

From: Schyla Pondexter-Moore, Resident of 4017 Wheeler Rd. SE
Re: Zoning Case No. 13-18
Date: September 26, 2014

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Motion to Reopen the Record to Accept Contested Findings - Form #153

This Motion to Reopen the Record follows on those by other residents, including the SMD ANC Commissioner representing me and my neighbors, regarding ZC Case 13-18, Wheeler Renaissance.

We are asking the Commission to grant this Motion because my neighbors and I, living just next to the proposed PUD project, were not notified of the project or the administrative review process until just recently, as in ten days ago. After inquiring about the process, we came to discover the the public record had been closed.

We believe the Commission deserves to hear more perspectives from those neighbors who will be directly and permanently affected by this project before any final decisions is made. We understand that the Transparency Policies found in the Implementation Chapter of the DC Comprehensive Plan support this Motion.

Further, given our proximity to the project site at less than 25 feet, this Motion is not speculative and any testimony we will put on the record will contend directly with zoning issues and the DC Comprehensive Plan.

We are fearful of an uncertain future. We are raising families here and we believe this project will increase displacement pressures on us, as discussed in the Housing Element Policies of the DC Comprehensive Plan. For example, the lack of a detailed construction and phasing plan is quite problematic. And, we have concern about our ailing infrastructure below the streets which we understand ought to be reviewed in the light of Chapter 15 of the Comprehensive Plan. And, the proposed density and size of the project challenges all underlying zone districts and does not comply with the DC Future Land Use Map.

This Motion to Reopen the Record will help the Zoning Commissioners further evaluate these concerns from the perspective of actual residents who live just next door and who will be most affected permanently by this project. This is not speculative in any sense whatsoever.

With this, I am requesting Zoning Commissioners allow us to put testimony in writing and onto your administrative record, so you have a more robust and complete record to review before making any final decisions without any injury to the Applicant.

Please inform us of the next steps.

As submitted this, the 26th day of September, 2014.

ZONING COMMISSION
District of Columbia
CASE NO.13-18
EXHIBIT NO.49

A handwritten signature in black ink, appearing to read 'Schyla Pondexter-Moore', written in a cursive style.

Schyla Pondexter-Moore