLUMing will make the proposed redevelopment at Brookland Manor, or any new developments elsewhere in the geographic area, get approved by-right for developers. That means, community members like myself will have even less of a say of how development happens around us and to us. This impacts my community directly because we currently have a lot of families, including mine, residing here that will no longer be able to due to the smaller size of the units and massive disruption to our lives by the construction. And, although the ability of the Zoning Commission to enforce minimizing displacement is dubious, the recent map changes at Brookland Manor imminently risks an administrative work around of contractual rights offered in the approved PUD zoning order such as the elimination of written promises to “build in place” during and throughout the redevelopment and to strike the Zoning Commission’s contractual responsibility to monitor the property to ensure displacement isn't happening. Not having these terms in place concretely harms my family and the community I love. Displacement will uproot us from our nearby doctors, schools, transportation, church, families, and friends.

7. The displacement concerns also relate to the obviously higher housing costs that are being foisted on all of us by the over-development now allowed to happen due to the map changes and destabilization of land values specifically where I live. We are working families and low income residents, many on vouchers like my family. There’s no commitment that vouchers values will increase as unit market rates increase. Fixed incomes don’t align well with

private developer profit interests. Displacement is a direct harm to my interests in my future and that of my community – additionally, displacement directly harms Black people. The Council’s Office of Racial Equity admits that we have a racial equity problem in the District, Black families are more likely to be impacted by displacement, and the current housing system of inclusionary zoning mostly helps families with 80% AMI— far above what the average Black family in DC makes.

8. The disruption of my community and the severe density increases will further impair my health and health care costs. More people and population growth will exacerbate pollution, traffic, noise, and trash. I already have persistent asthma, high blood pressure and high cholesterol problems and my grandchildren have major allergies that will be further adversely elevated by more and more construction and people. There were no health impact studies conducted in conjunction with the Mayor and Council approved upFLUMing that induces all of this activity and population growth.

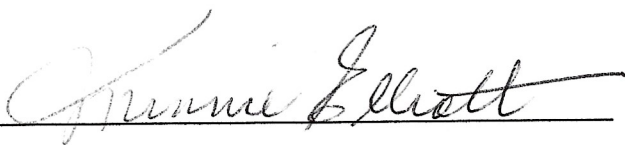
9. The upheaval of the area, literally, will exacerbate the already severe rodent problem in our community. Large rat holes already have opened up with some of the new construction in the area. People have twisted their ankles, and the rats swarm the trash areas making it difficult for residents to take out their trash without fear of getting bit. Rodents also started come into our home! This will only get worse with all the approved construction in this entire neighborhood where the maps are changing, all done without actual planning.

10. Because I cannot walk long distances, I use an automobile for transportation in my neighborhood. One of my roles in the community is to provide transportation to other seniors. I have given rides to seniors to doctor’s appointments and to go grocery shopping. I provide these rides because I know how difficult it is to get around on foot for seniors. As it is, traffic is

terrible in my neighborhood. All traffic in the Brentwood neighborhood comes through the Rhode Island Montana Ave corridor. There is a lot of construction currently in the area and more construction directly on the land I live at now will only make the congestion worse. It is unsafe for children to cross streets due to lack of crossing guards and cross walk signals. None of our transportation capacities and pedestrian needs were studied overall in conjunction with the Mayor and Council approved upFLUMing. This is a real threat to our quality of life and well being of my family and grandkids.

11. We have had recurring electrical outages on our property. A few years back, I did not have electricity for a week due to one of these outages. Thunderstorms have brought down electrical poles and caused flooding in the area. Pouring more people into the area in denser bigger housing based on an already vulnerable utility grid is foolhardy. My family and my community will pay the price for the lack of planning, not the planners who have done no studies examining how the UpFLUMing will bring bigger burdens onto these existing community systems and utility needs.

As signed,

A handwritten signature in cursive script that reads "Minnie Elliott". The signature is written in black ink and is positioned above a horizontal line.

Name: Minnie Elliott

Address: 1320 Saratoga Avenue, NE, Apt. 1, Washington, D.C 20018

Phone / Email: (202) 299-6647, melliott1031@gmail.com

Date: August 1, 2021

Personal Statement of Laura M. Richards

My name is Laura M. Richards. I am over the age of 18. I attest under penalty of perjury the following statements are true and correct to the best of my knowledge.

I have lived in Penn-Branch in Southeast Washington DC for 34 years at 3524 Carpenter Street, SE, Washington, DC 20020.

I have been a member of the Penn-Branch-Citizen/Civic Association (now renamed the Penn-Branch Community Association) since shortly after moving to the neighborhood. I served one term as president and for many years co-chaired the Legislative Committee. I represented the Association in protesting an oversized antenna tower that was proposed to be located on the grounds of our low-rise neighborhood shopping center and which would have despoiled our views. I also participated in the 2008 Small Area Plan process, recruiting witnesses for the on-the-record neighborhood hearing and testifying before the D.C. City Council, conveying the community's preference for a 50-foot maximum height at the Penn-Branch Shopping Center. More recently I worked with the community in obtaining custom rezoning and design restrictions of proposed development at the shopping center.

I follow proposed development in the community and have monitored the Comprehensive Plan land use proposals throughout the DC Office of Planning's amendment process. I was surprised, and am adversely affected, by a land use change introduced for the first time two weeks before final passage of the Plan. The change introduces additional density to a key stretch of the Pennsylvania Avenue SE corridor that will irretrievably change the corridor's low-density residential nature that I have sought to preserve for my personal property interests and my longstanding interest in my community that I enjoy and take pride in.

I value the character of Penn-Branch and surrounding neighborhoods, which fuses urban and rural living in a harmonious whole. We are less than 4 miles from the U.S. Capitol and the intensity of our national political life; we also live on the edge of Fort Dupont Park and enjoy the natural environment and the abundant wildlife. In fact, regional habitat loss has led to an outsize deer population that has spilled over into our local streets. Besides the park, another prized asset is our viewshed. We are located at the top of the escarpment on the city's eastern edge, with an unobstructed view down the Pennsylvania Avenue to the Capitol. The view is preserved in part through generous building setbacks on both sides of the Avenue for most of its length.

Pennsylvania Avenue

Pennsylvania Avenue SE, from the Anacostia River to the Prince Georges County line, is the spine uniting Penn-Branch and other neighborhoods that fan out on either side. It is a designated Main Street, part of Main Street America, which originated at the National Trust for Historic Preservation, as a pro to revitalize older commercial corridors while preserving their historic character. That character is now at imminent risk from a density increase the goal of which is to create a town center development halfway along the corridor.

Corridor residents, including me, are engaged citizens who take a strong interest in development on the Avenue. The Avenue is primarily a residential street, with commercial activity confined to nodes at

major intersections – where Pennsylvania Avenue crosses Minnesota, Branch and Alabama avenues. The proposed amendment, so far unstudied and unplanned, to the DC Comprehensive Plan changes a key site from Low-Density to Moderate-Density Residential. That is not a modest change, because amendments to the Framework Element allow extra density for Inclusionary Zoning and for development pursued through a Planned Unit Development. The site of the land use change is a church which has made its intent clear: the rationale stated for the change is “to develop 30 or more senior affordable housing units, affordable and market rate townhomes and condos, a multiunit 100% affordable housing building, 43,000 square feet of retail that includes flexible space for the community, and about 26,000 square feet for a community-based organization.”

This change will create a mixed-used node along a significant stretch of street frontage that will alter irredeemably the corridor’s character. Instead of a low-density residential street punctuated by small commercial nodes, the corridor will become substantially denser and higher and primarily mixed-use. This will be done without the required public input for land use changes. There will be more vehicle traffic, adding to the corridor’s well-documented congestion, particularly during peak hours. More congestion makes it harder for me to get around and through this geographic area, to my personal and professional appointments. as A24-0110. The pollution increases will adversely impact my health as a senior in the community.

Penn-Branch is not insulated from the challenges facing the city. Ward 7’s median income is less than half that of the whole city; we live in proximity to great need. Penn-Branch incurs the “East of the River” stigma long attached to Southeast Washington generally, along with a lower level of public services and less private investment than much of the rest of the city enjoys.

I do not look at my neighborhood with rose-tinted glasses, but I do oppose this change that elevates pressures – environmental and economic -- on me and my community. I will concretely and adversely be affected by the loss of views, the loss of balance between residential and commercial uses, the environmental stresses that accompany increased density and increased traffic. Foremost, I am adversely affected by the loss of notice and an opportunity to comment on this last-minute change, although the D.C. Code and municipal regulations require notice and community input on land use changes.

As signed,



Laura M. Richards

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Phone/Email: 202-583-3524 Lmmrichards@gmail.com

Date: August 30, 2021

PERSONAL STATEMENT

My name is Graylin Presbury, and I attest that the statements below are true and correct to the best of my ability and recollection.

I have lived at 1331 Ridge Pl., SE, in Ward 8 with my wife for 35 years. It was Ward 6 when we first moved here. And, over time our community has gone from wholly Ward 6 to partly Ward 7 and Ward 8 to mostly Ward 8. We raised a daughter here. I am currently the President of Fairlawn Citizens Association, a group that has taken an acute interest in the planning changes afoot here in the area.

My community, Fairlawn, is sandwiched between two commercial corridors, namely Pennsylvania Avenue on one side and Good Hope Road on the other. On Pennsylvania Avenue proposed map changes and up zoning will impact four blocks from Fairlawn Avenue to 27th St., going from commercial low-density (CLD) to commercial moderate density (CMD – 1971). Similarly, on Good Hope Road five blocks are impacted from Martin Luther King Jr. Avenue to 18th St., going from commercial low-density (CLD) to commercial moderate density (CMD – 9975) for Minnesota Avenue to 18th St. and a combination of commercial moderate density and commercial high density from Martin Luther King Jr. Avenue to Minnesota Avenue (CMD/CHD – 287 & 2344.1). These numbers in parentheses are reflected on the DC Office of Planning's changes to the DC Future Land Use Map which is part of the DC Comprehensive Plan.

We are essentially moving from two-story buildings to three- and four- story moderate sized buildings to potentially ten+ story high density buildings. Clearly, the map changes will induce bigger denser buildings and more people and traffic. It represents a significant change with taller buildings, less open spaces, more noise, and closer sightlines. This will harm our community and my direct interests in seeking positive outcomes for our future here especially given my position in the civic association.

The Fairlawn corridors have narrow sidewalks and already have significant vehicular congestion especially during the rush hours on Good Hope Road. We already have a bottleneck turning onto Good Hope Road from Martin Luther King Jr. Avenue and 11th Street with the construction going on at MLK and Good Hope Road. Don't let there be a traffic accident or a vehicle breakdown, then our bets are off. The delays will likely be insurmountable. None of the up-zoned map changes were studied for additional adverse impact on our clogged arterial roads around Fairlawn and around my home.

There is already an inadequate amount of parking available as I've come to see with on my block and the area around my home, with visitors typically parking on the residential streets and walking back to the commercial corridor. These parking issues will be exacerbated by more growth, clearly, but it wasn't considered before making changes to the planning maps in my geographic area.

With the up zoning we can expect higher assessed real estate values and the associated real property taxes, as well as higher rents. As a property owner I should be happy about higher property evaluations that is as long as I can afford the property taxes. Facing displacement

pressure like this without a study and mitigation is unfair and unacceptable. Higher housing costs will lead to even more displacement pressures onto me and the community I enjoy now.

My health is also going to be challenged more. I personally suffer from sleep apnea and frequent bouts of bronchitis and other upper respiratory infections. I believe this is brought on by pollen and dust, especially when the seasons are changing. The construction impacts and traffic pollution that remain unevaluated means I will suffer more.

I've been retired for a few years now but when I was working I had to be particularly careful about over exerting myself in the outdoors, like running for a bus. I can recall how crowded the bus would be, especially during rush hour, and how I would try to take the less popular routes where I would have a seat to get to my destination.

The capacity of the public transportation that serves me and my community will be impaired by more population growth, mainly because of a lack of planning and study associated with the changes to the maps. And I can recall major concerns on the part of some even more senior residents when the Good Hope Road Circulator bus was eliminated. They particularly liked the service because it was more accommodating for wheelchairs and walkers with a very low step up to get on the bus and easy to get off as well. It was a great complement to the Metro Bus routes serving Good Hope Road.

I would like to see DC's planning officials do the planning required with any desire for more growth, otherwise families like mine, and our vulnerable communities will be further harmed and imminently so.

As signed,

A handwritten signature in cursive script, reading "Graylin W. Presbury", is written over a horizontal line.

Name: Graylin W. Presbury

Address: 1331 Ridge Pl., SE, WDC 20020

Phone / Email: 202-549-7730 / presbug@aol.com

Date: August 18, 2021

**PERSONAL ATTESTATION REGARDING
PROPOSED UP-FLUMING CHANGES TO COMPREHENSIVE PLAN**

My name is David Belt. I am over the age of 18 and I attest under penalty of perjury that and the following statements are to the best of my knowledge true and correct to the best of my knowledge.

I have been a resident of Ward 7 for about 25 years and have owned my home at 3940 Benning Road NE for 21 years.

I am concretely and adversely impacted by the changes to the DC Comprehensive Plan where I live which is in close proximity to substantial changes to the planning maps near my home that will induce new bigger denser developments along the narrow transportation corridors in my neighborhood.

The lack of planning studies associated with the recent changes to the Future Land Use Map seems a purposeful pattern of malfeasance and dereliction. For example, the Office of Planning attempted, perhaps inadvertently, to upzone my property and others along Benning Road to the denser commercial zone C-3-A (now MU-7) on the other side of Benning Road, which includes the East River Shopping Center. I successfully petitioned the zoning commission (Zoning Case 13-07) to correct this obvious oversight by rezoning this square of private homes (now RA-3) to be not inconsistent with its present use and respectful of its location adjacent Fort Mahan National Park. But none of those corrective efforts will matter now given the FLUM changes proposed by the Mayor in the amendments to the Comp Plan and flagged on the FLUM Map as amendments 2035, 1542, 1984, 2021.

For example, I was a strong proponent of the new Dorothy Height Library with its low profile and visible green roof, staying in its original location since I believe that an institution of learning should remain forefront and accessible, especially in African-American community. The proposed FLUM changes will swallow the lower-density public institutions nearby, like the library that I advocated for and use regularly, to be surrounded by new bigger unaffordable development projects. The population increases proposed by the FLUM changes have not been studied but clearly threaten imposing adverse service-capacity issues for the existing library, buses, and low density commercial services nearby that I use and enjoy now.

The increases in traffic and pollution under the existing development scheme is already causing harm, with almost unbearable congestion increasing after the Minnesota Avenue Reconstruction Project that introduced bottlenecks, poorly designed and timed traffic lights and poor coordination with Metro. The new Comp Plan amendments and associated upzoning will induce even bigger developments along these very narrow and busy corridors include the future DGS Headquarters on Minnesota Avenue expected to bring in from 500 – 700 out of town employees to add to the traffic, pollution, and parking problems.

The proposed FLUM changes are also prompting calls for funding the extension of an unwanted streetcar slated to run down Benning Road. Benning Road is a main commuter thoroughfare coming into and leaving the city and is a marked Evacuation Route in case of a disaster. There has been no impact studies showing how increasing density along these corridors will impact the existing emergency egress

or access designed and made available to help me and my neighbors in time of disaster or personal acute emergency needs.

It has come down to the forceful displacement of residential homeowners to possibly UPFLUM this increase in population associated with the map changes, city planners and DDOT will seek to take the entire front yards of many of these properties without consent or compensation to owners. To widen the street they will remove every mature tree along this entire stretch of Benning Road as well as pave over the dedicated greenspaces that are the front yards, some to the front door, to widen the sidewalks for pedestrian and bicycle traffic. The streetcar serving the upFLUM map density will drastically increase congestion, increase pollution with cars and trucks idling much longer and lower air quality making for an unhealthy environment, and will indeed inhibit emergency responder access to my home and my community. With the scope of the new construction proposed surpassing the presently zoned capacity of the Minnesota/Benning corridor the potential damage to my home is very real. I have suffered great property damage from Benning Road Reconstruction about 12 years ago and had to fight the city to repair the damage clearly caused by the construction.

To destroy the beauty of this city at the behest of big developers is unconscionable, especially for those charged with the power to preserve this city as one of the most beautiful and liveable cities in the world.

The recent quote by tennis superstar Rafael Nadal about Washington, DC says best what we all want: "What I saw, so beautiful. A very green city, lower buildings than most of the American big cities. I am enjoying the city, I am enjoying the people." - Rafael Nadal

This describes perfectly my neighborhood in Ward 7, however with the upFLUM right across the street from my residential neighborhood, the direction of the Comp Plan is 180 degrees opposite the beauty that Mr. Nadal describes.

As signed,

A handwritten signature in blue ink, appearing to read 'David Belt', written over a horizontal line.

Name: David Belt

Address:

3940 Benning Road NE

Washington, DC 20019

Ward 7; ANC: 7F01

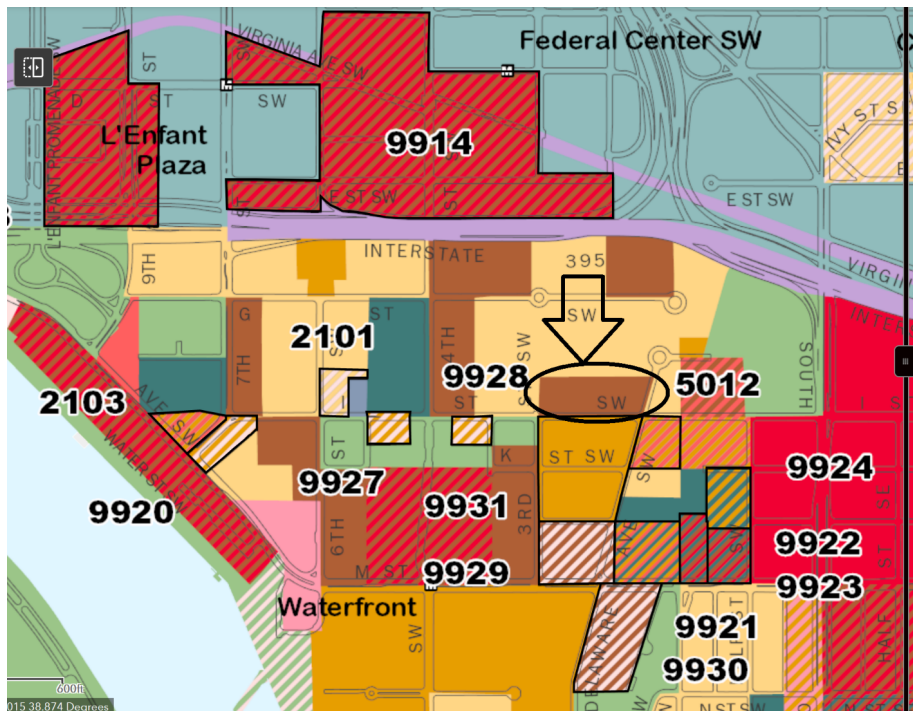
Phone / Email: tazz20019@gmail.com

Date: 8/19/2021

PERSONAL ATTESTATION

My name is Christopher Williams and I attest that the statements below are true and correct to the best of my ability and recollection.

I live at 201 I St SW Apt 526, Washington, DC 20024, within .25 miles within 14 sites of Upfluming in Southwest DC. The density increases around my home are substantial and the impacts of which remain unevaluated per the law.



The upFLUMing affects the increasing lack of affordability in the area imminently threatening stable affordable housing like at my building and catalyzing redevelopment selling and higher housing cost pressures. My building has been put up for sale for example, triggered by the upFLUMing, as the land is now seen as more valuable impacting my life and my future in the neighborhood I enjoy.

I'm at the same income level as those in public housing making me more vulnerable to these types of land value changes. I have limited income on account of being a student and continue to experience financial challenges in being able to afford the area. I'm very worried about being displaced from my apartment. Rental assistance programs cannot be sustained or be enough with rising values.

My healthcare costs have gone up substantially with my medical needs that have come with the stress of being displaced. Being made more vulnerable, my mental health and well-being in seeking clinical service is a premium and becoming ever more costly.

Upfluming in Southwest DC is seeking to continue racially discriminatory policies. The UpFLUMed parcels of public land on the map labelled as 9924, 9922, 9923, 9921, 9930, 9929, and 9931 will allow the District to continue these policies after Black residents like me who are also disproportionately impacted by eroding affordability:

- Within the 20024 zip code between 2010 and 2014-2018, Blacks' population percentage declined from 55% to 43% while Whites' percentage increased from 34% to 48% (US Census/Policy Map). Since the total population increased from 11,510 to 13,354 during this period, Blacks decreased in total population - from 6,331 to 5,742. With exception of the southeast tract that contains public housing properties, all census tracts showed a decline in the overall Black population. Blacks continue to decline in population in Southwest while the White population increase. This has largely been catalyzed by racist city planning.
- Recent research shows that DC has experienced the most intense gentrification of any U.S. city since 2000. Southwest has stood out as an example of this: in the census tract containing the parts of Greenleaf Gardens north of M Street, the population doubled from 2000 to 2016, but the share of low-income households dropped from nearly 39% to 20% and over 160 rental units were lost. Black households were the only racial group in that area to see their population decline.
- SW is experiencing sharp rises in rent due to District-driven economic development. The average percentage change in median gross rent between 2009-2013 and 2014-2018 in SW was 33% (US Census/Policy Map). It varies by census tract: SW tract (27%), NW tract (27%), NE tract (18%), and SE tract (61%). The average percentage change across all census tracts in the District for this period was 24%. WUSA9 analyzed Zillow data on median rent in the District and found that Navy Yard and Southwest Waterfront grew by more than 12 percent in a single year - more than 3x faster than the rest of DC. Based on Zillow data by unit type, the SW-Waterfront neighborhood ranked high among roughly 50 neighborhoods for median rent: studio or one bedrooms (#9), two bedrooms (#16), and three bedrooms (#16). SW census tracts rank 33 (NW tract), 48 (SW tract), 52 (NE tract) for highest median rents for studios among 96 tracts in 2014-2018 (US Census/Policy Map). Two tracts rank 27 and 31 out of 163 tracts for highest median one bedroom. For two-bedrooms, two tracts placed 23 and 34 out of 161 ranked tracts. According to the Philadelphia Federal Reserve, renters are more vulnerable to displacement as their communities gentrify, and unlike owners, they reap none of the rewards that rising home prices and rents can bestow." Data comparing two four-year periods show that three of four census tracts in Southwest have a higher percentage of renters who are cost burdened (US Census/Policy Map). Affordable rentals remain out of reach mostly for household under 60% maximum annual income (MFI). Because Black households' median income falls under 60% MFI, the burden of constructing developments without substantial investment in affordable housing will fall disproportionately on Black residents.

