

pre.cjk { font-family: "Droid Sans Fallback",monospace; }p { margin-bottom: 0.1in; line-height: 120%; }

DC Office of Zoning

Re: ZC Case No. 16-07

October 24, 2016

DC for Reasonable Development has several members living and working the Shaw neighborhood nearby the PUD site in ZC Case 16-07. The project as proposed disconnects with the Comprehensive Plan across several key policies, particularly the lack of any significant levels of affordable housing and the lack of housing for families.

*Policy H-1.2.1; Policy H-1.3.1: Housing for Families; 10-A508. H-2 Housing Conservation; Policy H-2.1.1:Protecting Affordable Rental Housing; Policy H-2.1.3: Avoiding Displacemen; Action H-2.1.B: Local Rent Subsidy; Action H-3.1.G: Tenant Purchase Program*

Further, the density and height of the project fails the Future Land Use Map and predictable future development at this site.

There are little efforts by the Office of Planning to conduct a comprehensive review of the impacts this project will have on the surrounding neighborhood and DC4RD membership living and working in the neighborhood.

There is a cumulative impact study that needs to be done regarding all of the development in relation to and around the PUD site vis-a-vis water/sewer pipes, utilities, public transportation.

The relevant District agencies have not weighed in on these critical impacts to the surrounding community in any meaningful way so that the Commission may consider mitigation conditions in any decisions they make.

The local ANC does not consider these issues in their resolutions and hence do not represent DC4RD direct and concrete concerns and adverse affects by the project.

As submitted by,

**Chris Otten, co-facilitator**

DC for Reasonable Development

202 810 2768

dc4reality@gmail.com

Submitted on 10/24/2016 by:

Chris Otten, DC4RD

DC4RD c/o 1830 Belmont Rd NW WDC 20009