**DISTRICT OF COLUMBIA ZONING COMMISSION**
**Presented November 22, 2004**

**I am N. Joyce Payne, a native of the District and a 22 year resident of North Michigan Park at 729 Decatur Street, N.E. As a member of the Concerned Citizens of North Michigan Park, I am here this evening to express my opposition to the Rocky Gorge proposal and application for rezoning and PUD status for the Emerson Street project. We are deeply concerned about the social and economic impact of the proposal and the physical contours of the project. We are equally concerned about the absence of any major public amenities and private support that will enhance the quality of life for existing residents.**

**During the past decade, we are increasing being sandwiched between and physically overwhelmed by:**

**(1) A glut of fast food enterprises and service stations**
**(2) Pollution emission from the trash transfer station**
**(3) New half-way houses**
**(4) Expansion of Fort Totten Metro Station, Providence Hospital and Boys Town**
**(5) New dorms and a new cultural center at Catholic University**
**(6) Three new charter schools, a new recreation center, a new food distribution center and a new housing complex for senior citizens**
**(7) Reconstruction of Taylor Street**

**North Michigan Park is facing a panorama of persistent challenges that is exacerbating crime, traffic congestion, over crowdedness, contamination of our water, environmental hazards and the overall quality of life. Excessive development in North Michigan Park is undermining the "proper human**

ZONING COMMISSION
District of Columbia
CASE NO.04-11
EXHIBIT NO.40

**scale for daily interactions and the motivation of citizens to care about how they live." Thus, we strongly encourage the Zoning Commission to adhere to the highest standards of development in considering the economic prosperity, health and welfare of existing residents. We strongly encourage the Zoning Commission to place the highest priority on the public good rather than private greed. As stewards of the people and of the land we live on, the Zoning Commission has enormous power to arrange and enhance the public assets of the citizens of the District of Columbia. As stewards we encourage you to consider that:**

- **No project should be viewed solely as development without some balance of benefits for the developer and existing residents**
- **Good corporate citizenship requires some recognition of mutual benefit in terms of social and economic enhancement**
- **Good corporate citizenship requires some commitment to ethnic and racial diversity (It appears that Rocky Gorge has NO African-Americans on their staff and none on their planning teams. Only one DC based company is listed on their proposal)**
- **The median net wealth of an African-American household is $6,000, in stark contrast of more than $88,000 or 14 times greater for white households. (PEW Hispanic Center) These figures also represent the wealth of the citizens of NMP—which is primarily in our homes. The residents of NMP are on fixed incomes or maintain mid-level government positions. Increases in property taxes will be grave for existing residents.**

**Given these concerns, we encourage the Zoning Commission to require that Rocky Gorge:**

**(1) Reduce the number of houses to decrease further traffic congestion**

**(2) Undertake a more comprehensive traffic study to include Puerto Rico Avenue and Taylor and Buchanan Streets**

**(3) Include suburban style amenities, like biking and walking trails, pedestrian-oriented greenways linking all sectors of NMP, an open space area that complements a neighborhood park surrounded by urban forestry or a highly contemporary play ground for small children**

**(4) Contribute $1-million for the creation of a NMP foundation in concert with the citizens and designed to make low interest loans to home owners and senior citizens for deferred maintenance or other community enhancements.**

**On behalf of the Concerned Citizens of NMP, I am enormously appreciative for your time and attentiveness. We remain available to work with the Commission and Rocky Gorge in shaping a proposal that offers mutual benefits.**