The noise and air pollution is already major issue on I Street SW, that will become steadily worse with the intensification of density and subsequent construction trucks up and down the road that diminish the enjoyment of my community. I already have to keep my windows closed and it's going to get worse without mitigation.

The upFLUMing will mean increasing already overbearing traffic, thus will continue to diminish air quality in the neighborhood and pose dangers for pedestrians and cyclists. There is already bumper to bumper traffic in nearby corridors, on South Capitol, and on I Street where I live. During rush hour, major events at Wharf, the choking traffic is far too common. The District has not done a comprehensive traffic study in Southwest or the Southwest-Navy Yard area. Southwest has many fewer entry and exit points because it is surrounded by water on two sides. The increased density will negative impact livability for Southwest and erode our community feel. Without a comprehensive traffic study, emergency services will be challenged to navigate

the area. I am an avid walker and biker and am directly impacted by the FLUM changes that have gone unstudied.

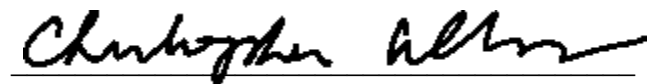
Public transit is also already at capacity now. The huge increases in density and population will cripple these public transit ways I rely on. I use the Metro to get to and from work. During regular times it is not uncommon at my Waterfront station Metro completely at capacity. Navy Yard is a stop just before Waterfront into center city and the offices there fill the cars there already now during rush hour. So the changes will increase the pressure and will affect my ability to access work and school by Metro.

This geographic area is vulnerable to flooding and this wasn't studied. SW is in a floodplain. Hardening the area with more concrete, buildings, and people cannot be changed after the fact. There was no analysis done, especially as it regards the public parcels in the area, as to how we likely need to use them to buffer the imminently flooding upon us with the major climate changes sadly underway. Without these studies, the Office of Planning has imminently risked my future here at my home and unacceptably have threatened this community I love.

I have very close friends at Greenleaf public housing that are imminently facing displacement, it is impacting their mental health, and more resources thus are demanded from me. I appreciate the low rise aesthetic of our community at Greenleaf, just across the street from my apartment, and the looming threat to go high density now will permanently harm my neighbors and community, especially because the displacement and environmental impacts of these changes were not studied. The proposed types of land use changes push out public spaces like at 4th and M where I sell my art. There is no substitute for public gathering spaces for social interactions and community well-being and togetherness. The increased upzoning and redevelopment crushes these spaces and our hopes threatening severe social impact, neighborhood cohesion, and health.

As a Board member of Grassroots Planning Coalition, a member of the Greenleaf Resident Advisory Group, Editor in Chief of SW Voice, social justice racial equity focused digital newspaper, Member of Buzzard Point Environmental Justice Group, and Co-Chair of the Capitol Park Plaza and Twins Tenant Association, I'm acutely and uniquely impacted and I want and deserve real planning studies to accompany the proposed land changes are made permanent. It's not only common sense, it's the law.

As signed,



Name: Christopher Williams

Address: 201 I St SW Apt 526, Washington, DC 20024

Phone / Email: (202) 630-0524/chrisville09@gmail.com

Date: 8/24/2021

Personal Attestation

My name is Chris Otten and I am over the age of 18 and the following statements are to the best of my knowledge true and correct under penalty of perjury.

I live at 2203 Champlain Street NW. Me and my home will be sandwiched between the last minute unstudied proposed land use changes to the south, to the east and to the north as proposed by the Office of Planning and Ward 1 Councilmember Brianne Nadeau without any impact planning analysis or study whatsoever.

The five page ad-hoc non-relevant report that has no attribution to any agency or person without any date that I saw on the Council record doesn't mention any specific upFLUMing changes or the impacts of those land use changes on any given geographic area around the upFLUMing. That report is not a study of anything, especially not of the approved upFLUMing in my community nearby that is substantial and will impact me directly and acutely.

I live at a low-income Section 8 housing cooperative. My home and coop are vulnerable to shifting land values in the geographic area where the proposed upFLUMing is. In Adams Morgan, the right to develop bigger denser buildings means the imminent construction of higher-profit high-rise luxury condos and significantly more pressure on surrounding housing taxes and costs, especially on existing affordable housing units like mine. Thus the upFLUMing increases displacement pressures on the cooperative where I live and on existing affordable units where my neighbors and friends live.

And, despite the fact that thousands of low income working people like me have been displaced from Ward One over the past decade by the recent denser luxury development, the unstudied upFLUMing will only further exacerbate this displacement yet no DC planning official or Councilmember could take the time to look at the law that requires impact studies to accompany these types of substantial land use and map changes. Clearly, as the census shows, these types of changes have adverse impact on working-poor people like me who are far more vulnerable to increasing housing cost impacts. I am directly and concretely affected and imminently threatened by the proposed Comp Plan map changes, especially because the laws regarding impact studies were ignored.

As a member of the DC Grassroots Planning Coalition steering committee, I testified before the Council on numerous occasions. In November of 2020, I testified to my concerns at a hearing about the proposed changes to the Comp Plan before Council Chair Phil Mendelson. I point blank asked the Chair of the Council as to why the laws governing the Comp Plan amendment process requiring impact assessments could be ignored by the Executive. He demurred. Ultimately, when printed, the Committee report about this hearing never makes a mention about these laws that require impact studies. I asked the Committee staff and Chair to correct the report (see true and correct copies of emails attached). These emails were also ignored. Then in March 2021, at a public gathering, I gave notice to the Chair that his lack of accountability around the Comp Plan laws requiring impact studies could be pursued in court. Chairman Mendelson said, "Go for it."

My emails with the DC Office of Planning Director as to whether impact studies existed also were not answered despite Mr. Andrew Trueblood admitting that the Mayor's proposed FLUM changes to the Comp Plan land use maps equated about 200 million square feet of allowable upzoning. Then emails to my Councilmember, Brianne Nadeau, also went unanswered as to her last minute substantial changes to the planning maps in Adams Morgan just a few blocks from my home (see true and correct copies of emails attached).

I also attempted to clarify with the DC Council Office on Racial Equity as to whether any environmental assessments were completed between the time Mayor Bowser and the Office of Planning submitted their proposed Comp Plan changes to the Council in May 2020, and when the City Council's took their final vote on the Comp Plan changes in May 2021. Upon asking if any impact studies were further elaborated in any way for the public record, Mr. McClure, the Director of CORE affirmed he was not aware of any. Mind you, regarding the un-dated, un-captioned, un-signed so-called environmental assessment tacked onto the end of the Comp Plan changes sent by the Mayor over to the Council in May 2020, the DC Council Office on Racial Equity called that document "incomplete" and "not exhaustive." In fact, that five-page generic report makes no specific mention of any of the proposed 200-million square feet of UpFLUMing at all let alone any account of any last minute land map changes proposed by Councilmember Brianne Nadeau in and around my home and community in Adams Morgan.

As a former ANC Commissioner in Adams Morgan, I saw ANC-1C specifically raise issues and concerns about the Comp Plan amendment process in their official publicly recorded ANC resolution delivered to the Office of Planning in February 2020. The Adams Morgan ANC resolution on the proposed Comp Plan amendments acutely asks the OP to explain why the law as to impact assessments need not be followed:

ANC 1C Concerns with OP's Process

ANC 1C feels that the timeframe allotted for ANC comments on OP's Amendments to the CompPlan (even including the extension granted) is not enough time to digest the 1,500 total pages of redlines to the 2006 Comp Plan, conduct meaningful community engagement, and write thorough recommendations, pursuant to the Implementation Element or Chapter 25 of the Plan itself, especially 10A DCMR §§ 2505, 2507, 2515, 2516, and more generally DC Code § 1-306,et. seq.

Moreover, these "amendments" to the Comprehensive Plan constitute a rewrite (a major revision and not an amendment as described in Implementation Element Section 2513.2) making major changes and rewrites to policies without the public engagement required. ANC 1C is concerned that the Comp Plan process has not been followed with regard to reporting the progress and impact of implementing its provisions. OP should provide a full explanation of their proposed changes to each Element, and must be able to provide understandable data and clear impact analysis to support amendments and assertions that certain actions have been completed pursuant to 10A DCMR §§ 2511, 2512, and especially DCCode § 1-306.04.

ANC 1C letter and resolution and transmitted to the DC Office of Planning Director, Andrew Trueblood on February 14, 2020 as shown at this website:

https://plandc.dc.gov/sites/default/files/dc/sites/Comprehensiveplan/page_content/attachments/ANC%201C%20-%20Comp%20Plan%20Resolution.pdf

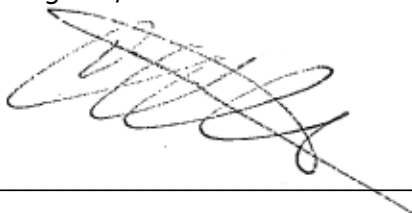
While the Office of Planning did respond to many of the Adams Morgan issues regarding changes to the Plan, the key concerns about “reporting the progress” of existing Plan policies and the requirement for “clear impact analysis” were both issues completely sidestepped by the Office of Planning in their official response to ANC-1C. See, the DC Office of Planning letter dated April 23, 2020, signed by Andrew Trueblood in response to the Adams Morgan ANC resolution on the DC Comp Plan changes as found at this website ::
https://plandc.dc.gov/sites/default/files/dc/sites/Comprehensiveplan/page_content/attachments/ANC%201C%20Response.pdf

To this day, the Office of Planning has not explained to my ANC Commission why the laws requiring impact studies do not have to be considered when amending the Comp Plan and land use maps, especially the last minute changes proposed from the Council dais in May 2021 by Ward One Councilmember, Brianne Nadeau.

The substantial inducement of population into Adams Morgan by the proposed unstudied upFLUMing will bring significant impacts to our air quality, noise pollution, trash, traffic, and other environmental impacts. I am especially sensitive to these sort of impacts as I already have lung complications. My health will only be worsened by the impacts of the substantial population and associated pollution, especially because there will be no mitigation plans that could and should have evolved from the completion of the required impact studies.

I want to be protected as the city develops, not harmed yet I am imminently facing economic hardship, displacement, and environmental impacts to my health. The laws requiring impact studies exist to protect us. So I must ask that no changes to the Plan and planning maps go forward until the required studies are done and people like me are considered along with developer profit margins.

As signed,



Name: Chris Otten
Address: 2203 Champlain Street NW #303, WDC 20009
Phone / Email: crotten2@gmail.com, 202-810-2768
Date: August 13, 2021

AUG 16 2021

TRUE AND CORRECT COPY OF
AN EMAIL BETWEEN CHRIS
OTTEN AND BRIAN MCCLURE,
DC COUNCIL OFFICE ON
RACIAL EQUITY REGARDING
COMP PLAN STUDIES



d.c. forrd <dc4reality@gmail.com>

Re: Mr. McClure on the Comp Plan

1 message

d.c. forrd <dc4reality@gmail.com>

Mon, Aug 16, 2021 at 3:06 PM

To: "McClure, Brian (Council)" <bmcclure@dccouncil.us>

Cc: "Clayton, Melvin (Council)" <mclayton@dccouncil.us>, "Mody, Namita (Council)" <nmody@dccouncil.us>, "Robbins, Milika (Council)" <mrobbins@dccouncil.us>, Parisa Norouzi <parisa@empowerdc.org>

Thank you Mr. McClure.
Appreciate that feedback.
Chris O!

On Mon, Aug 16, 2021 at 3:02 PM McClure, Brian (Council) <bmcclure@dccouncil.us> wrote:

Hi Chris, apologies for the delay and thanks for your patience. Our Office has not seen an updated environmental assessment or additional progress reports since our REIA was released. You may want to check with OP or the Chairman's office to verify.

If I recall correctly, I think the Comp Plan may have made some changes to how progress reports are conducted and submitted based on the concerns outlined in the REIA. But those changes were only forward looking and did not necessarily address prior reports/assessments. But the Chairman's Office is better positioned to respond to all the changes that were made after first reading.

Let me know if this helps or if I can clarify anything.

--

Brian McClure, PhD
Director
Council Office of Racial Equity
Council of the District of Columbia
1350 Pennsylvania Ave., NW,
Washington, DC 20004
Direct: 202 549-5825
bmcclure@dccouncil.us

Visit us on the web at dcraciaequity.org

From: "d.c. forrd" <dc4reality@gmail.com>

Date: Monday, August 16, 2021 at 2:38 PM

To: "McClure, Brian (Council)" <bmcclure@DCCOUNCIL.US>

Cc: "Clayton, Melvin (Council)" <mclayton@DCCOUNCIL.US>, "Mody, Namita (Council)" <nmody@DCCOUNCIL.US>, "Robbins, Milika (Council)" <mrobbins@DCCOUNCIL.US>, Parisa Norouzi <parisa@empowerdc.org>

Subject: Re: Mr. McClure on the Comp Plan

Hi Mr. McClure,

I'm not sure if the office is open now or not, but we've been trying to get an answer to this important question for a couple months.

Just for clarity sake. As it seems, there is a gap in understanding how the CORE reports are received by the Council and how the Council may act to address the CORE concerns and issues.

Here with the Comp Plan the CORE report made very clear statements about the Environmental Assessment and Progress Reports regarding the Comp Plan -- they were missing incomplete and non exhaustive.

And we just wanted to verify that between the time the Council received the Comp Plan amendments from the Mayor to the time of the second Council approval vote on May 18, no additional environmental assessments or progress reporting were produced for CORE or for that matter for anyone in the public including the Council.

We are just hoping to confirm that as we can't find anything. Moreover, the recent census numbers release show how dramatically development is shifting this city now, for sure 60k Black folks have been displaced from DC between 2000-2020. A shocking number for us to see. 20k more folks over the past 10 years!

We look forward for someone, anyone from the CORE office to please respond to our inquiry as to the Comp Plan env assessment and progress reports. Again, that there has been no update on those that were submitted by the Mayor before the second vote was taken. Right?

Thanks,

Chris Otten

On Wed, Aug 11, 2021 at 5:47 PM d.c. forrd <dc4reality@gmail.com> wrote:

Hi Mr. McClure,

I hope your summer has been ok.

I don't recall seeing an answer to these series of emails.

The key question:

Is it the case that despite the changes made by the Council to the Mayor's COMP Plan proposal, that happened between April and May, the Council never addressed the missing progress reports and never addressed the lacking environmental impact assessments that the CORE report highlights as deeply deficient. Right? Perhaps I missed it given the volume of the documents at play. CORE Report Appendix at page 26.

Please advise.

Thanks,

Chris Otten

On Fri, Jul 2, 2021 at 5:13 PM d.c. forrd <dc4reality@gmail.com> wrote:

Hi Mr. McClure,

You've probably left for the weekend.

When you get the chance, I'm seeking just this last bit of info on analysis of Comp Plan.

Please respond when you get a moment,

see below.

Have a nice weekend.

Thanks,

Chris O.

On Fri, Jun 25, 2021 at 3:48 PM d.c. forrd <dc4reality@gmail.com> wrote:

Thanks for this note Mr. McClure. I've been delayed as I've been a bit under the weather.

But we really do appreciate your insights and understanding.

I do wonder however, is it the case that despite the changes made by the Council to the Mayor's proposal, that happened between April and May, the Council never addressed the missing progress reports and never addressed the lacking environmental impact assessments that the CORE report highlights as deeply deficient. Right? Perhaps I missed it given the volume of the documents at play. CORE Report Appendix at page 26.

Any insights you can share into this particular issue is very welcomed.

Thanks,
Chris O.

On Mon, Jun 21, 2021 at 6:30 PM McClure, Brian (Council) <bmccclure@dccouncil.us> wrote:

Hi Chris. Hope all is well.

Yes, the April 19th report first reviewed what the Mayor sent down. It then looked at changes made to OP's version made by the Chairman in what was called the "staff draft."

That is a good question. Currently, our office does not conduct a post vote report or a additional review once a measure has received its final vote. As I'm sure you know, the staff draft was subsequently significantly revised based on issues flagged in the report as well as by issues raised by the public and other members. There were many amendments that were incorporated that aimed to improve outcomes for Black residents and other residents of color.

--

Brian McClure, PhD
Director
Council Office of Racial Equity
Council of the District of Columbia
1350 Pennsylvania Ave., NW,
Washington, DC 20004
Direct: 202 549-5825
bmccclure@dccouncil.us

Visit us on the web at dcraciaequity.org

From: "d.c. forrd" <dc4reality@gmail.com>
Date: Monday, June 21, 2021 at 2:59 PM
To: "McClure, Brian (Council)" <bmccclure@DCCOUNCIL.US>
Subject: Re: Mr. McClure on the Comp Plan

hi brian,

just checking in to see if you saw this email.

thanks.

chris o.

On Thu, Jun 17, 2021 at 8:10 PM d.c. forrd <dc4reality@gmail.com> wrote:

Hi Mr. McClure:

Hope all is well. And things are going strong over at the office.

I wanted to check in with you about the Comp Plan because as you may know there are issues with what ultimately got passed by the Council.

I watched the event tonight, and I want to understand the CORE reporting process as best I can.

The CORE report that was published on April 19 was the report that coincides with Councilmember Mendelson's staff report and the Committee of the Whole's proposed changes to the Mayor's changes to the Comp Plan. Yes?

And that the conclusions in that April 19 final CORE Report, those were based on Mr. Mendelson's changes before it went to the full Council for a vote, yes?

Tonight you mentioned a preliminary report that preceded the staff changes and your office's final report. Is there a post vote report as well?

Thanks for any insights.

Chris Otten

--

DC for Reasonable Development

(202) 656-5874

www.dc4reason.org

fb.me/dc4reality

twitter.com/dc4reality

MAY 17 2021

TRUE AND CORRECT COPIES
OF EMAIL FROM CHRIS OTTEN
TO WARD ONE
COUNCILMEMBER BRIANNE
NADEAU AND STAFF
REGARDING LAST MINUTE
CHANGES TO THE COMP PLAN
LAND USE MAPS IN ADAMS
MORGAN; THIS EMAIL
REMAINS UNANSWERED

Re: COMP PLAN: ADAMS MORGAN: Does the Law Matter? Does Planning Matter?

CRO. 9000.series <crotten2@gmail.com>

Mon, May 17, 2021 at 3:24 PM

To: Brianne Nadeau <bnadeau@dccouncil.us>, "Meni, David (Council)" <dmeni@dccouncil.us>

PS: I've downloaded and screencapped your entire website to check on Comp Plan stuff.

On Mon, May 17, 2021 at 3:03 PM CRO. 9000.series <crotten2@gmail.com> wrote:

Dear Councilmember Nadeau and all Councilmembers,

My name is Chris Otten. I am a former ANC in Adams Morgan and a 20 year resident.

I am writing because I saw this video >>

<https://www.youtube.com/watch?v=PTJdDBUxpLE>

I hear in this video:

1. That the community supports the upFLUMing in Adams Morgan (NOT PROVEN)
2. That Chairman Mendelson suggests a planning assessment happen before going forward with the upFLUMing (PLANNING REQUIRED BY LAW)

As to point 1: I want to reiterate many people have objected to the last minute amendments that will permanently alter Adams Morgan forever and will have impacts on residents especially those vulnerable to displacement from the remaining affordable housing here, will impact population growth and capacities of our schools, clinics, transportation, utilities, parks, etc.

- [PR: Nadeau's Changes to the DC Comp Plan Resurrects Redlining of the Past](#)
- [COMP PLAN NEWS: Ward Eight and Ward One Ask Council to Reject Comp Plan](#)
- [Press Release:: Comp Plan Leaves Behind Ward One Residents](#)

In the video above, [the May 4th discussion](#) about the Comp Plan and CM Nadeau's changes, I think I hear there is no objection by the community to these changes. CM Nadeau says as such but yet didn't announce these changes in any newsletters, on any listservs, in any public way herself besides the May 4th Council session. Her staff did bring these proposals to the community at a lightly attended March 17 ANC Committee meeting whereby the ANC took no position and there were many voices against/concerned/or seeking more info on the UpFLUMing amendments proposal as put on the record. <https://www.youtube.com/watch?v=9HfRKJi2Po0>

To point 2. Chairman Mendelson suggests that planning be done before upFLUMing on U Street. The suggestion is good but brushed aside by my Councilmember. Problem here is that the suggestion for planning is not just common-sense, but is required by law.

See DC Code § 1-306.04 (b), DC Code § 1-306.04 (d), and DCMR 10A- 2515.1, and DCMR 2515.3, and,

DCMR 10A-2517.1 The following text outlines the steps in the Council review and adoption process for Comprehensive Plan amendments.

c. Following approval by the Committee of the Whole, Council considers and votes on an amendment package in at least two legislative meetings (first and second readings) no less than two weeks apart. **Any new or significantly modified amendment that**

is generated during any of these readings would be required to be accompanied by planning analysis and recommendation prior to the Council taking final action on the amendment.

Any action tomorrow as to the U Street upFLUMing, at the last minute representing substantial changes to Adams Morgan, and frankly **the complete giveaway of 200M sq ft of "unlocked" upzoning on the Future Land Use Map as desired by the Mayor** -- all being proposed and possibly legislated without the required planning impacts and progress reports -- would be considered unlawful and frankly harmful in light of the CORE report of status quo unplanned "growth" this city has come to know all too well over the past 15 years,

We are seeking truly transparent decision making based on a real impact study that considers how this type of growth will impact our existing residents vulnerable to destabilizing health and financial upheavals that is a form of violence against people like low income residents, working people and families and small businesses in the city and in Adams Morgan. If we can't get the help from the Council, what are we to do, go to Court again?

Please respond.

Thank you,
Chris Otten

cc: Adams Morgan for Reasonable Development
DC Grassroots Planning Coalition
Karl Racine, AG

APRIL 22 2021

TRUE AND CORRECT COPIES
OF EMAIL FROM CHRIS OTTEN
TO THE COMMITTEE OF THE
WHOLE STAFF AND COUNCIL
CHAIR PHIL MENDELSON
REGARDING CORRECTIONS TO
THE COMMITTEE REPORT ON
THE DC COMP PLAN; THIS
EMAIL REMAINS
UNANSWERED



d.c. forrd <dc4reality@gmail.com>

Re: Comp Plan City Council Committee Report: Missing Info

d.c. forrd <dc4reality@gmail.com>

Thu, Apr 22, 2021 at 10:52 AM

To: "Koster, Julia (Council)" <jkoster@dccouncil.us>, pmendelson <pmendelson@dccouncil.us>

Bcc: Dcgpsteering <dcgpsteering@googlegroups.com>, Akela Crawford <Akela.Crawford@legalclinic.org>, tvassefi@gmail.com, Vikram Surya Chiruvolu <vikram.chiruvolu@gmail.com>, Carolmiller100@gmail.com, Amandafox8@gmail.com, Amanda Fox Perry <amandacfox8@gmail.com>, Bill Rice <ricebill@aol.com>, Sandra Reischel <sandrareischel@yahoo.com>, cesar maxit <cesarmaxit@gmail.com>

Im sorry to bother you but time is of the essence.

Will you be responding to my email by chance?

Will you acknowledge that I and others raised as a key concern that laws governing the Comp Plan are not being followed to the imminent harm of working DC families and residents and particular communities of color in DC.

We raised these issues about the Comp Plan laws during the Nov hearings but the Committee report published on Monday makes no indication that we raised them.

In fact, several ANC's raised these laws as not being followed in resolutions that are also being ignored.

Knowing these laws exist as we have squarely put them before you, will the Committe please explain why they can be ignored by the Mayor and now by you and the Council especially my Councilmember Nadeau.

CM Nadeau has offered substantial changes to Adams Morgan affecting our community permanently. It was just mid March when her staff unveiled substantial upzoning in Adams Morgan at a ANC mtg with 20 people in attendance. The land value speculation that will be driven by the upzoning without planning will specifically and concretely affect those working poor residents and families living in the last affordable housing options here in this community. Moreover almost doubling the population along Columbia Road will push the 42 bus over capacity as CM Nadeau's changes would put significant additional capacity pressure on this line, making it much harder to get to to my health and professional appointments downtown. Moreover, the volume of construction noise dust and health impacts will negatively affect those like myself more vulnerable to the health effects of the likely substantial increase in luxe housing construction just blocks from my home. This goes on as for families, it will be harder to get kids into local schools becoming overcrowded and same for use of local parks clinics and other social needs and emergency response time that will be pushed to over capacity levels that they will likely no longer serve existing residents adequately.

Please advise.

Thank you,
Chris Otten
21 year Adams Morgan resident

On Monday, April 19, 2021, d.c. forrd <dc4reality@gmail.com> wrote:

Dear Mr. Mendelson and Mrs. Koster, and Committee staff, and Councilmembers,

Despite several people, including myself very specifically highlighting the **laws and regulations that govern amending the DC Comprehensive Plan**, there is only a brief mention in the entire **Committee of the Whole Committee Report**. Plus the report link is missing the attachments or at least not visible in the document link I received.

Only one statute associated with the Comp Plan is mentioned **within Mr. McClure's report on racial equity** concluding the Comp Plan represents "status quo" displacement of Black DC will continue under these current Comp Plan changes. Mr. McClure's report talks about the progress reporting that is supposed to be associated with the Plan to determine appropriate changes and those reports are sporadic and missing.

Most curiously, there is nothing in the COW Committee report on the Comp Plan contending directly with the laws that

require impact assessments associated with any proposed Comp Plan changes, let along the upFLUMing that equates to about 200 million square feet or approx \$85B of land value that the Mayor wants to "unlock" onto our communities.

DC Code § 1-306.04 (d) "[Amendments to the DC Comprehensive Plan] shall be accompanied by an environmental assessment of the proposed amendments... "

10A 2515.2, .3 "The greater the degree of change [to the DC Comprehensive Plan] proposed, the greater the burden of showing that the change is justified. ... The following supporting information will be required when an amendment is proposed: ... e. The anticipated impacts of the change, including the impacts on the geographic area affected and the issues presented. This should include an assessment of net benefits to the city resulting from the change. f. Demonstration that the proposed change would be in conformance with the goals, policies and actions of the Comprehensive Plan. The applicant would be requested to include any data, research or reasoning that supports the proposed amendment."

I know ANC Commissioner Renee Bowser at the Comp Plan hearings specifically focused and testified as to the laws that require impact assessment of such substantial changes to our Comp Plan. Her testimony isn't even mentioned in your Committee report.

Under the COW Committee Report and summary of my specific testimony, there is no mention of my central theme that the laws are being ignored. And these laws and regulations, requiring impact assessments to allow for actual planning in the city, is certainly no small matter and centrally contends with racial equity as who the impacts of all the development in the past decade have befallen are largely working-class and low income Black communities in DC.

We know for sure your office as other Councilmembers have received quite a numerous amount of letters from the public that highlight the laws that govern the Comp Plan changes and how they've been ignored by the Mayor.

At the last DC Grassroots Planning Commission public meeting I spoke up and asked you if you will contend with these laws vis-a-vis your work in making the Mayor's amendments align with the law, aka have the Mayor do the impact assessments as required and as expected by basic planning common sense.

Respectfully, Mr. Mendelson, either you are trying to blow off these basic planning requirements completely, or they don't seem to matter, that laws are just some things that some people have to follow and others don't? Is that really it? The Mayor and Council don't have to consider the impacts of major planning changes?? Would DC be the only modern-day jurisdiction that has this type of "not-planning" planning posture.

Respectfully, I look forward to a response from you and the Committee. I'm hoping you can answer why don't the laws that govern changes to the DC Comprehensive Plan not apply or not matter, especially when the impacts that could be studied will now most fall on those most vulnerable communities in the District.

Thank you,
Chris Otten

PS: Here's the video testimonials by which you will find specific reference by many people to these Comp Plan laws, including official ANC resolutions that have been completely disregarded by the Office of Planning >>

<http://www.dgrassrootsplanning.org/testimony>

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--

APRIL 19 2021

TRUE AND CORRECT COPY OF
EMAIL FROM CHRIS OTTEN TO
DC COUNCIL COMP PLAN
STAFF, COMMITTEE STAFF,
CHAIR PHIL MENDELSON, AND
ALL COUNCILMEMBERS
ABOUT THE INCOMPLETE AND
INCORRECT COMMITTEE
REPORT ABOUT THE LAW
REQUIRING IMPACT STUDIES
TO ACCOMPANY THE
CHANGES; THIS EMAIL
REMAINS UNANSWERED



d.c. forrd <dc4reality@gmail.com>

Comp Plan City Council Committee Report: Missing Info

d.c. forrd <dc4reality@gmail.com>

Mon, Apr 19, 2021 at 5:47 PM

To: "Koster, Julia (Council)" <jkoster@dccouncil.us>, pmendelson <pmendelson@dccouncil.us>

Cc: Evan Cash <ecash@dccouncil.us>, "Committee of the Whole (Council)" <cow@dccouncil.us>, pmendelson <pmendelson@dccouncil.us>, Anita Bonds <abonds@dccouncil.us>, "Silverman, Elissa (Council)" <esilverman@dccouncil.us>, rwhite@dccouncil.us, chenderson@dccouncil.us, "Nadeau, Brianne K. (Council)" <bnadeau@dccouncil.us>, bpinto@dccouncil.us, mcheh@dccouncil.us, jlewisgeorge@dccouncil.us, kmcduffie@dccouncil.us, Charles Allen <callen@dccouncil.us>, vgray@dccouncil.us, twhite@dccouncil.us, Dcgpsteering <dcgpsteering@googlegroups.com>

Bcc: "McClure, Brian (Council)" <bmcclure@dccouncil.us>, "Clayton, Melvin (Council)" <mclayton@dccouncil.us>, "Mody, Namita (Council)" <nmody@dccouncil.us>, "Robbins, Milika (Council)" <mrobbins@dccouncil.us>, amclean@dccouncil.us, kwhtittier@dccouncil.us, "Benjamin, Aukima (COUNCIL)" <abenjamin@dccouncil.us>, nmendelsohn@dccouncil.us, jlewisgeorge@dccouncil.us, ledwards@dccouncil.us, tbenitez@dccouncil.us, ataliadoros@dccouncil.us, mlandrieu@dccouncil.us, keyster@dccouncil.us, wperkins@dccouncil.us, kmcduffie@dccouncil.us, mflowers@dccouncil.us, kcislo@dccouncil.us, jmcnair@dccouncil.us, mcrawfordriddick@dccouncil.us, shgrant@dccouncil.us, nfakolujo@dccouncil.us, Charles Allen <callen@dccouncil.us>, lmarks@dccouncil.us, nopkins@dccouncil.us, nmitchell@dccouncil.us, claskowski@dccouncil.us, esalmi@dccouncil.us, jmattison@dccouncil.us, kkennedy@dccouncil.us, jdemayo@dccouncil.us, vgray@dccouncil.us, sbunn@dccouncil.us, tnorflis@dccouncil.us, ttate@dccouncil.us, dhumphrey@dccouncil.us, jbetters@dccouncil.us, tfinnell@dccouncil.us, twhite@dccouncil.us, wlockridge@dccouncil.us, wglenn@dccouncil.us, lthorne@dccouncil.us, ecleckley@dccouncil.us, tjackson@dccouncil.us, shoskins@dccouncil.us, pmendelson <pmendelson@dccouncil.us>, mbexley@dccouncil.us, lwalton@dccouncil.us, mbattle@dccouncil.us, bmcduffie@dccouncil.us, Anita Bonds <abonds@dccouncil.us>, "Kang, Irene (Council)" <ikang@dccouncil.us>, dmeadows@dccouncil.us, nbell@dccouncil.us, "Silverman, Elissa (Council)" <esilverman@dccouncil.us>, "Rosen-Amy, Samuel (Council)" <srosenamy@dccouncil.us>, "Royster, Charnisa (Council)" <croyster@dccouncil.us>, "Hunt, Kelly (Council)" <khunt@dccouncil.us>, pjoseph@dccouncil.us, rwhite@dccouncil.us, mngwenya@dccouncil.us, afowlkes@dccouncil.us, kwhitehouse@dccouncil.us, aminor@dccouncil.us, chenderson@dccouncil.us, mshaffer@dccouncil.us, hedelman@dccouncil.us, mrichburg@dccouncil.us, "Nadeau, Brianne K. (Council)" <bnadeau@dccouncil.us>, tjackson@dccouncil.us, mnava@dccouncil.us, bdavis@dccouncil.us, amansoor@dccouncil.us, "Montiel, Oscar (Council)" <omontiel@dccouncil.us>, abobak@dccouncil.us, bpinto@dccouncil.us, ghulick@dccouncil.us, ehanson@dccouncil.us, bweise@dccouncil.us, lpryor@dccouncil.us, ebrantley@dccouncil.us, bromanowski@dccouncil.us, mcheh@dccouncil.us, jwillingham@dccouncil.us, dsmith@dccouncil.us, Ari Theresa <Actheresa@gmail.com>, Akela Crawford <Akela.Crawford@legalclinic.org>, Caitlin Cocilova <caitlin.cocilova@legalclinic.org>, tvassefi@gmail.com, Amandafox8@gmail.com, Amanda Fox Perry <amandacfox8@gmail.com>, Renee Bowser <reneelb@outlook.com>, Comp Plan <compplan@empowerdc.org>, Barbara Kahlow <Barbara.Kahlow@verizon.net>, Guy Durant <rightguydc@gmail.com>, Peter Stebbins <pjstebbins@gmail.com>, Meg Maguire <megmaguireconsultant@msn.com>, Nancy MacWood <nmacwood@gmail.com>, "g.idelson@verizon.net" <g.idelson@verizon.net>, George Clark <GRClark@georgerclark.com>, Sherice Muhammad <impeccabletaste@aol.com>, Malissa Freese <malissfree@aol.com>, Malissa Freese <miele1066@gmail.com>, Ambrose Lane Jr <ambrose2m@gmail.com>, Tyrell Holcomb <tyrellholcomb@gmail.com>, Salim Adofo <salimadofo@gmail.com>, Chris Williams <chriswilliams06@gmail.com>, Tonya Williams <tonyawilliams73@gmail.com>, Suriya Jayanti <suriyajayanti@gmail.com>, Vikram Surya Chiruvolu <vikram.chiruvolu@gmail.com>, John Lawrence Hargrove <ahhjlh@verizon.net>, Denis James <denisjames@verizon.net>, cynthia Carson <cyncarson@gmail.com>, Sandra Reischel <sandrareischel@yahoo.com>, cesar maxit <cesarmaxit@gmail.com>, Mary Alice Levine <maryalicelevine@gmail.com>, marc poe <mntnik00@gmail.com>, Ryan Cummins <ryan.cummins@gmail.com>, heather rellihan <heather333@msn.com>, Bill Rice <ricebill@aol.com>, KAREN BOSSHART <bosshartk@yahoo.com>, Katy Lang <katylang@gmail.com>, Beth Wagner <beth@serveyourcitydc.org>, David Belt <tazz20019@gmail.com>, J Chandler <bettercity2020@gmail.com>

Dear Mr. Mendelson and Mrs. Koster, and Committee staff, and Councilmembers,

Despite several people, including myself very specifically highlighting the **laws and regulations that govern amending the DC Comprehensive Plan**, there is only a brief mention in the entire **Committee of the Whole Committee Report**. Plus the report link is missing the attachments or at least not visible in the document link I received.

Only one statute associated with the Comp Plan is mentioned **within Mr. McClure's report on racial equity** concluding the Comp Plan represents "status quo" displacement of Black DC will continue under these current Comp Plan changes. Mr. McClure's report talks about the progress reporting that is supposed to be associated with the Plan to determine

appropriate changes and those reports are sporadic and missing.

Most curiously, there is nothing in the COW Committee report on the Comp Plan contending directly with the laws that require impact assessments associated with any proposed Comp Plan changes, let alone the upFLUMing that equates to about 200 million square feet or approx \$85B of land value that the Mayor wants to "unlock" onto our communities.

DC Code § 1-306.04 (d) "[Amendments to the DC Comprehensive Plan] shall be accompanied by an environmental assessment of the proposed amendments... "

10A 2515.2, .3 "The greater the degree of change [to the DC Comprehensive Plan] proposed, the greater the burden of showing that the change is justified. ... The following supporting information will be required when an amendment is proposed: ... e. The anticipated impacts of the change, including the impacts on the geographic area affected and the issues presented. This should include an assessment of net benefits to the city resulting from the change. f. Demonstration that the proposed change would be in conformance with the goals, policies and actions of the Comprehensive Plan. The applicant would be requested to include any data, research or reasoning that supports the proposed amendment."

I know ANC Commissioner Renee Bowser at the Comp Plan hearings specifically focused and testified as to the laws that require impact assessment of such substantial changes to our Comp Plan. Her testimony isn't even mentioned in your Committee report.

Under the COW Committee Report and summary of my specific testimony, there is no mention of my central theme that the laws are being ignored. And these laws and regulations, requiring impact assessments to allow for actual planning in the city, is certainly no small matter and centrally contends with racial equity as who the impacts of all the development in the past decade have befallen are largely working-class and low income Black communities in DC.

We know for sure your office as other Councilmembers have received quite a numerous amount of letters from the public that highlight the laws that govern the Comp Plan changes and how they've been ignored by the Mayor.

At the last DC Grassroots Planning Commission public meeting I spoke up and asked you if you will contend with these laws vis-a-vis your work in making the Mayor's amendments align with the law, aka have the Mayor do the impact assessments as required and as expected by basic planning common sense.

Respectfully, Mr. Mendelson, either you are trying to blow off these basic planning requirements completely, or they don't seem to matter, that laws are just some things that some people have to follow and others don't? Is that really it? The Mayor and Council don't have to consider the impacts of major planning changes?? Would DC be the only modern-day jurisdiction that has this type of "not-planning" planning posture.

Respectfully, I look forward to a response from you and the Committee. I'm hoping you can answer why don't the laws that govern changes to the DC Comprehensive Plan not apply or not matter, especially when the impacts that could be studied will now most fall on those most vulnerable communities in the District.

Thank you,
Chris Otten

PS: Here's the video testimonials by which you will find specific reference by many people to these Comp Plan laws, including official ANC resolutions that have been completely disregarded by the Office of Planning >> <http://www.dccgrassrootsplanning.org/testimony>

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JAN 25 2021; JAN 27, 2021;
FEB 2 2021; APRIL 15 2021

TRUE AND CORRECT COPIES
OF EMAILS BETWEEN CHRIS
OTTEN AND JULIA KOSTER,
COMP PLAN STAFF FOR
COUNCIL CHAIR PHIL
MENDELSON REGARDING THE
REQUIRED IMPACT STUDIES
AND COMMITTEE REPORT ON
THE COMP PLAN



d.c. forrd <dc4reality@gmail.com>

Hi Julia: Comp Plan 2021

1 message

d.c. forrd <dc4reality@gmail.com>

Mon, Jan 25, 2021 at 3:19 PM

To: "Koster, Julia (Council)" <jkoster@dccouncil.us>

Hi Julia,

Hope you are alright, despite and fam is well. Happy New Year and the like. Wow. 2021. Here we go. Comp Plan city!

I wanted to let you know that Andrew Trueblood has informed me that the FLUM changes the Mayor proposed to the Council and is trying to impose on all of us is substantial.

Trueblood admits (and frankly I believe its a conservative number) that approximately 200 Million Square feet of land will be UpFlumed if the Comp Plan maps are approved as is, making 200M sq feet + air rights developable without much community input, that is, the usual status quo development without much community input, meeting much social need or planning, and thus more displacement.

There several testimonials in November besides mine that raised this issue, you know how the Mayor's OP process comports with DC laws and regulations. Seemingly it doesn't.

I'm wondering if the Chair is going to press OP to actually follow the law and determine:

1. The efficacy/progress reporting required of the existing policies to lay basis for need of the dramatic changes;
2. The impact assessment specific to amendments and specific to the areas/neighborhoods that may be affected say around the 200M sq ft of map amendment and subsequent upzoning;
3. And also for OP to follow DCMR regulations as to the Comp Plan amendments, such as:

10A DCMR 515.3 The following supporting information *will be required* when an amendment is proposed:

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. . . *among others, as we [cited here](#) and throughout our testimony.*

I know many people are very curious to the legality concerns here.

Also, when will the Committee report form the November hearings be ready for review.

Thanks for any insights and feedback whatsoever.

Chris O.

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d.c. forrd <dc4reality@gmail.com>

Re: Hi Julia: Comp Plan 2021

d.c. forrd <dc4reality@gmail.com>

Tue, Feb 2, 2021 at 4:45 PM

To: "Koster, Julia (Council)" <jkoster@dccouncil.us>

Julia,

Hi. Since the law stuff seems to be unimportant, when do you think a Committee report will be available from the November hearings?

Just curious.

Thanks,

Chris O.

On Wed, Jan 27, 2021 at 3:16 PM d.c. forrd <dc4reality@gmail.com> wrote:

Thanks for that Julia.

Can't understand why there isn't clear line draw here. Isn't it how this works: [Law says this](#), Mayor is supposed to do that before submitting amendments?

I guess when I testified in November, I figured by now the Chair and committee would have acted on this fundamental issue if there was a sense of agreement. It's been several months now, and I'm not getting that sense.

I appreciate your efforts on this massive document, but I am also dumbfounded that laws seem to not mean much in this city these days. My ANC asked about this almost a year ago. OP just blew them off (that's on the record). Amazing!

Instead we'll be surprised I guess . . . when the Committee report comes out . . . **which will be when ?**

I appreciate any further insights.

Thanks,

Chris O.

On Wed, Jan 27, 2021 at 9:16 AM Koster, Julia (Council) <jkoster@dccouncil.us> wrote:

Hi, Chris -

Good to hear from you - it has been a while and I hope you, too, are well. You raised these issues in your testimony and as I'm working with the chairman to go through the proposed amendments and public comments, we'll discuss these points.

All the best,

Julia

From: d.c. forrd <dc4reality@gmail.com>

Sent: Monday, January 25, 2021 3:19:51 PM

To: Koster, Julia (Council)

Subject: Hi Julia: Comp Plan 2021

Hi Julia,

Hope you are alright, despite and fam is well. Happy New Year and the like. Wow. 2021. Here we go. Comp Plan city!

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. . . among others, as we *cited here and throughout our testimony.*

I know many people are very curious to the legality concerns here.

Also, when will the Committee report form the November hearings be ready for review.

Thanks for any insights and feedback whatsoever.

Chris O.

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d.c. forrd <dc4reality@gmail.com>

Re: Hi Julia, Comp Plan out

d.c. forrd <dc4reality@gmail.com>

Thu, Apr 15, 2021 at 10:32 AM

To: "Koster, Julia (Council)" <jkoster@dccouncil.us>

Ok. What a strange process.

Do you think the report will explain why the laws -- regarding impact studies and progress reporting -- can be overlooked??

On Thursday, April 15, 2021, Koster, Julia (Council) <jkoster@dccouncil.us> wrote:

Hi, Chris,

We will circulate the draft on Monday with the Committee Print.

thanks,

Julia

From: d.c. forrd <dc4reality@gmail.com>

Sent: Wednesday, April 14, 2021 7:27:32 PM

To: Koster, Julia (Council)

Subject: Hi Julia, Comp Plan out

Hi Julia,

Hope you are well. Its been a minute.
Just saw Phil put out the staff comp plan changes.

I was wondering was this accompanied by a Committee report to see how the testimony from November made any impact on the document? And in what ways.

Please point me to the link.

Thanks,
Chris O.

--

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Re: Hi Julia: Comp Plan 2021

1 message

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Chris O.

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MAR 31 2021

TRUE AND CORRECT COPY OF
EMAIL FROM CHRIS OTTEN TO
ALL COUNCILMEMBERS
ABOUT THE EXTENT OF THE
COMP PLAN LAND MAP
CHANGES AND NOTIFYING
THEM AGAIN OF THE LAW
REQUIRING IMPACT STUDIES;
THIS EMAIL REMAINS
UNANSWERED

DC Comp Plan: 200 MILLION SQUARE FEET of *upFLUMing*

d.c. forrd <dc4reality@gmail.com>

Wed, Mar 31, 2021 at 1:16 PM

To: "Committee of the Whole (Council)" <cow@dccouncil.us>, Evan Cash <ecash@dccouncil.us>, pmendelson <pmendelson@dccouncil.us>, "Koster, Julia (Council)" <jkoster@dccouncil.us>, "McClure, Brian (Council)" <bmcclure@dccouncil.us>

Cc: Dcgpsteering <dcgpsteering@googlegroups.com>

Bcc: mbexley@dccouncil.us, lwalton@dccouncil.us, mbattle@dccouncil.us, bmcduffie@dccouncil.us, Anita Bonds <abonds@dccouncil.us>, "Mody, Namita (Council)" <nmody@dccouncil.us>, "Clayton, Melvin (Council)" <mclayton@dccouncil.us>, "Kang, Irene (Council)" <ikang@dccouncil.us>, dmeadows@dccouncil.us, nbell@dccouncil.us, "Silverman, Elissa (Council)" <esilverman@dccouncil.us>, "Rosen-Amy, Samuel (Council)" <srosenamy@dccouncil.us>, "Royster, Charnisa (Council)" <croyster@dccouncil.us>, "Hunt, Kelly (Council)" <khunt@dccouncil.us>, pjoseph@dccouncil.us, rwhite@dccouncil.us, mngwenya@dccouncil.us, afowlkes@dccouncil.us, kwhitehouse@dccouncil.us, aminor@dccouncil.us, chenderson@dccouncil.us, mshaffer@dccouncil.us, hedelman@dccouncil.us, mrichburg@dccouncil.us, "Nadeau, Brianna K. (Council)" <bnadeau@dccouncil.us>, tjackson@dccouncil.us, mnavas@dccouncil.us, bdavis@dccouncil.us, amansoor@dccouncil.us, "Montiel, Oscar (Council)" <omontiel@dccouncil.us>, abobak@dccouncil.us, bpinto@dccouncil.us, ghulick@dccouncil.us, ehanson@dccouncil.us, bweise@dccouncil.us, lpryor@dccouncil.us, ebrantley@dccouncil.us, bromanowski@dccouncil.us, mchew@dccouncil.us, jwillingham@dccouncil.us, dsmith@dccouncil.us, amclean@dccouncil.us, kwhittier@dccouncil.us, "Benjamin, Aukima (COUNCIL)" <abenjamin@dccouncil.us>, nmendelsohn@dccouncil.us, jlewisgeorge@dccouncil.us, ledwards@dccouncil.us, tbenitez@dccouncil.us, ataliadoros@dccouncil.us, mlandrieu@dccouncil.us, keyster@dccouncil.us, wperkins@dccouncil.us, kmcduffie@dccouncil.us, mflowers@dccouncil.us, kcislol@dccouncil.us, jmcnair@dccouncil.us, mcrawfordriddick@dccouncil.us, shgrant@dccouncil.us, nfakolujo@dccouncil.us, Charles Allen <callen@dccouncil.us>, lmarks@dccouncil.us, nopkins@dccouncil.us, nmitchell@dccouncil.us, claskowski@dccouncil.us, esalmi@dccouncil.us, jmattison@dccouncil.us, kennedy@dccouncil.us, jdemayo@dccouncil.us, vgray@dccouncil.us, sbunn@dccouncil.us, tnorfis@dccouncil.us, ttate@dccouncil.us, dhumphrey@dccouncil.us, jbetters@dccouncil.us, tfinnell@dccouncil.us, twhite@dccouncil.us, wlockridge@dccouncil.us, wglenn@dccouncil.us, lthorne@dccouncil.us, ecleckley@dccouncil.us, shoskins@dccouncil.us, Christof Rotten <crotten2@gmail.com>, AdMo Reasonable <admo4rd@gmail.com>, dc@grassrootsplanning.us, John Richard <jrichard@csrl.org>, John Richard <jrichard@essential.org>, Robin Diener <robinsdiener@gmail.com>, "Robbins, Milika (Council)" <mrobbins@dccouncil.us>, rsotten <rsotten@optonline.net>

Did you know -- The DC Comp Plan

Did you know the Mayor has proposed 200 million square feet of upFLUMing on the DC Future Land Use Map in the DC Comprehensive Plan?

- That is 200 million new square feet of habitable commercial, retail, and residential land uses not in existence right now. <https://www.youtube.com/watch?v=baokBRwB0ec&t=983s>
- That is 200 million square feet of new humans in the city, population growth that is supposed to be considered alongside other social needs, like more schools, clinics, libraries, parks, transpo, utilities, etc. <https://tinyurl.com/whole-neighborhood-approach>
- That is 200 million square feet of new people and use that drives up the value of the land and housing around it putting upward pressure on existing housing values and costs! <https://www.youtube.com/watch?v=oTFXDTg8KPg>

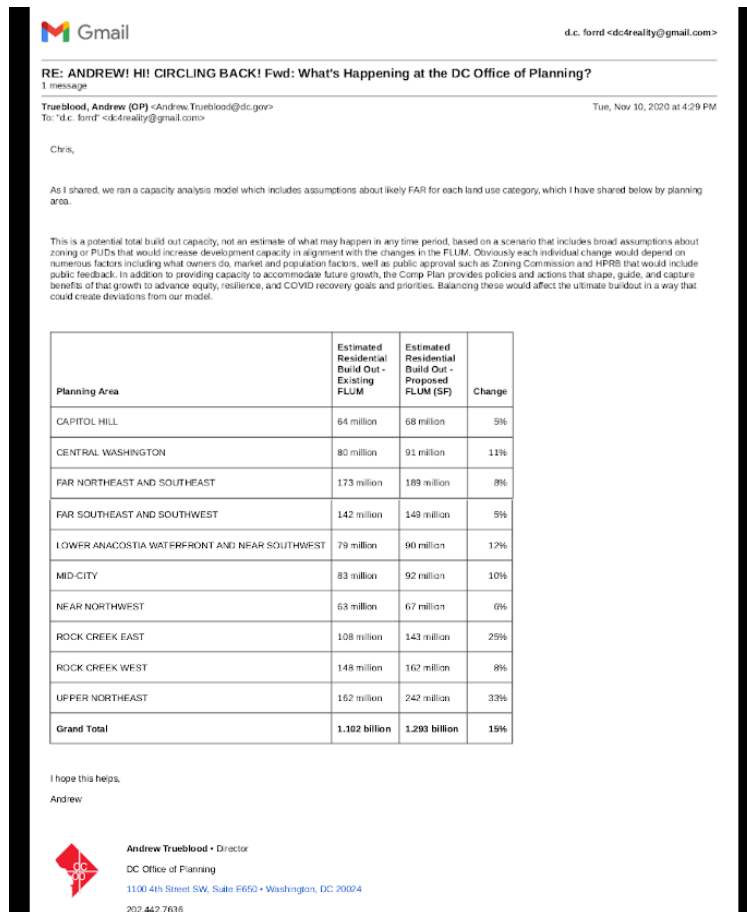
HOW WOULD YOU KNOW THIS 200 Million Square feet of UPFLUMING IS HAPPENING?

- You wouldn't know if English isn't your first language.
- You wouldn't know if you went to the Mayor's website about the Comp Plan >> <http://www.plandc.dc.gov>
- You wouldn't know if you went to the City Council Chair's webpage on the Comp Plan >> <http://chairmanmendelson.com/cow/complan/>

HOW DID WE FIND OUT THIS VOLUME OF UPFLUMING IS HAPPENING?

In anticipation for the [Council hearings on the DC Comp Plan held in November 2020](#), folks tried to understand what was happening to the maps based on what can be found [online](#).

We had to beg to get a volume in square feet of changes the UpFLUMing represented and finally just days before the hearing, we got an email from the Director of the Office of Planning.



RE: ANDREW! HI! CIRCLING BACK! Fwd: What's Happening at the DC Office of Planning?
1 message
Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov> Tue, Nov 10, 2020 at 4:29 PM
To: "d.c. form" <dcdcreality@gmail.com>

Chris,

As I shared, we ran a capacity analysis model which includes assumptions about likely FAR for each land use category, which I have shared below by planning area.

This is a potential total build out capacity, not an estimate of what may happen in any time period, based on a scenario that includes broad assumptions about zoning or PUDs that would increase development capacity in alignment with the changes in the FLUM. Obviously each individual change would depend on numerous factors including what owners do, market and population factors, well as public approval such as Zoning Commission and HPRB that would include public feedback; in addition to providing capacity to accommodate future growth, the Comp Plan provides policies and actions that shape, guide, and capture benefits of that growth to advance equity, resilience, and COVID recovery goals and priorities. Balancing these would affect the ultimate buildout in a way that could create deviations from our model.

Planning Area	Estimated Residential Build Out - Existing FLUM	Estimated Residential Build Out - Proposed FLUM (SF)	Change
CAPITOL HILL	64 million	68 million	8%
CENTRAL WASHINGTON	80 million	91 million	11%
FAR NORTHEAST AND SOUTHEAST	173 million	189 million	8%
FAR SOUTHEAST AND SOUTHWEST	142 million	149 million	5%
LOWER ANACOSTIA WATERFRONT AND NEAR SOUTHWEST	79 million	90 million	12%
MID-CITY	83 million	92 million	10%
NEAR NORTHWEST	63 million	67 million	6%
ROCK CREEK EAST	108 million	143 million	25%
ROCK CREEK WEST	148 million	162 million	8%
UPPER NORTHEAST	162 million	242 million	33%
Grand Total	1,102 billion	1,293 billion	15%

I hope this helps,
Andrew

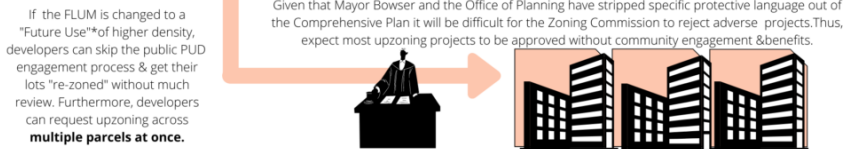
Andrew Trueblood • Director
DC Office of Planning
1100 4th Street SW, Suite E650 • Washington, DC 20004
202.442.7638

The UpFLUMing allows land owners where UpFLUMing happens to ask for a proforma zone map change that would work around community benefits agreements and meaningful community input such as with ANC's along the kind of engagement we see with other zone changes like Planned Unit Developments (PUDs).

Current Process: Big Projects (PUDs)



Your Input Eliminated: UpFLUM-ing



** Supermajority of proposed Comp Plan Map changes were submitted by developer interests*

This type of substantial change to the maps and to potential population growth is supposed to be accompanied with impact studies and a showing that the changes benefit and not harm DC neighbors.

- DC Code § 1-306.04 (d) "[Amendments to the DC Comprehensive Plan] shall be accompanied by an environmental assessment of the proposed amendments... ."
- 10A 2515.2, .3 "The greater the degree of change [to the DC Comprehensive Plan] proposed, the greater the burden of showing that the change is justified. ... The following supporting information will be required when an amendment is proposed: ... e. The anticipated impacts of the change, including the impacts on the geographic area affected and the issues presented. This should include an assessment of net benefits to the city resulting from the change."

CONCLUSION

The proposed Comp Plan map changes cannot be considered modern-day planning in our capital city. Rather, it represents hiding of key facts about changes to the plan that will result in the bypassing of community input and work around doing real planning that repairs the harms of the past and seeks to truly mitigate the impacts of future growth. We can develop our city without more displacement, but these types of changes to the maps are not the way.

See more info here from the DC Grassroots Planning Coalition >>
<https://tinyurl.com/dcgpc-comp-plan-packet>

Thank you,
Chris Otten, Co-Facilitator DC for Reasonable Development
DC Grassroots Steering Committee Member
ANC Commissioner 2008-2010; Candidate for Mayor 2006;
Homeless services advocate and Public property watchdog;
Adams Morgan Resident since 2000

--

DC for Reasonable Development
(202) 656-5874
www.dc4reason.org
fb.me/dc4reality

NOV 12 2020

TRUE AND CORRECT COPIES
OF EMAILS BETWEEN CHRIS
OTTEN AND OFFICE OF
PLANNING DIRECTOR,
ANDREW TRUEBLOOD
REGARDING 200 MILLION
SQUARE FEET OF CHANGES
TO THE COMP PLAN LAND USE
MAPS



d.c. forrd <dc4reality@gmail.com>

Re: ANDREW! HI! CIRCLING BACK! Fwd: What's Happening at the DC Office of Planning?

d.c. forrd <dc4reality@gmail.com>

Thu, Nov 12, 2020 at 11:51

To: "Trueblood, Andrew (OP)" <Andrew.Trueblood@dc.gov>

Cc: DcGPCsteering <dcgpcsteering@googlegroups.com>, "Koster, Julia (Council)" <jkoster@dccouncil.us>

Bcc: Ari Theresa <Atheresa@gmail.com>

Perhaps Andrew, to help expedite a response so I can prepare for tomorrow's hearing, you may focus on replying to what should be easy to get as I think you have probably analyzed already:

1. Considering the FLUM amendments, if the zoning and development is maxed out (not even including the extra density granted by PUDs) how many new units of housing would these FLUM changes likely bring online to get us to the Mayors goal 36000 x 2025?
2. Given the FLUM changes and possible max development densities and increased population, what env, traffic, utility, displacement, etc. impact studies were done along with these proposed changes to the Flum?

Thanks,
Chris O.

On Wed, Nov 11, 2020 at 11:59 AM d.c. forrd <dc4reality@gmail.com> wrote:

Thanks.

Does this matrix include all areas where The FLUM is proposed to be amended?

Following on in OPs research of these changes of tens of millions of sq ft of imminently expected new development that would now simply be asked for through Zone Map amendments*:

1. If maxed out and including ranges up to the new max development allowed, how many new units of housing would these changes likely bring online to get us to the Mayors goal of 36000 x 2025? This should be easy to find yea?
2. What impact studies were done along with these proposed changes to the Flum? Like further displacement, capital needs, social needs, transport needs, parks, libraries, schools, impacts on the environment?? A whole neighborhood approach to planning for these changes, yea?
3. Since a lot of the FLUM changes are for specific development sites, why not keep FLUM same and ask developers go through the PUD process for a more robust review of the new development? And don't the changes to the FLUM for specific projects simply equate to spot zoning?

Thanks for your insights.

O yea, I mentioned displacement. Have any of your policy changes considered displacement affects of the current policies and the changes to them. With 40k Black folks gone from DC between 2000-2010. We are almost abt to get 2010-2020 and I'm sure it's going to be startling especially around the places where *FLUM/PUD developments have happened (think Navy Yard, Union Market, the Wharf, Shaw, etc).

While I'm disappointed I get some answers just two days before hearings, I appreciate the insights.

But ok. We plan on!

Chris O.

On Tuesday, November 10, 2020, Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov> wrote:

Chris,

As I shared, we ran a capacity analysis model which includes assumptions about likely FAR for each land use category, which I have shared below by planning area.

This is a potential total build out capacity, not an estimate of what may happen in any time period, based on a scenario that includes broad assumptions about zoning or PUDs that would increase development capacity in alignment with the change in the FLUM. Obviously each individual change would depend on numerous factors including what owners do, market and population factors, well as public approval such as Zoning Commission and HPRB that would include public feedback. In addition to providing capacity to accommodate future growth, the Comp Plan provides policies and actions that shape, guide, and capture benefits of that growth to advance equity, resilience, and COVID recovery goals and priorities. Balance these would affect the ultimate buildout in a way that could create deviations from our model.

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Grand Total	1.102 billion	1.293 billion	15%

I hope this helps,

Andrew



Andrew Trueblood • Director

DC Office of Planning

1100 4th Street SW, Suite E650 • Washington, DC 20024

202.442.7636

Andrew.Trueblood@dc.gov

planning.dc.gov

From: d.c. forrd <dc4reality@gmail.com>

Sent: Tuesday, November 10, 2020 10:15 AM

To: Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov>

Subject: Re: ANDREW! HI! CIRCLING BACK! Fwd: What's Happening at the DC Office of Planning?

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

thanks

On Mon, Nov 9, 2020 at 4:49 PM Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov> wrote:

Chris – thanks for the reminder and my apologies for the delayed response. We are finalizing some numbers and will be able to provide an answer tomorrow.

Best,
Andrew



Andrew Trueblood • Director

DC Office of Planning

1100 4th Street SW, Suite E650 • Washington, DC 20024

202.442.7636

Andrew.Trueblood@dc.gov

planning.dc.gov

From: d.c. forrd <dc4reality@gmail.com>
Sent: Monday, November 9, 2020 3:55 PM
To: Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov>; Dcgp steering <dcgpcsteering@googlegroups.com>
Cc: Koster, Julia (Council) <jkoster@dccouncil.us>
Subject: Re: ANDREW! HI! CIRCLING BACK! Fwd: What's Happening at the DC Office of Planning?

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hi Andrew.

Hope you are well.

Its been more than a week.

Id really like to know the info im asking for.

Seems its should be at your fingertips given that this has been a very thoughtful and deliberative years long planning process, right?

Hearings are soon. Please respond.

Thanks

Chris

On Friday, October 30, 2020, d.c. forrd <dc4reality@gmail.com> wrote:

Ha! You are too humble Andrew.

I appreciate you looking to the gross square feet in potential development rights the "unlocking" of the FLUM may bring in terms of new development and expanded population growth in our communities and citywide.

I mean its difficult to understand the talking point without gross square feet numbers which may then be helpful to understand the amount of residential and commercial growth and thus population growth.

For example, whats really confusing is that you say the 6% in upFLUMing changes will bring 15% more developer rights. Can I ask, 15% of what? What is the baseline by which these percentages are based. I can't seem to figure it out.

Thanks for any clarifications on this.

Chris O.

On Fri, Oct 30, 2020 at 2:29 PM Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov> wrote:

Chris,

Thanks for the note. I would hope to leave the “influencer” title to the Kardashians.

So to clarify – we are proposing changes to 6% of the land area from the 2012 FLUM that we calculated could result in about 15% more opportunity for development. This is based on a model that we have made that makes a number of assumptions about buildable area based on FLUM and zoning restrictions, so that number is very much an estimate and not a forecast. The tweet that mentions 2% was in reference to the difference between the public review FLUM and the FLUM as submitted to the Council in April, which was driven primarily by ANC feedback for land use changes.

We can run the numbers on changes by planning area, but that will take a bit of time because of how we structure our original analysis. I will let you know once we have the numbers.

While most of the change of land that was non-federal or institutional was to create more opportunities for housing (“upflumming”), there are a few areas that had federal/institutional designation and have been designated with various categories (see Walter Reed, Armed Forces Retirement Home, and Howard University as examples). In these cases, it is hard to say whether we are up or downflumming, as it would depend on what you consider is possible with the current designation. For example, at both WRAMC and AFRH, we have designated some areas “parks, recreation, and open space”, which could be considered downflumming compared to the previous “federal designation. It is also worth noting that in some cases (see Federal Center SW or the NY Ave corridor), we striped residential on top of existing designation that does not necessarily create more density, but signals the importance of housing.

I hope this helps and I will be in touch as we get the updated breakdowns.

Best,
Andrew



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DC Office of Planning

1100 4th Street SW, Suite E650 • Washington, DC 20024

202.442.7636

Andrew.Trueblood@dc.gov

planning.dc.gov

From: d.c. forrd <dc4reality@gmail.com>

Sent: Thursday, October 29, 2020 3:49 PM

To: Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov>

Subject: ANDREW! HI! CIRCLING BACK! Fwd: What's Happening at the DC Office of Planning?

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hi Andrew,

Circling back. Hope all is well, "influencer!"

I wanted to write and continue our dialog on the DC Comp Plan in prep for the mid Nov hearings. And, thanks again for engaging with me so far as I'm really confused by the planning jargon and realities of these policy changes.

First, great show this week. I wanted to follow up >>

<https://youtu.be/3l85cdnpXfU?t=1063>

Here you discuss the FLUM and you say 6% of DC's land area has been proposed to be changed, and that will unlock 15% air rights development, yes?

1. Do you have any sense where the bulk of that is occurring? What wards? What communities?

2. Is there a fair calculation estimate or otherwise as to how much gross square feet of new development/air rights would this UpFluming as proposed represent?

3. Is it fair to say, there is no downFLUMing? If not, where is that happening?

4. I saw this tweet that says only 2% of the land use area is proposed to be changed, is it 2% or 6% or somewhere in the middle, I can't readily affirm these numbers. <https://twitter.com/OPinDC/status/1304051617793224704>

Thanks for any insights into these inquiries Andrew.

I've cc'd in the DCGPC steering committee as well!

Sincerely,

Chris Otten

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

From: **Office of Planning** <Planning@subscriptions.dc.gov>

Date: Thu, Oct 29, 2020 at 3:33 PM

Subject: What's Happening at the DC Office of Planning?

To: <dc4reality@gmail.com>

District of Columbia
Office of Planning



What's Happening at the
DC Office of Planning?

October 2020

Personal Attestation

My name is Jerome Peloquin and I am over the age of 18 and the following statements are to the best of my knowledge true and correct under penalty of perjury.

I reside at 4001 9th Street NE, Washington, DC 20017. I am a United States Veteran, and retired Marine Corps. Sargent.

I chose to live in Brookland in Ward 5 nearby the Veteran's Hospital with intent, as I rely on and enjoy the federal medical services offered to those who have served our country in the armed forces. You can imagine my immense disappointment that DC's city planners took no account of impacts that are imminently from the substantial upzoning on the Comp Plan land use maps for Brookland, and at and around the Armed Forces Retirement Home, all in the geographic area in proximity to my home and to the Veteran's Hospital.

I am offended by the lack of planning and attempt to understand and mitigate what will be obvious impacts of the upzoning in the area, specifically how the substantial increase in population and traffic will impair my ability to access the critical federal services as readily as I do now, especially in medical emergencies as I've already had to contend with.

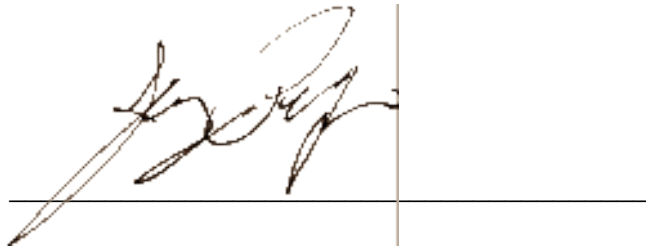
Over the past ten years, the Veteran's Hospital has helped me with eye health and new lenses, a new hip, ulcer surgeries, and now, sadly congestive heart issues. With the proposed upFLUMing and Comp Plan changes, we will see further burdens on the already gnarly traffic conditions, further impairing access to the hospital and the emergency medical services I rely on. Recall, most of the area intersections are failing now, what will be the result of the additional overcrowding and development pressure on the area. Moreover, increasing real estate pressures will likely displacement the Veteran's hospital from this location as well. An example of this, is the recent closure and redevelopment plans being proposed at Providence Hospital also nearby in my Ward.

Brookland and the federal medical services I rely on are provided in an area that has been demarcated by the city as a known internal flood area. Yet, the Mayor's upzoning as proposed and subsequent paving over of the existing green space I enjoy in the area is never evaluated for how it will likely increase flooding that will obviously impact my community, home and the provision of medical services I rely on. Mature trees are capable of absorbing thousands of gallons of rain water each major storm, these are put at risk with each new construction project and paving over of our land. Obviously, key climate concerns coupled with the growth of the city ought to be studied, and seriously so as required before making any changes to induce further growth. I find the disregard of planning by local and federal officials offensive, threatening imminent harm to me and my health.

Nobody at the National Capital Planning Commission (NCPC) took the time to consider how DC's desire to grow will affect federal services that I rely on now, like those at the Veteran's Hospital. Nobody at NCPC considered the flooding affects of DC's officials wanting to build more on less and less green spaces around federal buildings and federal interests. This is especially risky as climate change brings more intense storms, such as Ida.

I understand the upFLUMing is designed bring revenue into the city, but at who's expense. How far does DC need to grow without adequate planning evaluation before it implodes and harms people like me? Stacking people on top of people is foolhardy "planning" and challenges the livability of our city and my neighborhood by eliminating green space which is so important to my health and well being.

As signed,

A handwritten signature in black ink, appearing to read 'Jerome Peloquin', is written over a horizontal line. A vertical line is drawn to the right of the signature, extending from the top of the signature down to the bottom of the horizontal line.

Name: Jerome Peloquin
Address: 4001 9th Street NE, Washington, DC 20017
Phone / Email: aquaponikus@gmail.com
Date: August 1, 2021

PERSONAL ATTESTATION

1. My name is Linda Brown. I am over the age of 18 and attest under penalty of perjury that the following statements are true and correct to the best of my recollection and knowledge.
2. My 28-year-old daughter and I live at Greenleaf Senior Housing located at 1200 Delaware Avenue, SW, Apt. 14, Washington, DC, 20024 and have lived here for many years as public housing recipients. My daughter is disabled and totally dependent upon me and her nurses. She requires 24-hour care, daily visits from her nurse aids and uses a wheelchair.
3. The recent changes to the planning maps by the Mayor and Council will continue the significant and unexamined adverse impacts on me, my family and my Southwest Ward 6 neighborhood. Changes to the FLUM map will push up even bigger and denser buildings. These changes speed up the redevelopment planning for the property where I live and all around the area where I live.
4. I am not aware of any studies showing how these planning map changes will directly affect public housing residents like me and our future here in my community. The maps specifically change for where I live now! Clearly, like with other lower income Black residents like myself, we are facing displacement with each new development and rise in housing costs. Over the past 20 years, 60,000 Black folks have been pushed out of DC.
5. The changes in the Comprehensive Plan maps only seek more development without any account for human needs, like open greenspace, parks, and trees. All we will see is concrete and buildings. Increasing pollution emanating from the congested streets affects the air quality my health and the health of my family. I've already had to contend with cancer and poorer air quality will exacerbate my daughter's healthcare needs and costs.
6. I rely on the existing accessible parking to help my daughter, but it is becoming a premium and will become harder and harder to find as more and more people move into the bigger denser buildings. The nurse aids who assist me in caring for my daughter already are having trouble finding consistent nearby parking.
7. It is already difficult to navigate the busy streets with my daughter should we decide to go for a walk together which we regularly enjoy, but this will likely become impossible with the proposed population increases with new developments. The streets are becoming congested to a hazard. Where are the pedestrian impact studies for this geographic area with these proposed amendments to the Comp Plan.
8. I want to continue to live in a neighborhood that is a safe place for me and my daughter, one that we can afford, and which allows us to enjoy the outdoors. Instead, these planning changes and more development will bring more and more people, cars, and pollution, and without the required planning analysis, these impacts will harm us in surprising ways.

9. As a longtime resident of Southwest, I reject unchecked unstudied density increases in my neighborhood. For the health and safety of myself, my daughter, and the community in and around Greenleaf Senior Housing. Our future is imminently affected by the changes to the Comp Plan, especially because the changes never take into account the impacts to those specifically living around these map changes, like me.

As signed,

A handwritten signature in cursive script, reading "Linda Brown", is written over a horizontal line.

Name: Linda Brown

Address: 1200 Delaware Avenue, SW, Apt. 14, Washington, DC, 20024

Phone: (202) 705-5669

Date: August 13, 2021.

My Personal Statement

I, Marc Poe am an adult over the age of 18 and of sound mind. I make the following statements to the best of my knowledge and ability under perjury of law.

I reside at 782 Columbia Rd NW, in Ward 1 of Washington, DC. I own the home at this address and have lived in it for the past 11 years. It sits on the block directly south of Bruce Monroe Park.

The UpFluming of the Bruce Monroe Park site would increase the population of my block by 320%. Existing reports show that the several key nearby intersections are already at a failing traffic levels. The instantaneous quadrupling of the number of residents and the additional vehicular traffic they bring will likely compromise the already challenged emergency response capability of our fire and police. This is of great concern because both Irving Street and Columbia Road, are one-way streets leading to and from Washington Hospital Center, Children's National Hospital, and the VA Hospital. Children's National hospital is the only level one pediatric trauma center in the area, building anything that would impede my child being rushed to the hospital would be the utmost travesty.

Last summer, a water main under Irving street in the block which borders this park, burst. The streets were flooded for hours. The whole Georgia Avenue corridor is being upFLUMed in an area where the infrastructure is over 100 years old without knowing of the impacts it may have on my property makes me want to move. I want to know the real affects upFlumming may have on the infrastructure and the public services essential to any neighborhood. Without it, the city is gambling with my safety and that of my neighbors.

A big amenity that helps keep me in this neighborhood IS Bruce Monroe park at Columbia at Georgia Avenue. I garden there. Play basketball there. Sometimes I even chill out near the fig tree with some yoga. When I had a dog, I needed the (makeshift) dog run to get his energy out. It was the only place within a mile that I could simply let him run. Eliminating this cornerstone of the neighborhood, especially without evaluating its potential long-term effects, infuriates me. There aren't many open green spaces like this left in the area and its being threatened unfairly.

I do not want this development crushing what makes my community so enjoyable or limiting essential public resources. It may or may not affect the value of my real estate, but without it, I lose the one thing that makes me want to continue living here. Bruce Monroe is the beating heart of this community.

As signed,



Name: Marc Poe

Address: 782 Columbia Rd NW, Washington, D.C 20001

Phone / Email: (202) 577-7104, mtnik00@gmail.com

Date: August 24, 2021

PERSONAL ATTESTATION

Introduction

My name is Mary Alice Levine. I am over the age of 18. I attest under penalty of perjury the following statements are true and correct to the best of my knowledge.

I have lived in Tenleytown for 36 years at 3804 Alton Place, NW, Washington, DC 20016.

I have been a member of the Friends of Tenley-Friendship Library since 1988 and was a Board member for 17 years. I am a longtime library card holder, borrow books and digital materials regularly, and often use library meeting rooms for public meetings.

I am on the Advisory Board of Tenleytown Historical Society, and formerly a director of the organization. I have been an active member for 25 years. The Tenleytown Historical Society seeks to preserve historic structures in Tenleytown and its environs and to make people aware of the history of this unique neighborhood.

I have been a delegate to the Ward 3 Democratic Committee for 14 years and serve on its Executive Board as Financial Secretary. I am also an active member of the Tenleytown Neighbors Association.

Tenleytown's Built Environment, Character and History

My deep involvement in the organizations above flows from my longlasting enjoyment of the character of Tenleytown and its rich history. Tenleytown was the site of a Civil War fort, Fort Reno City and the home of Piscataway Indians. It is still the site of the headwaters of the Piscataways' Soapstone Creek, though today much of that east-flowing creek has been diverted beneath Albemarle Street. I hope that today's neighborhood, with remnants of its past, can remain a welcoming, healthy, walkable community with schools, restaurants, merchants, and a library for many years to come. I enjoy Tenleytown's tree-lined streets, small single-family homes, friendly businesses, and neighborly families. I have consistently asked DC's planning officials to preserve Tenleytown's existing built environment. I have also asked that the capacity of our infrastructure be considered when planning any additional development. The Mayors and Deputy Mayors for Planning and Economic Development have ignored such requests and have planned haphazardly.

The Comp Plan's upFLUMing of Wisconsin Avenue, with the almost certain cooperation of the Zoning Commission, guarantees that developers will build much bigger, denser new buildings as a matter of right, without planning studies, not only on Wisconsin Avenue, but elsewhere in Tenleytown. The Council's upFLUMing of Wisconsin Avenue, now included in the Comprehensive Plan will affect me directly as it is only three blocks from my home.

I see that developers are driving the Comp Plan changes; neither the need for affordable housing, a respect for history, nor the infrastructure needs of the neighborhood are considered in Comp Plan changes. Because of this planning, as in the recent past, we will see the building of small, expensive housing units, designed for singles and students. With zoning in their favor, developers will build more such housing, both on and off upper Wisconsin Avenue. (An example is the soon-to-begin construction of a large apartment development, designed mostly for students, singles and young married couples without children at 4620 – 4624 Wisconsin Avenue, NW.) And nothing in the Comp Plan amendments encourages public housing or social housing in Tenleytown because that would curb developer profits and appetite.

Schools and Library

The Comp Plan and its amendments are silent on ensuring sufficient infrastructure to accommodate the sharp increase in population it encourages in our neighborhood. Perhaps the most obvious problem is the overcrowding in our schools, with little provision for increasing school facilities as population increases. The fact that the schools themselves can no longer encourage diversity by accepting more than a handful of students from other areas of the city exacerbates the lack of opportunities for a diverse education for DC's children.

The Comp Plan amendments include an upFLUM of most of an institutional block of Tenleytown that borders Janney Elementary School. This block is at the heart of Tenleytown. It contains St. Ann's Church and School and the Tenley-Friendship Library. The land of St. Ann's School and the Library have been upFLUMed from institutional zoning and local public facilities zoning to medium density residential zoning. This is an enormous change that was made two days before the Council's final vote on the Comp Plan amendments. To my knowledge, no neighbors were consulted. Certainly, no one I could find from St. Ann's, the Friends of the Library, or the Janney PTA was consulted. Not only would medium density development on the site eliminate aspects of Tenleytown's important institutions, but there is concern that future educational use of the property might have been scuppered.

With the upFLUM, the value of the St. Ann's School property and the air rights of the library will have increased dramatically; consequently, the City would be hesitant or unable to use either of the sites for a future Janney expansion.

My Tenley-Friendship Library is now again under threat of closure for construction of housing cantilevered on top because of this last minute upFLUM. I would be devastated if I had to part with that library again, or if the library was made smaller. I visited the library three to four times a week pre-Covid, both before the library was closed in 2003 and after it reopened in 2011.

The Tenley-Friendship Library was closed in 2003 in preparation for building a new library. Only then, did Office of Planning Director Andrew Altman realize that this would be a good

opportunity to add housing stock to the neighborhood by letting private developers build over the library and on the Janney soccer field. At that point the Library had already been designed. We waited eight years for the library to be rebuilt and reopened, while the City broke promises, and tried to give the land to developers.

The Tenley Library reopened in 2011, and shortly thereafter I became President of the Friends of Tenley Library. I swore I would never let the City shut down my library again.

Public Transportation: the Red Line

Another important area of infrastructure is the public transportation system that Tenleytown citizens rely on. During my entire 36 years in this community, I have always used Metro's Red Line to get to work, to entertainment, to friends' homes, and to the occasional doctor's appointment. It is clear that the increased population envisioned by revisions to the Comp Plan may further overwhelm the existing capacity of this critical public service. Metro's equipment has been aging and accidents occur more frequently, especially on the Red Line. When the Red Line was expanded to Tenleytown in the early 1980s, no one expected the ridership numbers to be as high as they are today, and the proposed upFLUMing of Wisconsin Avenue will only increase this ridership and the pressure on aging infrastructure, and the pressure on this aging resident. I drive a car very infrequently these days.

Underground Streams

Another significant infrastructure concern that remains unaddressed in the Comp Plan and its amendments is that of upper northwest's underground streams. Underground streams are important natural features of Tenleytown and the surrounding neighborhoods. In my experience, these numerous streams are among the most important environmental consideration that are almost always ignored by planners and developers, both before building starts and after water problems become apparent. Builders and homeowners have diverted these streams for their own convenience. My own home, for instance, has a sump pump and a French drain system to divert water from the basement.

We can divert our streams, but we can't eliminate them, and in a constant pattern of diversion, we never know where the water will show up unless we engage in environmental impact studies and provide for a suitable outlet for the diverted waters. Yet this sort of infrastructure planning is difficult and often not done in Tenleytown by developers and by planners.

Tenleytown history is full of examples of dry places suddenly flooding or developing pools of water for reasons no one has understood or anticipated. In my own case, we have been told the basement of our 100-year-old home was dry until the early 1980s. I believe the digging of Metro or the Wilson Pool might have diverted streams towards my basement. Other houses

also experienced flooded basements in this era, and St. Ann's Church had an unexpected basement flood.

My sump pump now pumps constantly during even moderately heavy rains. If any more stream water is diverted unexpectedly to my basement from the digging of nearby deep foundations, my home drainage system will be overwhelmed.

In the late 1990s, the Tenley-Friendship Library suddenly acquired about four feet of water in its basement, where no water had been before. The water was slowly pumped out into the street, but the basement water kept replenishing itself. As a result, the new replacement library was built without a basement and with no further explanation of the phenomenon.

And most recently, a new outdoor swimming pool at the Hearst Park has been dug. Before construction, neighbors begged for an environmental impact study, but they were ignored. Maps showed there was an intricate system of underground streams under the surface of the dig site, but city officials said streams were not close to the surface. The immediate result of the dig was a constant stream of water from the site that was diverted into a pipe and pumped into a storm drain (at the corner of Idaho Avenue and Quebec Street) at a rate of 7,000 gallons of water a day for over a year. Neighbors were told that the City suspected there was a new sink hole at the neighboring soccer field in Hearst Park. Work has been stopped several times, and construction deadlines have been advanced more than once. Land erosion near Springland Lane has been worsened as water from rain and snow, and perhaps now the pool site, flows to the nearby Melvin Hazen watershed. Further, there is now a collapsing storm drain at the corner of 36th and Ordway.

There is concern that when the underground streams dry up as a result of their diversion into the City's storm drains, sinkholes will open under houses that have been built on top of these streams.

With no understanding of the nature of stream diversion and few studies of the geology of building sites, builders run into difficulties and create enormous infrastructure problems as they haphazardly and sometimes unknowingly dig deep foundations for high buildings and other structures. This city has green-lighted more construction of bigger denser taller buildings requiring deeper foundations without any study of this matter whatsoever.

Conclusion

The Comp Plan's allowing for an increase in density and allowable construction without thought or study will clearly disrupt my life in Tenleytown.

As signed,

Mary Alice Levine

Name: Mary Alice Levine

Address: 3804 Alton Place NW, Washington, DC 20016

Phone / Email: 202-244-9637/ maryalicelevine@gmail.com

Date: June 11, 2021

PERSONAL ATTESTATION

My name is Richard B. Nash, Jr. and I attest that the statements below are true and correct to the best of my knowledge.

I reside at 3456 Newark Street, N.W, Washington, DC 20016, two blocks from one Future Land Use Map (FLUM) amendment site, No. 2803, and five blocks from another FLUM amendment site, No. 2123. Both FLUM-ups are in or contiguous to the Cleveland Park Historic District, a listed historic district on the National Register of Historic Places. The density increases reflected in both referenced FLUM amendments are substantial and the impacts of which remain unevaluated under the law. I also live one block from a new designated Future Planning Analysis Area on the Generalized Land Use Map, covering a low-density area of the Cleveland Park Historic District in which single family homes predominate, which is identified for “an increase in density and intensity of use.”

When my spouse and I purchased our home in 1999, the Cleveland Park Historic District was a material consideration in our decision. We valued – and appreciated the District’s commitment to preserve – the history, architecture and streetscape of the historic district. We relied on the fact that the District buttressed the creation of the Cleveland Park Historic District with zoning and historic preservation policies to support historic preservation. These included the Zoning Commission’s decision shortly after the Cleveland Park Historic District was created to adjust permitted height and density for infill construction to a height of not more than 40 feet, to be consistent with the predominant height and density of contributing buildings in the historic district. This policy that zoning be consistent with predominant height and density is reflected also in Comprehensive Plan Policy HP 2.4.1 and in consecutive releases of the District’s Historic Preservation Plan.

These historic blocks on Connecticut Avenue that have been FLUMmed up by amendment no. 2123 are characterized predominately by pedestrian-scale, one- and two- story commercial buildings, with mixed retail and apartment buildings up to five stories on the corners. The National Register nomination for the Cleveland Park Historic District states that this area includes an “aesthetically unified” and “unusually intact Art Deco commercial strip” which is “one of the best examples in the city,” and which “maintains its integrity especially with regard to scale” and is “remarkably unified in appearance.” The iconic Uptown Theater is the centerpiece of the Art Deco strip. The DC deputy preservation officer has stated that no other DC historic district has such a collection of low-scale commercial buildings like those that define Connecticut Avenue in Cleveland Park.

Recent FLUM Amendment No. 2123, however, contravenes and radically changes this long-settled policy that zoning be consistent with the predominant height and density of the historic district by designating the historic commercial area as “Medium Density Residential/ Moderate Density Commercial.” Under the Framework Element adopted by the D.C. Council, these FLUM categories enable MU-8 and MU-10 zones, which would permit, where one- and two-story contributing structures predominate, infill construction of up to 8 to 9 stories and 10-11 stories respectively. (MU-8 enables buildings of 90’ in height (70’+20’ penthouse) and MU-10 enables buildings of 110 feet in height (90’ plus 20’ penthouse.) A portion of the area upFLUMmed by Amendment No. 2123 is on Newark Street, N.W., a low-density area which is characterized by contributing single family houses of two- to three stories, not by commercial buildings. Rather than “minimizing design conflicts between preservation and zoning controls,” FLUM Amendment No. 2123 will create them. Amendment No. 2123 is not only inconsistent with HP 2.4.1 and other long-settled policy, it is an invitation and roadmap for the Zoning Commission to hollow-out and undermine the Cleveland Park Historic District through map amendments. The consequences of Amendment No. 2123 will materially affect the value and enjoyment of my property, as it will have a profound impact on the Cleveland Park Historic District.

No other neighborhood historic district in Washington has been selected for such FLUM density changes and text amendments as has Cleveland Park – not Capitol Hill, not Takoma Park, not Georgetown. At the same time, the result of FLUM Amendment No. 2123 will set an adverse precedent for historic preservation in these and other historic districts in Washington.

The FLUM Amendments will also exacerbate transportation, pollutant/particulate, infrastructure and water issues in Cleveland Park, and such impacts were not considered. For example, a number of the east-west cross streets in the historic district are narrow and classified as “local,” the lowest designation under the federal functional street classification which D.C. utilizes. Such streets currently carry substantial cut-through cross traffic which diverts from major arterials like Connecticut Avenue and Wisconsin Avenue. The FLUM amendments did not consider traffic impacts resulting from doubling, perhaps almost tripling the permitted height of new construction heights in portions of the historic district – at the same time that DDOT is proposing a redesign which will cut rush hour carrying capacity on Connecticut Avenue by 50 percent. During significant rainstorms, road and other transportation infrastructure in the area affected by FLUM amendment No. 2123 floods, including in the Cleveland Park Metro station. Yet the FLUM process failed to consider existing infrastructure issues, which surely will be exacerbated by significant increases in height and density in the area. As a resident, pedestrian, and public transit user in Cleveland Park, each of these impacts affect me.

The DC Council also created on the Generalized Land Use Map two new Future Planning Analysis Areas (FPAAs) that include and will affect substantial portions of the Park Historic District. DC Office of Planning Director Andrew Trueblood testified before the Council that the FPAAs designations are new, and “are areas of large tracts and/or corridors that are anticipated for a change in density and intensity of use.”

The Upper Wisconsin Corridor FPAAs would include the Cleveland Park Historic District and residential neighborhoods west of 36th St. between Lowell St. and Quebec St., N.W., just one block from my home. The Wisconsin FPAAs designation continues north on 37th St. to eventually include the Tenleytown and Friendship Heights Metro stations. A second FPAAs, covering the Upper Connecticut Avenue area south to Macomb Street, includes a substantial portion of the eastern portion of the Cleveland Park Historic District. As drawn, the proposed boundaries of each of the Upper Connecticut and Upper Wisconsin FPAAs extend well east and west of the arterial corridors to encompass single-family residential side streets in the historic district.

Including low density, single-family homes that are in designated Neighborhood Conservation Areas in new designated planning areas with the goal of changing both uses and the intensity of use is unprecedented. It is also alarming for all historic districts that OP includes a wide area of an historic district, particularly low-density blocks of single-family homes some distance from Metro stops, in an area that OP “anticipate(s) for a change in density and intensity of use.” The FPAAs’ geographic reach is also highly unusual (in the case of the Upper Wisconsin FPAAs, it extends more than one mile from the Tenleytown Metro).

The above statements on impact are informed as well by my knowledge and experience as a current vice president and immediate past board president of the Cleveland Park Historical Society and prior service on the board of the Cleveland Park Citizens Association. Given these community positions and my long held

personal and property interests in the existing historic community I have invested in and enjoy, I must object to the imminent threat by the unplanned and unstudied upFLUMing being proposed and thus I seek remedy under the law.



Name: Richard B. Nash, Jr.

Address: 3456 Newark Street, N.W., Washington, DC 20016

Phone: 202.237.5241

Date: August 31, 2021

PERSONAL ATTESTATION

My name is Shirley Shannon. I am over the age of 18 and attest under penalty of perjury that the following statements are true and correct to the best of my recollection and knowledge.

I have lived very close to the Howard Divinity School campus since 1950. I moved with my family to 1336 Shepherd St. NE as an infant and was raised in this community since and now own my childhood home. I went to Bunker Hill Elementary and the Taft Junior HS and then McKinley HS. I received my Masters degree at nearby at Trinity College, now Trinity University. I used to work in Langdon Park recreation center teaching arts and crafts. I raised my family here, taking care of my mom, husband, and daughter in this very special Ward 5 neighborhood known as Brookland.

I am a former member of the Brookland Civic Association and now a member of the recently formed Howard East Neighbors directly concerned about the future of the Howard Divinity School campus visible just up the block from my home.

The disregard of our concerns and interests in my enjoyment of this serene and green area of Brookland is absolutely unacceptable, especially without any evaluation of the impacts of the upzoning proposed on the geographic area, my neighbors, and on me and my home. I love this neighborhood, and love my home.

The un-examined proposed changes to the land maps at the Howard Divinity School campus concretely impacts my neighborhood, my home, and my health. The land use amendments proposed by the Mayor and approved by the Council will result in the replacement of this cherished open green space and the many trees that have been here since I've been a child with acres of pavement and numerous unaffordable condos. With this proposed redevelopment that will be made a by right project with the map changes which will absolutely affect me.

More than doubling the population in the area will more than double cars & traffic, pollution, and noise at the expense of the existing cooling green area that cleans our air and keeps our neighborhood serene. This project will also tear down an environmental buffer and bring the noise and traffic and pollution that is shielded away along South Dakota Avenue, allowing the impacts along that major corridor to infiltrate further into our community's environment and into my yards and home.

I want the peace and tranquility that I've enjoyed in my community and home for so long. I don't want that to be negatively affected this way, especially without any planning impact studies as required by law. I already suffer from terrible allergies and the pollution generated by more people and traffic in the heart of this area will exacerbate my sinuses and make me sick.

I am an avid walker. I walk to the school campus and enjoy the existing peace and aesthetic of the open green space. This is an historically religious area, and my neighbors and I walk up the hill to the seminary and reflect upon peace coming up and down the hill.

The changing street patterns and more traffic threatens my pedestrian safety and that of my neighbors and their children. I don't want these changes, the hacking and whacking up of the land and trees, cars going in and out, the anticipated drilling and construction. The impacts of which are all unstudied and will go unmitigated to the peril of my personal health and property interests and my enjoyment of this peaceful community. We desperately need those trees. We need all the trees we can get. Its protecting us from the pollution.

Where do the animals go? My goodness they got to survive. The flora and fauna, deer, birds, opossum, rabbits are needed and vital to me and my health and enjoyment. They have been here for all this time and now are threatened with being pushed off the land. Like them I too am worried about displacement. A redevelopment project of the size proposed on these areas of the maps that have been changed will destabilize land values, increasing tax burdens for me and my neighbors. I am on a fixed income and as the city has developed my taxes have steadily moved up. This upzoning here at the school campus will substantially push up the immediate area housing values and taxes. I cannot afford this type of displacement pressure.

The increase in population also puts pressure on the ease of parking for seniors like me. I need to park nearby my home for safety and access purposes, this will be impaired by more cars and more people, again unexamined with the proposed map changes. DC's planning officials have failed their duty to ensure existing residents are protected and are as important as bringing in new neighbors.

I am asking for any help in this matter and at the very least an examination of the impacts by the proposed changes to minimize the negative effects on me and my longstanding serene and green neighborhood.

As signed,

Shirley Shannon

Name: Shirley Shannon

Address: 1336 Shepherd St. NE, Washington, DC 20017

Phone: (202) 526 - 4909

Date: August 13, 2021

REQUEST PLAN (IF APPLICABLE): *None*

I HAVE THE FOLLOWING RIGHTS AS A CLIENT:

1. To be kept informed about any important developments in my case.
2. To be consulted before any significant decision is made on my behalf.
3. To have all communications with my representative kept confidential.

I HAVE THE FOLLOWING RESPONSIBILITIES AS A CLIENT:

* I served as Counselor to Noyes Elementary School (ward 5) for close to twenty years:

My Personal Statement on the DC Comp Plan Changes

I, William H. Jordan am an adult over the age of 18 and I make the following statements to the best of my knowledge and ability under perjury of law.

I own my home with my family 1337 Newton ST, NW, in Ward 1. My home is within one block of the city's recent unevaluated changes to the Future Land Use Map.

I am a member of the DC Grassroots Planning Steering Committee, a former ANC Commissioner in the area, and have testified before the Council about the Mayor's substantial changes as proposed to the DC Comprehensive Plan. Most of these changes are not accompanied with adequate planning studies or analysis of impacts on the environment that comes with more density, more people, more traffic, pollution, and capacity-issues as to services in my community. Moreover, there was no study of the displacement nor racial equity impacts that will exacerbated by imminent propelled development brought on by the land use changes. These unstudied changes will harm me, my family, and my community, already bombarded with development that has wiped out many of my working class neighbors and their families, renters and homeowners.

Acutely, the land use map changes move the development needle up from low density residential and commercial districts to medium density districts. That is going from two and three stories development envelopes to allow eight-plus story denser bigger buildings and for that many more people and commercial activity.

The UPFLUMing will further escalate speculative real estate property value assessments lending to higher property taxes, payments and thus displacement pressures on me and my family and families like mine. This tax pressure is beginning to price my family out my home and neighborhood while public spaces, parks, schools and other amenities are being lost or unable to keep up with growth.

The primary concern is displacement pressures, especially for Black families here in Columbia Heights like mine. The speculative pressures from UPFLUMING and related policies over the last 20 years led to the displacement of Black Families in the neighborhood, 50%. Family-sized housing 3-bedrooms and more is being replaced with studio and 1-Bedroom units that are priced out of the range of most moderate-income Black families. This is all leading to the rapid loss of my family's critically important social-economic and neighborhood networks. I've relied on this very valuable existing social network and its displacement by rising costs brought on by denser "luxury" directly harms the ability of my family to reside in this neighborhood, especially as related public and private amenities are lost as well.

The existing fragile utility and transit infrastructure is also failing under all this unstudied growth threatening the well-being of me and my family and my community. Growth pressures have already led to brown-outs, constant infrastructure breaks and patches to water, gas and electricity. Because growth is not being well planned, streets are sidewalks are constantly dug up basically my neighborhood has been a permanent construction zone since 2002. Constant traffic backup on 14th St. as led to traffic diverting to residential streets, and the planning changes will only make this worse unless proper analysis is completed and mitigating investments made and delivered upon.

The little public space we have is also UPFLUMMED such as the nearby pocket-park. There was no showing of studies the increased density will have on the area's already tough heat-island effect and air pollution. This lack of study is especially unacceptable as we face major climate change issues

imminently facing us now. And the lack of planning studies extends to public services, like our transportation systems.

I utilize Metro and Buses in neighborhood to access work, shopping, and recreation on a daily basis. The UPFLUMMING in the already very busy 14th Street NW corridor is being done with little to no public notification and no comprehensive study to coincide with the proposed density increases will have on public transit capacity-use impacts, which are close to maximized now.

As a former ANC Commissioner and someone acutely tuned into the law, I simply ask that if the city wants to induce population growth and population density, the city planners are made to do it responsibly. That is, the Comp Plan map changes must be accompanied with study of impacts that the UPFLUMING will have on the geographic area around my home and in my community. Planning studies and mitigating investments are only common-sense to ensure a safe and healthy inclusive future for any modern-day city. They must be done!

As signed,



8/24/21

Name: William H Jordan

Address: 1337 Newton ST, NW

Phone / Email: (202) 500-0699, whj@melanet.com

Date: August 24, 2021

Personal Attestation

I am over the age of 18 and the following statements are to the best of my knowledge true and correct under penalty of perjury.

My name is Victor M. Booth. My Primary residence is located at 708 Parkside Place, NE, Washington. D.C., 20019.

There has been denser development already brought to my community and in the area around Lily Ponds. The bigger denser buildings do not complement the existing community. The city has too many developers building too many big-box structures obstructing views, narrowing streets, removing fauna and trees, and making it much more difficult to find parking.

My property lost the street views that made it more appealing to potential buyers. We had more trees before away the large tracts of land around (Parkside Townhomes a Condominium) were handed to developers without community input. We lost all the green spaces that allowed the existing neighbors to have picnics and community gatherings but the city partnership with a developer created a small park that has less than five park benches and tables for a 1000 plus residence to “share.”

Now with the DC Comp Plan changes being proposed and approved without planning impact studies, all of this will get worse. The proposed upFLUMing specifically nearby my home in Ward 7 will only intensify the type of unplanned and unstudied development I describe above. It will bring even more people to an area that is choking in traffic and pollution. For example, there has been no study how the nearby proposed Upzoning may impact *the only* major egress way that my neighbors and I must get out of the city in a safe way, that is I-295. Have you been on this road on any given day at 5pm, its bumper to bumper now!

There's been no study about how piling in even more people in bigger denser buildings allowed by the recently approved upFLUMing will impair emergency responders in Ward 7 and impair safety response time that I rely on for my wellbeing. Pedestrian safety concerns are already off the hook as the pedestrian bridge that connects me and my neighborhood to Minnesota Ave was just hit and collapsed by the runaway buildup of vehicular traffic nearby. The upFLUMing will only make traffic and pollution worse and threatens my safety as I walk through my neighborhood.

I use mass transit but hate the already crowded trains that are taken out of service too often due to mechanical failures making it impossible to get to work on time. The additional Upzoning and population growth proposed near my home and my Metro stop will only make the transit system I need for personal and professional endeavors even more unreliable.

Parkside Townhomes and the area where I live has experienced electrical brownouts that Pepco has never resolved for the past 15 years. And now, the city's proposed UpFLUMing will bring this obviously vulnerable utility system to the absolute brink at my direct detriment. Why weren't utility studies completed along with the city's desires to blow out the zoning?

I have no choice but to seek remedy before the Court so that the city takes planning seriously otherwise risk imminent harm to DC neighbors, especially those neighbors like me who are in close proximity to the proposed density Upzoning and intensification of more people.

As signed,

DocuSigned by:



BC9EE5EEB59E4C9...

Name: Victor M. Booth

Address: 708 Parkside Place, NE, Washington, D.C. 20019

Phone / Email: boothmv@gmail.com

Date: August 5, 2021.

INDEX

ATTACHMENT 2

2. LETTER FROM WARD ONE RESIDENTS ASKING FOR PLANNING TO COINCIDE WITH THE MAYOR AND CITY COUNCIL'S PROPOSED MAP AMENDMENTS

April 6, 2021 *[last edit]*

RE: THE PROPOSED AMENDMENTS TO THE DC COMPREHENSIVE PLAN and FUTURE LAND USE MAP (FLUM); RESPONSE FROM WARD 1 RESIDENTS

Dear Councilmember Brianne Nadeau, and our At Large Councilmembers Phil Mendelson, Elissa Silverman, Anita Bonds, Christina Henderson, and Robert White,

The time has come for a trauma-informed approach to politics and policy.

The loss of businesses and homes through absence of tax abatements when property values skyrocket, the separation of families due to lack of family-sized units, and the aggressive economic pressure placed on all residents when the goal is to maximize private property values rather than to eliminate direct harm & maximize public benefit – all of these cause acute, direct trauma to our citizens and community.

However, the proposed amendments to the DC Comprehensive Plan will only induce more harm and trauma because of how it bypasses basic planning expected in any modern city.

The Mayor's amendments have been proposed without the legally required impact studies associated with the desired population growth. Amendments have been done without any efficacy studies or progress reports showing how the existing Comp Plan policies may be working, or not, right now in order to make the proper adjustments. And, the proposed 200 million square feet of Future Land Use map changes represent a hodge-podge approach to developer-driven spot zoning that will largely benefit speculative profit margins without serious and careful consideration for the affected families and communities.

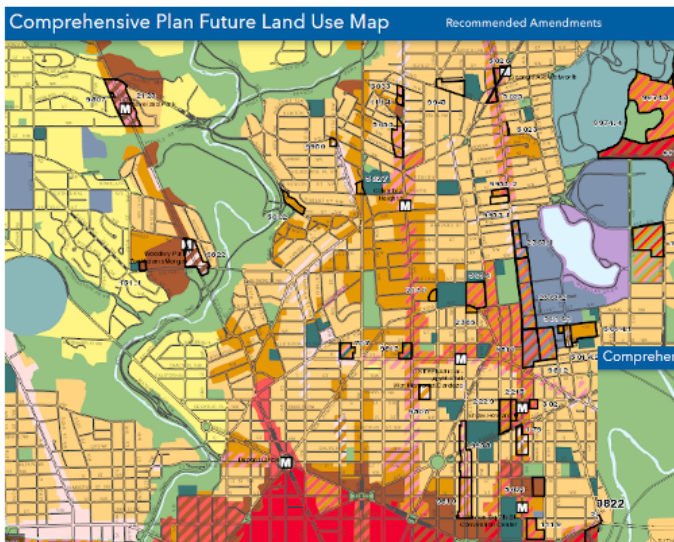
It's up to the DC City Council to get the Mayor's planning apparatus in shape and to follow the laws and basic common-sense principles of planning as we don't see it happening at the DC Office of Planning or at the DC Zoning Commission. The results of these failures and gaps over the past decade has resulted in acute and permanent harm to Black and Brown communities in DC and in Ward One. Families separated, churches in decline, homes and businesses lost, communities scattered, schools overcrowded, infrastructure overtaxed, roads clogged, public spaces privatized, and ultimately, lives shortened and lost.

Specifically, the proposed amendments to Plan policies and Future Land Use Map affecting areas in Ward One demonstrate that the Mayor and Office of Planning:

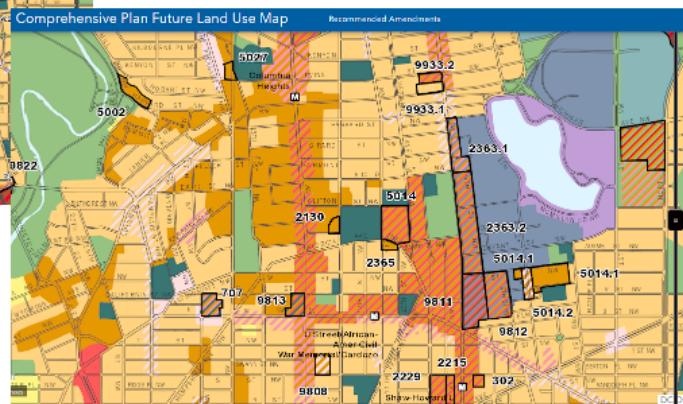
1. Attempts to work around community input as to the future of our Ward neighborhoods.

Changes to the FLUM eliminate community-driven planning because they make the areas that are upFLUMed able to be developed as a matter-of-right after a basic proforma map change hearing with no actual parties who can contest. Map amendments post UpFLUMing won't allow for binding community-benefits agreements and the requirements for proper impact planning are sidelined. In fact, there won't be much anyone can say or do to tie the allowed density increases to more truly affordable family sized housing or to help propel existing small business or economic opportunities for local entrepreneurs.

This is the exact opposite direction we want planning to go in our city as the status quo results have been substantial in the large overcrowding effects on existing levels of community services and the simultaneous displacement of working-class families and neighbors.



The proposed FLUM changes are highlighted on the maps



Ward 1

2. Attempts to work around [American Institute of Certified Planners protocols](#) & legal directives for the city to actually plan for the impacts that come with any desire for more population growth.

The proposal to increase the FLUM with the swipe of a pen is not planning, it's a work around of the Whole Neighborhood Approach to planning (Comp Plan Policy Policy H-1.4.6), let alone basic common sense planning that we all expect living and working here in DC. When the city encourages new buildings and population growth, such as the magnitude suggested by the Mayor's proposed upFLUMing, accompanying this desire must be consideration of community needs for new schools, expansion of parks, new clinics, libraries, better transportation, better emergency response time, and utility & transportation upgrades and the capital costs associated with them. And, identified impacts must be taken into account when approving upzoning so to commit developers to paying their fair share towards capital improvements the financial burden doesn't fall entirely on DC taxpayers.

Planning is supposed to be based on data, so we expect the Council to require analysis of real housing needs (existing low-income housing needs vs perceived future Class A needs), reporting of current and projected vacancy rates, discerning discrepancies in population growth projections, understanding real displacement impacts & numbers, and effects on health & environmental considerations. The proposed changes have not included written evaluations about the above data in any discernible way meaning the proposed changes are largely capricious and will likely continue the harm against vulnerable residents and communities.

3. Weakens the Plan language and thus reduces or eliminates the community's ability to mitigate impacts and hurts our preparations for growth.

The Mayor weakens language in the Comprehensive Plan -- for example where directives that 'ensure that' or 'must' have been turned to 'should.' This is the exact opposite direction planning and accountability needs to go in this city. Moreover, we want to see 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>

WHAT DO WE WANT WITH REGARDS TO THE DC COMPREHENSIVE PLAN

- **We want the law followed regarding any changes to the Plan**

Developers and city officials are simply not above the law. We are all owed *equal* protection of the law. The proposed changes to the DC Comprehensive Plan must be accompanied with actual planning per the law:

DC Code § 1-306.04 (d) “[Amendments to the DC Comprehensive Plan] shall be accompanied by an environmental assessment of the proposed amendments... .”

10A 2515.2, .3 “The greater the degree of change [to the DC Comprehensive Plan] proposed, the greater the burden of showing that the change is justified. ... The following supporting information will be required when an amendment is proposed: ... e. The anticipated impacts of the change, including the impacts on the geographic area affected and the issues presented. This should include an assessment of net benefits to the city resulting from the change. f. Demonstration that the proposed change would be in conformance with the goals, policies and actions of the Comprehensive Plan. The applicant would be requested to include any data, research or reasoning that supports the proposed amendment.”

- **We want Racial equity to be more than words and limited-English speaking residents are supposed to be part of planning in the city**

The DC Comprehensive Plan affects all DC communities and neighbors. Ward One represents part of the city with more than 3% of the population speaking languages other than English. Our neighbors who don't speak English have been left completely out of this process as OP never provided translation of the outreach materials or any publications that explain the Comprehensive Plan and the changes proposed. OP's lack of engagement with these communities breaks with the Language Access Act and Human Rights laws.

And, to bring justice into this amendment process, the recent Racial Equity law ('REACH Act') must be applied to the Comp Plan. The average black family in the city has one-tenth the net worth of the average white family largely because developer-led planning policy choices make home ownership unattainable for so many. It is time for DC's families to attain. To do that, we must build that not just into the rhetoric, but into the actual land use map and directives of the Plan. If there are racial equity deficiencies in the Comp Plan policies as we expect, we want the Comp Plan vote deferred until the DC Office of Planning acknowledges these planning issues and properly addresses them in narrative and policy.

- **We ask Councilmember Brianne Nadeau to rescind her last minute changes to the Plan maps**

In the last weeks leading up to the Comp Plan markup at the Council, Ward One Councilmember Brianne Nadeau is proposing late-changes to Plan maps that will permanently alter many Ward One communities affecting tens of thousands of Ward One residents and families. These proposed changes are a complete surprise in their late announcement and are not accompanied by any efficacy reporting or planning impact studies. Most of the affected communities aren't aware of her suggestions, and the changes are substantial in that they push the density of major corridors up and significantly so.

We want any proposed upFLUMing (aka upzoning) to have a much deeper dive through "contested case" review in evaluating how these proposed changes may affect our entire Ward before they become legally binding.

We especially want to see and participate in updated small area planning to examine any harms the additional population growth may have on existing neighborhood services like our schools, libraries, clinics, our existing transportation systems, the environment, and to see how we can eliminate, or at least mitigate, the obvious displacement pressures that come with development.

Every single change in to upFLUM the Future Land Use Map has the potential for deeply inequitable and possibly traumatic impacts on nearby residents, homeowners, and businesses, along with benefitting landowners who may not care for the best interests of our city beyond speculation and profit.

We must do our homework before we put our people and communities through such a test.

CONCLUSION

Councilmembers, upon consideration of the foregoing reasons and the law, we, the undersigned Ward One residents ask you to reject the Mayor's proposed Comprehensive Plan changes as they are proposed and without impact study.

Above all, we must ensure no harm is done in the attempt to bring about good. The concept that any of our children or neighbors' well-being should be sacrificed as collateral damage to a growth-at-all-costs mindset represents a total

failure to ensure politics and policy actually work for this city.

Thus, we ask that you require the DC Office of Planning to provide impact studies accompanying the changes to allow for transparent public evaluation before any amendments are enacted. This will ensure real planning is happening in the city so “growth” doesn’t further harm our neighbors and neighborhoods and benefits all of us appropriately not just the developer-class exorbitantly.

Please contend especially with the missing impact studies per DC Code 1-306.4(d) and 10A DCMR 2515.2, .3, a central planning issue also put on the record by some Ward One ANC’s and never responded to as of yet.

Respectfully Signed,

- Zachari Curtis Columbia Heights
- Jessica Neagle Adams Morgan
- William H Jordan Columbia Heights
- Lyndi Borne Columbia Heights
- George Ripley Columbia Heights
- Ms. Shonta' High Parkview Community
- Cosette Audi Columbia Heights
- Tara Vassefi Kalorama Triangle
- Vick Baker Park View
- Geoff Gilbert Columbia Heights
- Alex Vidales Mount Pleasant
- Peter Stebbins Mount Pleasant
- Megan Waziri Columbia Heights
- Chuck Moran Park View
- Amanda Kleinman Mount Pleasant
- Samantha Lee Park View
- Abigail Stahl Adams Morgan
- Tyler Benjamin Mt. Pleasant
- Beverly Stroud Petworth
- Zach Schaffler Adams Morgan
- Elizabeth Lovinger Park View
- Katy Lang Columbia Heights
- Eric Blodnikar Adam Morgan
- Armand Cuevas Columbia Heights
- Linda Golden Mount Pleasant

**Cont RE: COMPREHENSIVE PLAN and FUTURE LAND USE MAP (FLUM)
AMENDMENTS WARD 1 RESPONSE**

7

- Glenda Richmond U Street
- Vikram Surya Chiruvolu, Adams Morgan
- Bob Schlehuber Columbia Heights
- Abigail Stahl Adams Morgan
- Tiana Trutna Ward 1
- Amanda Liaw Columbia Heights
- Ann Hoffman Columbia Heights
- Leonardo Flores Columbia Heights
- Scotty Brown Park View
- Nida Chaudhary Columbia Heights/Park View
- Ryan Cummins Columbia Heights/Park View
- Marc Poe Columbia Heights/Park View
- Bob Schlehuber Columbia Heights
- Emmelia Talarico Bloomingdale
- Vikram Chiruvolu Adams Morgan
- Cesar Maxit Adams Morgan
- Jair Carrasco Columbus heights
- Sarah Cox Mount Pleasant
- Tereguebode Goungou Columbia Heights
- Shani Shih Adams Morgan
- Chris Otten Adams Morgan
- Marvin Sloan Ward 1
- Gary Zottoli Park View
- Rev. Inryū Bobbi Ponce-Barger Ward 1
- Scott Thompson Kalorama Triangle
- Sierra Ramirez Mt Pleasant/Columbia Heights
- Sandra Reischel Adams Morgan
- Amelia Gannon Adams Morgan
- Anjan Chaudhry Lanier Heights
- Laura Gubisch Kalorama triangle
- Camryn Peterson Park View
- Natalie Leach Park View
- Margaret Staines Lanier Heights
- Joshua Schmidt Columbia Heights
- Jazmin Rumbaut Columbia Heights
- David Poms Columbia Heights
- Erin Riordan Mt Pleasant
- Amanda Kleinman Mount Pleasant

**Cont RE: COMPREHENSIVE PLAN and FUTURE LAND USE MAP (FLUM)
AMENDMENTS WARD 1 RESPONSE**

- Rob Leardo (TENAC) Mt. Pleasant
- Nick Van Duse Park View
- Betzabe Rosad Adams Morgan
- Caroline Bovair Park View
- Kimberly Krhounek Meridian Park
- Laura Narayani Gubisch Kalorama Triangle
- Myra Woods Adams Morgan

INDEX

ATTACHMENT 3

DC ZONING EXHIBIT SHOWING PUBLIC HOUSING RESIDENTS TRYING TO INFORM THE DC ZONING COMMISSION AS TO RACIAL EQUITY TOOLS TO CONSIDER AND USE IN REVIEW OF A PLANNED UNIT DEVELOPMENT

Zoning Commission PUD Evaluation Process (ZR2403) Park Morton Equity Tool



The Council @ Park Morton: Post Hearing
Submission Zoning Case No. 16-11

Zoning Hearing Case No. 16-11 - Post Hearing Submission

Shonta High, President Council @ Park Morton

10/26/21

On October 19, 2021, the Park Morton resident council (Council@PM) participated as a party with regards to the vacate and remand hearing in Zoning Case No. 16-11. Before the hearing was closed, Mr. Anthony Hood, Chairman of the DC Zoning Commission (ZC) requested the Council@PM provide a post hearing submission to which all other parties can respond. The Council@PM was directed by the Commission to include in this submission information as it regards the concept of racial equity and examples/models of racial equity tools that can and must be applied for zoning cases like this. In particular, Comprehensive Plan policies 2502.11 and 2011.14. To provide clarity on these issues, The Council@ Park Morton's response follows:

Zoning Hearing Case No. 16-11 - Post Hearing Submissionv - Shonta High, President Council @ Park Morton

This post hearing submission guides and directs the Zoning Commission (ZC) through a re-evaluation of Zoning Case No. 16-11 (PUD16-11) using a “Racial Equity Lens” as required by the updated Comprehensive Plan policy IM-1.1.6 (2502.11) and related action IM-1.B. (2501.8). This submission also advocates the use of a “Racial Equity Lens” in responding to D.C. Court of Appeals remand questions. The updated Comprehensive Plan narrative, policies states:

1. The ZC shall develop and utilize an “Equity Tool” when applying a “Racial Equity Lens”;
2. The ZC shall utilize an Equity Tool when conducting a Charter 24 Zoning Regulations review; Comprehensive Plan policies and actions consistency analysis; utilizing DC agency studies and reports; and “any information needed”;
3. In this submission Park Morton resident council (Council@PM) provides the ZC with its “Park Morton Racial Equity Tool”; recommended reading, studies and other information to guide the ZC in its evaluation of PUD16-11 through using a “Racial Equity Lens”;
4. In particular, the ZC must apply the “Park Morton Racial Equity Tool”, or an equivalent, with regards to Comprehensive Plan action MC-2.1.E (2011.14);
5. The ZC should use the “Park Morton Racial Equity Tool” in partnership with the “Park Morton Equity Plan” when evaluating PUD16-11 benefits and adverse impacts.

The Council@PM concludes, the ZC must find that PUD16-11 “does not satisfy” the Comprehensive Plan consistency review under the requirements of Chapter 24 of the 1958 Zoning Regulations based on Racial Equity Lens provisions, until a thorough racial equity analysis is completed. Council@PM therefore recommends that PUD16-11 and its companion PUD16-12 be significantly modified by adopting the Park Morton Equity Plan (PMEP).

2502.11 Policy IM-1.1.6: Studies Informing Zoning Case Approvals To the extent the following factors are relevant for consideration, ensure that zoning case reviews on matters such as PUDs are informed by: (1) transportation and infrastructure studies and recommended conditions of approval to mitigate potential impacts; (2) agreements for financing any necessary improvements, including public and private responsibilities; (3) agreements to comply with District employment and hiring requirements and other regulations that provide public benefits to District residents; and (4) racial equity reviews, as identified in Action IM-1.1.B. 2502.11

- Equity is both an outcome and a process. CP213.6
- Equity is achieved by targeted actions and investments to meet residents where they are, to create equitable opportunities. CP213.6
- Therefore, to achieve equitable outcomes the ZC must take greater responsibility to ensure benefits and mitigations to adversary impacts are likely to be successful.
 - ZC achieves this by providing city agencies less deference
 - Ensure studies support proffers and mitigations
 - Financing and Budgetary elements are actually in place (including timelines)
 - This as well applies to private entities especially in Public-Private deals.
- The Comprehensive Plan's focus on Racial Equity Lens reviews rely on outcomes of these agreements being achievable.

Note: PUD 16-11 was approved by the ZC in 2017 although the project carried a \$36M plus funding gap. Today that gap is \$60M+. As well, PUD 16-11 relies on First-Source agreements which have a long and problematic history.

Action: IM-1.B: Equity Tools for District Agencies, including the Zoning Commission Prepare and implement tools, including training, to assist District agencies in evaluating and implementing the Comprehensive Plan’s policies and actions through an equity, particularly a racial equity lens. This includes tools to use as part of the development review process, preparation of plans, zoning code updates, and preparation of the capital improvement program, that consider how to apply an equity analysis in these processes, including any information needed. **This shall specifically include a process for the Zoning Commission to evaluate all actions through a racial equity lens as part of its Comprehensive Plan consistency analysis.** 2501.8

- The use of an Equity Tool especially in conducting a racial equity lens review is “**shall**” for the Zoning Commission.

Note: In the Case of PUD16-11 this takes on a greater importance given DC’s Office of Planning’s failure to use an Equity Tool drafting in its Supplemental Report.

Action MC-2.1.E: Park Morton New Community Continue 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 moderate-income housing units, to create a new mixed-income community. Ensure that every effort possible is made to avoid permanent displacement of residents. Provide opportunities for Park Morton residents to access ownership opportunities on redevelopment sites and within the community. 2011.14

There are several important factors for which the ZC must use a high-level of scrutiny in conducting a consistency evaluation.

- For the residents of Park Morton benefits and adverse impacts are tied to both PUD16-11 and PUD16-12. This actions requires both be considered together, especial when conducting a racial equity review.
- DC's Housing Authority (DCHA) is an implied Applicant for 16-11 and critical to the execution and outcomes of several key proffers.
 - They are responsible for Resolution 16-06
 - DCHA is also responsible for providing 90 project-based vouchers almost 1/3 of the project's financing
- The Park Morton Equity Plan is the only plan which centers affordable ownership opportunities. (16-11 and 16-12 are currently not structured for ownership, only lip service).

The Park Morton Racial Equity Tool

Contents

- Park Morton Racial Equity Tool Implementation Guide ... Pages 8,9
- Zoning Commission PUD Evaluation Standards Process Flow Diagram ... Pages 10 - 12
- Racial Equity Tool ... Pages 13 - 21
- Guidance for Applying the Racial Equity Tool at Park Morton ... Pages 22
- Guidance for Applying the Racial Equity Tool for PUD16-11 ... Pages 23, 24
- Guidance for Applying the Racial Equity Tool for Remand ... Pages 25, 26
- What is Racial Equity, What Racial Equity is Not ... Pages 27 - 30

Special Acknowledgement: DC Council Office of Racial Equity Online Tools <https://www.dcracialequity.org/>

The Council @ Park Morton: Post Hearing
Submission Zoning Case No. 16-11

Steps to completing the Park Morton Racial Equity Tool.

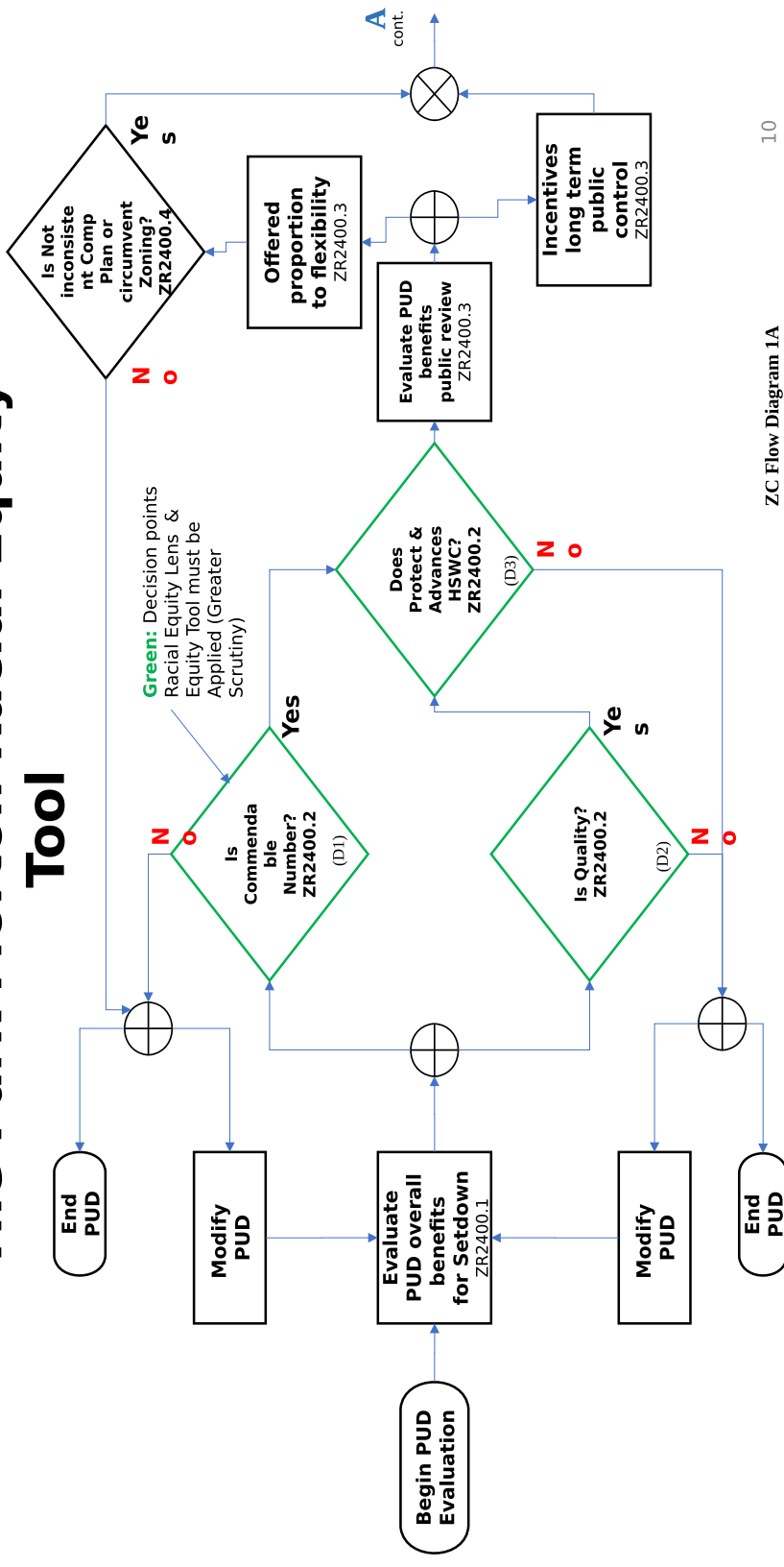
1. **ZC Flow Diagrams 1A, 1B and 1C**, represents the standard PUD review and decision-making process. This tool should be applied at every step in the process (**D1 thru D13**), not just at the final step.
2. State goal or purpose of this evaluation
 - Complete **Equity Tool Table 1**.
3. Identify who benefits or is burdened from a decision; (CP 2501.4)
 - Complete **Equity Tool Table 2**. Focus on identifying a broad range of groups who may be impacted.
4. Identify and consider past and current systemic racial inequities; (CP 2501.4)
 - Complete **Equity Tool Table 3**. Pull out from **Equity Tool Table 2** those groups most impacted by current and historic racial inequities
 - Complete **Equity Tool Table 4**. Focus on those identified in **Equity Tool Table 3**, complete with the specifics of this PUD in mind.
5. Disaggregate data by race, and analyze data considering different impacts and outcomes by race; and (CP 2501.4)
 - Complete **Equity Tool Table 5** and **Equity Tool Table 6** together, using the studies, reports and other identified in **Equity Tool Table 6** to complete **Equity Tool Table 5**. Include groups identified in **Equity Tool Table 2**.
 - Many of the studies and resources in Table 6 should include disaggregated data by race and other factors. This data will be used particularly in evaluating the impacts PUD benefits and adverse impacts.

The Park Morton Racial Equity Tool

Steps to completing the Park Morton Racial Equity Tool. (continued)

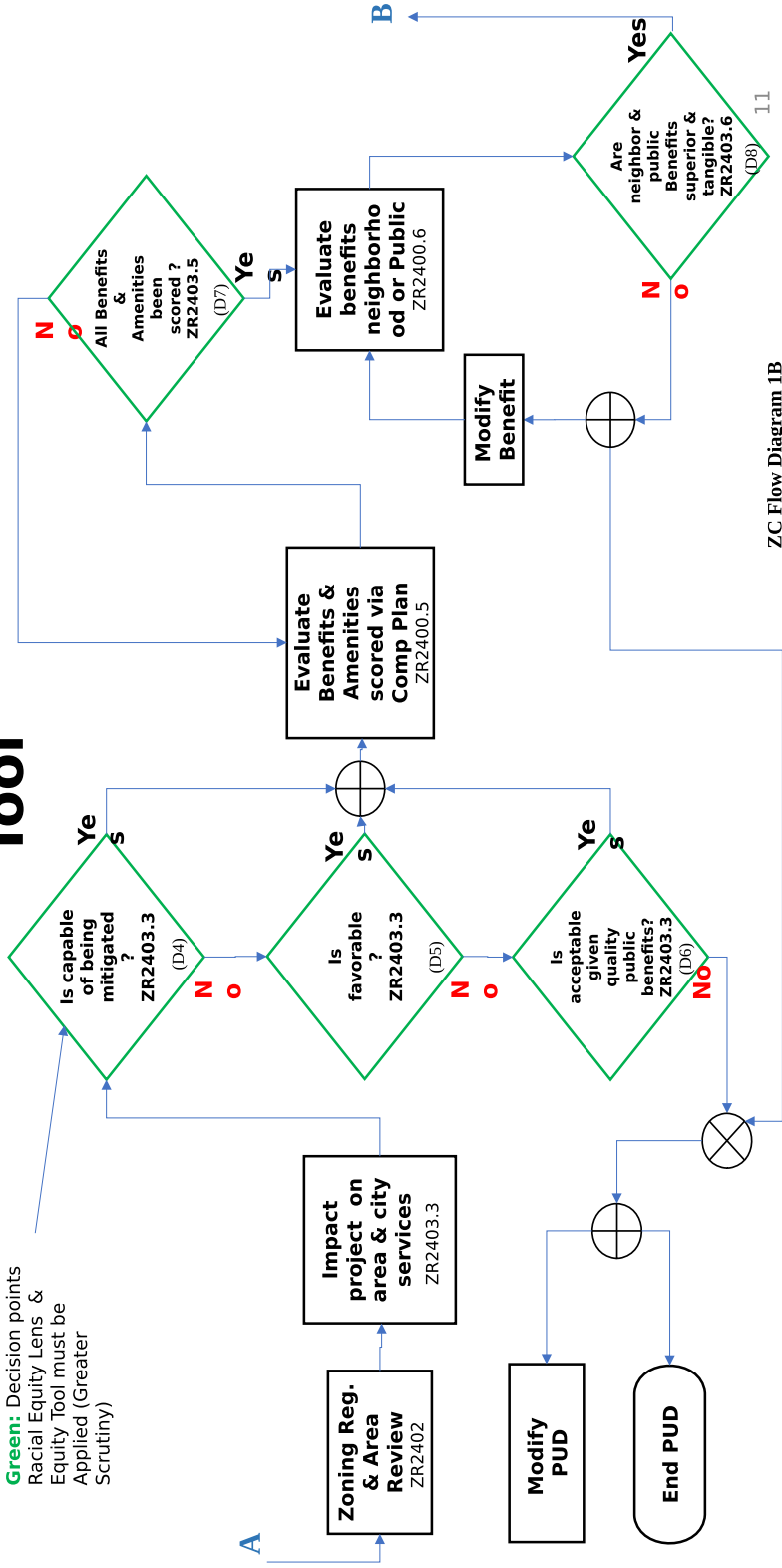
6. Evaluate the program, activity or decisions to identify measures, such as policies, plans, or requirements, that reduce systemic racial inequities, eliminate race as a predictor of results, and promote equitable development outcomes. (CP 2501.4)
 - Complete **Equity Tool Table 7**. Identify specific PUD benefits, how they impact each group and score them.
 - Complete **Equity Tool Table 8**. Identify specific PUD amenities, how the impact each group and score them
 - Complete **Equity Tool Table 9**. Identify specific PUD adverse impacts, how the impact each group and score them
7. Use **Equity Tool Table 10** to identify PUD Proffer Categories and evaluate them through a Racial Equity Lens. In each category weigh benefits against adverse impacts focusing impacted groups previously identified. In the PUD evaluation process benefit scores should significantly outweigh adverse impacts scores. From a racial equity perspective, the difference between these two score should help advance racially equitable equity outcomes.

The Park Morton Racial Equity Tool



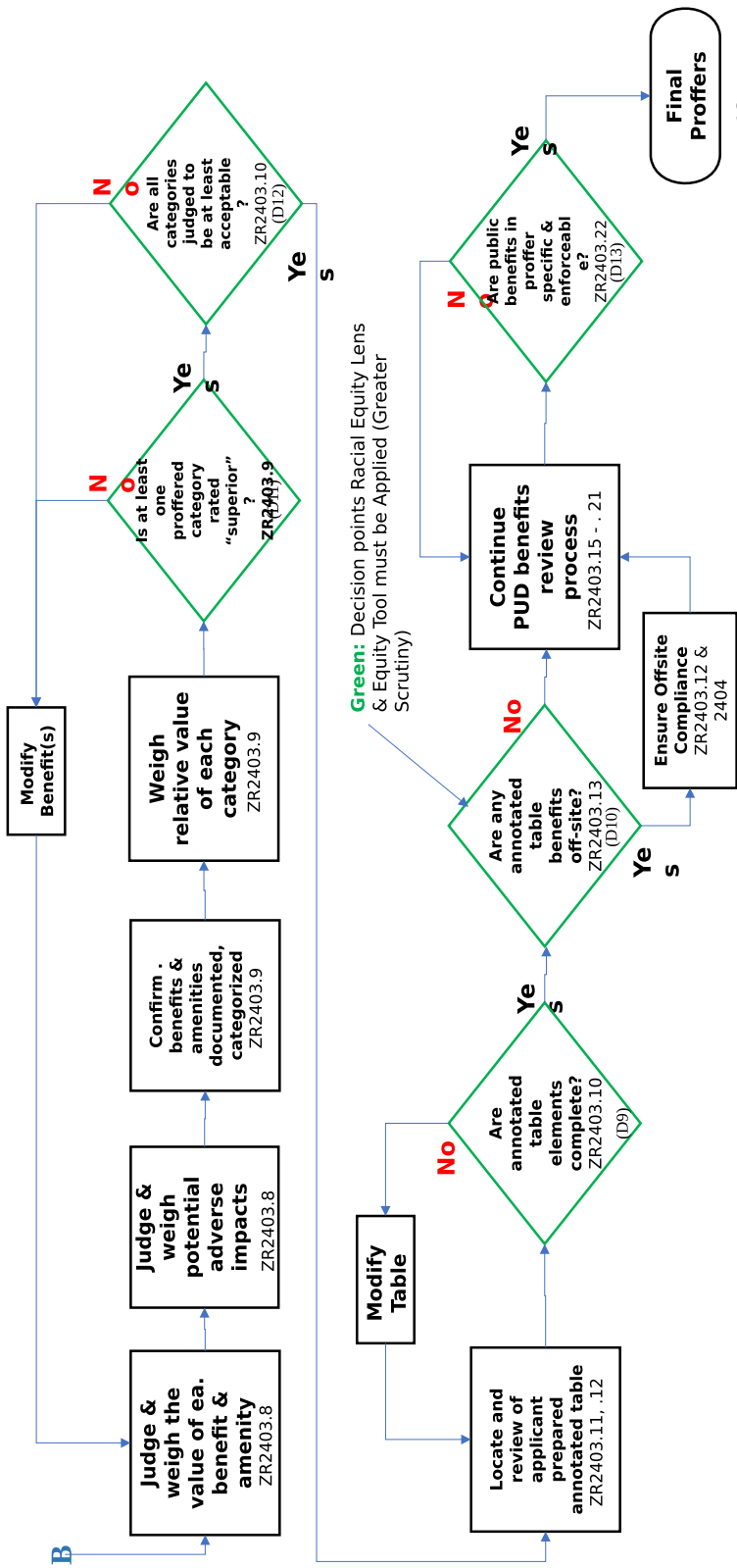
The Park Morton Racial Equity Tool

Green: Decision points Racial Equity Lens & Equity Tool must be Applied (Greater Scrutiny)



ZC Flow Diagram 1B

The Park Morton Racial Equity Tool



The Park Morton Racial Equity Tool

1. What is the purpose and goal is this project or PUD evaluation?

--

Equity Tool Table 1

2. Who benefits from or is most impacted by the project's purposes and goals?

Identify Groups & Individuals	Who Benefits?	Unintended Consequences

Equity Tool Table 2

The Park Morton Racial Equity Tool

3 . If one or more groups or individuals identified in **Equity Tool Table 2** have been historically and/or are experiencing the impacts of systematic racism and/or included in one DC's most vulnerable residents. Begin Equity analysis.

Ex. The District has divides by income and race, a result of factors that include urban renewal, redlining, segregation, restrictive racial covenants, infrastructure development, and disinvestment.

Focus Equity Lens: Center groups and individuals impacted by DC's systematic racism

Name Group/Individuals	City-wide Area Element	Nearby/Directly/Community/ Individual Impacted	Historic Conditions	Current Conditions

The Park Morton Racial Equity Tool

4. Focusing on impacted groups and centering on them, how does the overall development flexibility and other incentives, such as increased building height and density of this project/PUD have the potential to offer a commendable number or quality of public benefits and protects and advances the public health, safety, welfare, and convenience?

Identify Groups & Individuals	Who Benefits?	Unintended Consequences

The Park Morton Racial Equity Tool

5. Zoning Case reviews on matters such as PUDs are informed by: (1) transportation and infrastructure studies and recommended conditions of approval to mitigate potential impacts; (2) agreements for financing any necessary improvements, including public and private responsibilities; (3) agreements to comply with District employment and hiring requirements and other regulations that provide public benefits to District residents; and (4) racial equity reviews

Impacted Groups & Individuals	Income	Wealth	Health	Employment	Ownership	Transportation Access	Displacement
					[CP512.1]	[CP403.13]	[CP504.19]

The Park Morton Racial Equity Tool

5. Continued

Key Reports, Studies, Data	Comments	Is data disaggregated by race & etc.? Yes/No [CP 2501.4]
DC Office of Planning. Racial Equity Crosswalk (required) [CP 2501.3]		
Council REIA on Comp Plan		

Equity Tool Table 6

The Park Morton Racial Equity Tool

PUD Benefits	How do they Benefit?	Unintended Consequences	Likelihood of Implementation* <small>(CP2502.14)</small>	“Superior” or “Acceptable” <small>(ZR2403.9)</small>	Value Score** <small>(ZR2403.22)</small>	Specific & Enforceable <small>(ZR2403.22)</small>	Burden Of Proof Met <small>(ZR2403.2)</small>
Benefit 1:	Group/Individual 1						
	Group/individual 2 (Impacted)						
	Group/individual 3...						
Benefit 2:	Group/Individual 1						
	Group/individual 2 (Impacted)						
	Group/individual 3...						
Benefit 3:	Group/Individual 1						
	Group/individual 2 (Impacted)						
	Group/individual 3...						

Equity Tool Table 7

* Likelihood Implementation – Audits and other reviews have found many commitments such as employment, affordable housing ranges go unfilled despite government sponsor agreements (i.e. First-Source). From in racially equity lens perspective a simple signed agreement should not be enough to count as a full benefit.

** Value Score (0 to 5) 5-- Highest

The Council @ Park Morton: Post Hearing Submission Zoning Case No. 16-11

The Park Morton Racial Equity Tool

Amenities	How do they Benefit	Unintended Consequences	Likelihood of Implementation	“Superior” or “Acceptable”	Value Score **	Specific & Enforceable	Burden Of Proof Met
Amenity 1:	Group/Individual 1						
	Group/Individual 2 (impacted)						
	Group/Individual 3...						
Amenity 2:	Group/Individual 1						
	Group/Individual 2 (impacted)						
	Group/Individual 3...						
Amenity 3:	Group/Individual 1						
	Group/Individual 2 (impacted)						
	Group/Individual 3...						

** Value Score [0 to 5] 5-- Highest

Equity Tool Table 8

The Park Morton Racial Equity Tool

Adverse Impacts		Specific Impact ⁺⁺	Favorable/ Mitigated/ Acceptable- Benefits	Value Score	Linkage to specific Balancing Benefit(s) & Amenities
Adverse Impact 1:	Group/Individual/Area 1				
	Group/individual/Area 2 (impacted)				
	Group/individual/Area 3...				
Adverse Impact 2:	Group/Individual/Area 1				
	Group/individual/Area 2 (impacted)				
	Group/individual/Area 3...				
Adverse Impact 3:	Group/Individual/Area 1				
	Group/individual/Area 2 (impacted)				
	Group/individual/Area 3...				

Equity Tool Table 9

** Value Score [-5 to 0] -5—Most negative impact, “0” no impact.

The Council @ Park Morton: Post Hearing
Submission Zoning Case No. 16-11

The Park Morton Racial Equity Tool

Conclusions: Racial Equity Lens	1. Benefit/ Amenity Composite Average Score	2. Adverse Impact Score	3. Subtotal Value Score	4. Racial Equity Normal Baseline Score	5. Composite Value Score	6. Comments/ Discussion	Impact Racial Equity Value <small>(Will Exacerbate, Potential to Exacerbate, Status Quo, Potential to Advance, Will Advance)</small>
Proffer Category 1:	Group/Individual 1 (impacted)						
	Group/individual 2 (impacted)						
Proffer Category 2:	Group/Individual 1 (impacted)						
	Group/individual 2 (impacted)						
Proffer Category 3:	Group/Individual 1 (impacted)						
	Group/individual 2 (impacted)						
Totals							

Equity Tool Table 10

The Park Morton Racial Equity Tool

Guidance and Direction for the ZC in applying the “Park Morton Racial Equity Tool” at Park Morton

1. This action must be centered on the families of Park Morton who are primarily low-income Black households headed by women.
2. Currently and historically the New Community Initiative (NCI) and its implementation has resulted in a high number of adverse impacts for Park Morton residents and similar public housing populations across the city.
3. Meeting this action at a minimum requires the successful execution of PUD16-11 and PUD16-12; therefore, both must be evaluated together.
4. Replacing existing housing with an equivalent number of new housing is not a benefit which requires a PUD because it can be delivered via matter-of-right development. The additional moderate-income housing and market-rate housing can only be considered a benefit if the outcomes from other NCI principles, economic integration and human capital support advancement are executed.
5. The Park Morton community currently exists in the mixed-income Park View community with access to same transportation, open space, employment and business opportunities proffered in PUD16-11. Both the Comprehensive Plan and Appeals rules indicate the ZC must go beyond affirming these proffers via lists in the order, but independently evaluate the quality and likely outcomes of these proffers.
6. The ZC must consider current conditions such a resident displacement, city’s failure to allocate required gap funding for PUD16-11’s execution.
7. The PMEP offers a Racially Equitable alternative which can be executed as a matter-of-right and/or as apart of PUD’s 16-11 and 16-12. The PMEP must be used as a baseline in evaluating PUD16-11.
8. The Comprehensive Plan recognizes the tension between Racial Equity and Growth. Growth does not in itself result in benefits to communities of color within out significant adverse impacts such as displacement.

Guidance and Direction for the ZC in applying the “Park Morton Racial Equity Tool” to PUD16-11

	PUD16-11	Who benefits analysis?	Unintended Consequences, Adverse impacts	Likelihood Implemented	Value Score	Specific Enforceable	Burden of Proof
Replace existing public housing units with equivalent number	Produces 90 Build-First to the required 147 replacement units.	For Park Morton residents basically a break-even proposition. No income or wealth gain. DCHA classes PM as family property, new units not larger or family-sized (3+bedroom).	Developing 90 units as both replacement units & build-first, reduces resident choice of unit type. Most residents can't return to PM site as promised. Even under best case scenario 3 to 4 year wait.	The necessary gap financing \$60M + never included by DMPED in city's budget.	"1" on 0 to 5 scale	Yes, specific and enforceable. However, DCHA, DMPED/DHCD have poor record on 0-30% MFI units.	Minimal
Produce new market-rate units	Produces 70 -74 market-rate units	Park Morton residents no direct benefit.	Adding market-rate units to Park View housing market only sustian market as unaffordable for residents.	Higher likelihood of development	"0" on 0 to 5 scale	Not Applicable	
Produce new moderate-income units	Produces 109 -133 moderate-income units	Benefit to PM residents unclear and not family-sized.	Potentially fewer options for PM Residents.	Gap funding and timing issues	"1" on 0 to 5 scale	Neutral	
Create new mixed-income community	Public housing, workforce, market-rate mix of 32%, 41%, 26% project. CBE, First Source agreements. DCHA 16-06 Right-of-return	Generally, few of these elements directly benefit PM residents.	Provide false hope leading to frustration for residents. 105 residents chose vouchers vs. confidence in NCI delivery.	DCHA 16-06 no track record. PUD16-11 doesn't mitigate history.	"1" on 0 to 5 scale	Yes, specific and enforceable. DCHA, DMPED/DHCD poor enforcement record.	

Guidance and Direction for the ZC in applying the “Park Morton Racial Equity Tool” to PUD16-11 (continued)

	PUD16-11	Who benefits analysis?	Unintended Consequences, Adverse impacts	Likelihood Implemented	Value Score	Specific Enforceable	Burden of Proof
Every effort possible to avoid permanent displacement of Park Morton residents	Produces 90 replacement units	Little benefit to PM resident especially with no viable build first site. Resident must be displaced not to be permanently displaced. Residents have been displaced during a pandemic, a severe disruption at the worst time without compensation.	At best, DHCA has a 30% success rate after 10 years on NCI, Hope 6 and similar projects. Current development offers no mitigation or reversal of this trend.	30% at best, well below a Racial Equity standard.	"1" on 0 to 5 scale	Yes, specific and enforceable. However DCHA, DMPEP/DHCD have poor enforcement record on 0-30% MFI units.	
Provide residents access to ownership opportunities in redevelopment	No concrete plans for foresale units	Greatest benefit for PM residents.	New to include more foresale and partnership for PM residents.	Unlikely opportunity under 16-11	potential "5"	Currently not applicable	
Provide Park Residents access to ownership opportunities in community	No project or process currently exists.	Greatest benefit for PM residents.	New to include more foresale and partnership for PM residents.	Unlikely opportunity under 16-11	potential "5"	Currently not applicable	

The Park Morton Racial Equity Tool

Guidance and Direction for the ZC in applying the “Park Morton Racial Equity Tool” to Remand Questions

	Who benefits analysis?	Unintended Consequences, Adverse impacts	Likelihood Implemented
1) Take into account that the ninety-foot-high building protrudes into a Neighborhood Conservation Area;	Offers PM residents no tangible benefit, especially given can not longer be used for build-first.	Per conversations with DMPED & Developer size/financial structure of the building precludes additional affordable family-sized units and ownership opportunities. Housing type fundamentally different current experience with little benefit.	There is currently no gap funding in DMPED's Capital Budget
2) Take into account that the areas adjacent to the western portion of the PUD are designated moderate-density residential, not medium-density residential;			
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;	Approved changes to the PLUM supports these buildings, the project, density. However, there is no evidence to support increased density directly benefiting PM residents.	Per DHCD, higher density new construction is more expensive generally working to reduce the number of family-sized units and ownership opportunities.	There is currently no gap funding in DMPED's Capital Budget

The Park Morton Racial Equity Tool

Guidance applying the “Park Morton Racial Equity Tool” to Remand Questions (continued)

Who benefits analysis?	Unintended Consequences, Adverse impacts	Likelihood Implemented
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;		
5) Independently analyze and discuss whether the PUD is inconsistent with specific policies, or would have adverse effects, timely identified before the Commission;	A racial equity analysis centers the PM resident community. The previous review lacked this racial equity lens. The consistency analysis now requires a significant benefit for PM residents.	The trade-off of benefits vs. adverse impacts from a racial equity lens in therefore not apart of the record during the previous review.
6) Determine whether, in light of the Commission’s conclusions on these issues, the Commission should grant or deny approval of the PUD; and	The resident of PM and city at large benefits from racial equity lens analysis.	A racial equity lens review may lengthen the projects timeline.
7) Explain the Commission’s reasoning in granting or denying approval	Additional density may benefit the project, but possible at the expense of PM residents.	

Zoning Hearing Case No. 16-11
October 26, 2021

Park Morton Residents Council
Shonta High, President

GUIDELINES FOR THE ZONING COMMISSION IN USING THE PARK MORTON EQUITY TOOL ABOVE

WHAT IS RACIAL EQUITY

1. Racial Equity is listening to those directly impacted – Park Morton residents – by the decisions that will affect their lives. “Community organizing and power building is needed to bring community engagement out of tokenization and into true involvement of impacted residents in the decisions that impact them.” The Spectrum of Community Engagement to Ownership, https://d3n8a8pro7vhmxc.cloudfront.net/facilitatingpower/pages/53/attachments/original/1596746165/CE20_SPECTRUM_2020.pdf?1596746165
2. Racial Equity means ensuring this zoning review under remand and subsequent written zoning order adopt wholecloth the Park Morton Equity Plan (PMEP) as a binding condition of approval. See for example, the Community Benefits Toolkit, <https://www.ilsc.org/our-resources/resource/community-benefits-agreements-toolkit/>
3. Racial Equity is when DC and the our Zoning Commission, like other cities implement policies that require explicit consideration of proposed developments’ impacts on racial equity. For example, New York City is adopting a law requiring the anticipated impacts on racial equity be documented for large-scale housing projects that require city approval. <https://legistar.council.nyc.gov/LegislationDetail.aspx?ID=3963886&GUID=D2C9A25B-0036-416E-87CD-C3AED208AE1B&Options=ID%7CText%7C&Search=1572>
4. Racial Equity in DC would look at planning like in Seattle’s comprehensive planning effort including a distinct focus Growth and Equity Analysis as part of their decision-making process for rezoning. <https://www.seattle.gov/Documents/Departments/OPCD/OngoingInitiatives/SeattlesComprehensivePlan/>

[2035EquityAnalysisSummary.pdf](#)

5. Racial equity is ensuring this project and others affecting lower income DC communities are rendered through a racial equity review process, such as that offered by the Council Office on Racial Equity, <https://www.dcraciaequity.org/racial-equity-impact-assessments>
6. Racial equity is when the city, and DCHA, DHCD and other agencies ensure grant/loan funds are available to public housing residents to “help level the playing field so that every qualified applicant has an equal opportunity to obtain credit.” Justice News webpage, “Assistant Attorney General Kristen Clarke Delivers Remarks Announcing a New Initiative to Combat Redlining” published by US Dept. of Justice, October 22, 2021, <https://www.justice.gov/opa/speech/assistant-attorney-general-kristen-clarke-delivers-remarks-announcing-new-initiative>
7. Racial equity is removing stigma and unfair restrictions and results of vouchers towards “Cash Out Voucher Assistance:” “Cashing out” rental assistance could convert some or all voucher assistance payments from a monthly payment from PHAs to landlords to direct cash transfers to eligible households for their housing or other expenses, eliminating the stigma associated with using a voucher and effectively eliminating the requirement that low-income households find landlords willing to accept vouchers. Urban Institute webpage, Housing as a Safety Net, Ensuring Housing Security for the Most Vulnerable, September 30, 2017, https://www.urban.org/research/publication/housing-safety-net/view/full_report (Page 25)
8. Racial equity is ensuring opportunities for homeownership for public housing and other lower income residents including mortgage readiness (financial literacy training, credit-building programs, financial coaching), credit access, intermediate option (rent-to-own programs), and additional supports for low-income residents (mortgage interest deduction (MID) reforms, voucher home ownership program) https://www.urban.org/research/publication/housing-platform/view/full_report (Page 15-18)
9. Racial equity includes much stronger approaches to new development such as community land trusts and other forms of shared equity homeownership allowing lower income households to access the stability and control that come with homeownership. Particularly in high-cost markets, shared equity programs show strong potential to provide residential stability and facilitate economic mobility for households that may otherwise lack the capacity to put down roots through buying a modest home. https://www.urban.org/research/publication/housing-platform/view/full_report (Page 17)

WHAT RACIAL EQUITY IS NOT

1. It is not racial equity when choosing to talk down to, not listen to, or talk over those directly impacted by the interconnected projects at Park Morton & Bruce Monroe.
2. Racial equity is not stealing away Park Morton residents' existing garden -style apartment living and not forcing Park Morton residents to move into smaller units in a much larger apartment buildings away from their existing local amenities, health services, and networks.
3. Racial equity is not just ignorantly approving projects like here without fundamental planning evaluations to ensure our community has enough community services – schools, recreation centers, clinics, libraries, police, fire, emergency responders, utilities – to handle the inducement of new population growth with each new project. If we must be ignored and shoved into small units in bigger buildings, we are rightfully fearful that we won't have the same level of community services at this new Bruce Monroe project that we have in the Park Morton area now. See numerous Comprehensive Plan policies and related amendments as cited on the zoning record in ZC Case No. 16-11 and adopted from all legal pleadings in the Bruce Monroe appeal cases (See DC Court of Appeals Case Nos. 17-AA-0554, 17-AA-0555, 17-AA-0556, 17-AA-0553).
4. Racial equity is not displacing Park Morton residents during a pandemic without any good faith efforts by the DC Housing Authority (DCHA) or project-proponent and driver, Councilmember Brianne Nadeau to not find and place Park Morton residents in temporary housing nearby in Ward One. The Council@PM led a search and found several locations, including the Wren and KC Sunshine sites as places that were opportune to serve as a way to stay in our neighborhood while these projects unfold. We were given unsubstantiated excuses or ignored out right and now our residents have been displaced to the wind, mostly away from Park Morton and out Ward One and even out of state.
5. Racial equity is not ignoring Council@PM pleas asking to be offered home ownership and small business opportunities in any new development projects directly affecting public housing residents especially considering the the massive disruption in the lives of Park Morton residents. We should be compensated for this serious disruption, not ignored and punished.
6. Racial Equity is not pitting neighbors up against each other holding our public land hostage pointedly trying to get neighbors to fight each other.

7. Racial equity is not confusing residents with a process that is attempting to use old zoning regulations along with new Comprehensive Plan regulations instead of old zoning regs and old Comp Plan policies. The arbitrary mixing of old and new regulations is the type of curve ball that is not only not rationale, it puts those not familiar with these administrative planning realms and jargon at a serious disadvantage.
8. Racial equity is providing Park Morton families equitable access to more open public space in this busy developing commercial corridor, an area with a dearth of open green recreation space.
9. Racial equity is not fraudulently funding “affordable” housing for wealthy single professionals. News webpage, "D.C. Inspector General: District 'Misspent' \$82 Million in Affordable Housing Funds in 2020, A new report accuses the District of misusing funds and failing to properly monitor projects aimed at creating housing for 'extremely low-income' households." Written by Dianas Ionescu, Plantizen, on October 7, 2021, <https://www.planetizen.com/news/2021/10/114894-dc-inspector-general-district-misspent-82-million-affordable-housing-funds-2020>
10. Racial equity is not hiring or appointing officials who are using their government positions to self-deal on types of real estate deals like here, while ignoring the socio-economic needs and desires of public housing residents. News webpage, "Neil Albert step downs from D.C. Housing Authority board amid ethics questions" written by Alex Koma and published by the Washington Business Journal, Oct 19, 2021, <https://www.bizjournals.com/washington/news/2021/10/19/neil-albert-dcha-resigns-report.html>
11. It is not racial equity when DC officials ignore and step on basic planning policies and laws that seek to protect vulnerable communities like that at Park Morton. For example, when the Mayor's Office of Planning, ANC, and DC City Council bypassed the laws that require environmental analysis and other planning impacts study of the associated changes to the Comprehensive Plan, especially the planning maps for Park Morton and Bruce Monroe where the city is trying to force us to live. See D.C. Code § 1-306.04 (d) [Amendments to the DC Comprehensive Plan] shall be accompanied by an environmental assessment of the proposed amendments. <https://code.dccouncil.us/us/dc/council/code/sections/1-306.04.html> And, 10A DCMR 2515.3 The following supporting information will be required when an [Comp Plan] amendment is proposed: (e) The anticipated impacts of the change, including the impacts on the geographic area affected and the issues presented. This should include an assessment of net benefits to the city resulting from the change. <https://www.dcregs.dc.gov/Common/DCMR/RuleList.aspx?DownloadFile=D0195555F-0000-CD41-B5F7-B672196682EF> Among other laws and policies regarding changing the Comp Plan and planning maps such as the Future Land Use Map.

12. Racial equity is dispelling the unfair fraudulent definitions of “affordable” when describing housing included in the project proposed for ZC 16-11.1, as well as many others throughout the District (50-80% AREA Median income [including Fairfax county and Montgomery county] is housing not affordable for most working families and residents living in DC). DC law uses medium family income (MFI) as calculated by the U.S. Department of Housing and Community Development (HUD) that defines “extremely low income” (ELI) as households whose annual incomes are equal to 30% or less of the MFI.¹ In 2021, the Washington Metropolitan Area’s MFI for families of 4 at 30% MFI is \$38,700 annually.² More significant, the median income of the District’s African American families is only \$46,000 annually compared to the \$143,000 annually for the city’s white families.³ With half of all African American families earning less than \$46,000 annually, DHCD’s failure to fund housing for ELI families constitutes a massive racial equity failure in our city’s housing programs!

THE ZONING COMMISSION IS EXPECTED TO ANALYZE THE BRUCE MONROE PROJECT AND INTER-RELATED PARK MORTON PROJECT THROUGH THE NEWLY REQUIRED RACIAL EQUITY LENS THAT THE OFFICE OF PLANNING AND ZONING HAVE YET TO CONSIDER IN A WAY THAT HAS RESULTED IN A FORMAL FRAMEWORK, YET.

THE ATTEMPT TO LEAVE IT TO HOLLAND AND KNIGHT TO DEFINE AND SHAPE THE BOUNDARIES OF THE DISTRICT OF COLUMBIA’S NEW RACIAL EQUITY LENS AD-HOC WITHOUT PUBLIC HEARINGS IS THE OPPOSITE OF RACIAL EQUITY. AGAIN, HAVING A PRIVATE DEVELOPER-CLASS LAWFIRM THAT IS DIRECTLY REPRESENTING THE APPLICANT IN THIS CASE DEFINE RACIAL EQUITY IS SIMPLY UNACCEPTABLE FOR ALL THE REASONS ENUMERATED ABOVE.

THE EXAMPLES ABOVE OF WHAT RACIAL EQUITY IS, AND IS NOT, HELPS FRAME THE PARK MORTON EQUITY TOOL. CERTAINLY, ANY ORDER IN ZC CASE NO. 16-11 MUST INCLUDE THE PARK MORTON EQUITY PLAN AS A BINDING CONDITION OF APPROVAL AT A MINIMUM.

1 DC Code §42-2801 (1)(A)(i), (3) (2021).

2 FY 2021 Income Limits Documentation System-Summary for Washington-Arlington, Alexandria, DC-VA-MD Metro FMR Area HUD, accessed 10/11/21.

3 DC Health Matters Collaborative, 2021 Demographics, Summary Data for City: District of Columbia, <https://www.dchealthmatters.org/demographicdata?id=130951§ionid=936>.

Thus, the Council@PM offers the Zoning Commission the PM Equity Tool and analysis above to help Commissioners better understand what Racial Equity as a principle expects from this review and decision-making process.

Respectfully submitted on October 26, 2021.

Signed by,

Shonta High, President, Council@PM