

**Georgia Avenue Corridor Neighbors (GAN)
Testimony Zoning Commission Case Nos. 16-11 & 16-12
December 5, 2016**

Georgia Avenue Corridor Neighbors is an unincorporated nonprofit association of citizens and groups living, working, and along the Georgia Avenue Corridor in Northwest Washington, DC, Ward One. We seek to protect our personal and property issues before the zoning and planning officials in the District of Columbia.

GAN has participating members around the PUD site that will be directly and concretely affected by the PUD application in this manner.

GAN references and incorporates wholly any testimony given by the Save Bruce Monroe Park committee, the Pleasant Plains Civic Association, and all letters and testimony in opposition.

Again, as in prior PUD applications, the Office of Planning has woefully let down the public in that they have failed to provide a comprehensive review of the potential adverse impacts the PUD presents to the surrounding community.

Quality of Life Impacts

The OP reports show that no studies of noise or air quality have been conducted to determine how this project will affect the surrounding neighborhood. No relevant District agencies have weighed in to determine the waste, emissions, and other issues the significant buildings in these inter-related PUDs will bring onto the surrounding communities around the PUD sites.

Despite the guidance as well as the directives of the Comprehensive Plan and interrelated planning documents for the area around the PUD sites, and despite the significant public sums of land value being given to well connected developer (Dantes), we see and hear the people of the surrounding community through their own voices simply asking any development follow the law and seek to mitigate impacts on the community – socio-economic impacts and environmental impacts, as well as impacts on existing public services – all anticipated and described within the DC Comprehensive Plan.

Jobs and Existing Small Businesses

The PUD application gives no sense of how many jobs will this project will truly create for local neighbors in the Buzzard Point community, if they will be of a living wage, and there is no sense or reports from any relevant agencies to determine how many local residents in the surrounding communities will be sought after and employed in the jobs created by this project. There are no reports on the record from DC's Department of Employment Services and Department of Small and Local Business Development.

Further, these PUD applications does not demonstrate the project and related planning meaningful attempting to preserve and enhance the existing small businesses that make this area exciting to be part. Most of the Georgia Avenue Corridor businesses are non-corporate non-

chain stores. Why isn't OP or DMPED seeking as part of the PUD approval conditions that would help these businesses survive the construction and thrive as we bring in new neighbors to the area. How will increasing rents from the growth in luxury housing affect these businesses and why hasn't this discussion been started by this point to determine mitigation techniques. In fact, there has been no evaluation of how the project will affect the low density businesses along the Georgia Avenue corridor, such as their displacement.

Relevant Comprehensive Plan policies, among others: E-4.1; E-4.1.3; E-4.2; E-4.3; E-4.3.5; E-4.5.C; E-4.8.2; ED-3.2; ED-3.2.1; ED-3.2.6; ED-3.2.7; ED-3.2.A; ED-3.2.D; ED-4.2.4; ED-4.2.7; ED-4.2.12

Impacts on Public Services

There is no sense from DC Water to get specificity as to the water needs of the proposed project such as how much fresh water this project will require on a daily basis and will the fresh water capacity currently serving the surrounding community be affected by this new stress on the public water systems. It is fair to say that the amount of sewage coming from this proposed project will be far greater than the existing water and sewer needs.

The Office of Planning has not considered the coordination of the municipal public systems that will be impacted by this project, among the others in the area, and hence there is no qualitative understanding of contributions from the public and the applicant to upgrading the municipal water, electric and gas systems that will serve this PUD project. For example, there are no reports from DC Water, Washington Gas or Pepco on the record.

OP has not determined the capacities of these utilities in serving the PUD site, and the existing community simultaneously. There is no sense of who will pay the repair bill for a catastrophic collapse of any of these public utility systems during construction or after the project is operating.

And OP has not coordinated an evaluation of emergency response capacity with the Fire Department or MPD about this project considering the volume and density of new residents and commercial entities in case of an emergency or in terms of daily safety protections currently serving the community.

Relevant Comprehensive Plan policies: CSF-1.1; CSF-1.1.1; CSF-1.1.2; CSF-1.2.2; CSF-1.2.6; CSF-3.2; CSF-4; CSF-4.2; IN-1.2; IN-1.2.2; IN-2.1.1; IN-5; IN-6; IN-6.1.3

Affordable housing

While the inter-related cases are associated with the city's New Communities program, there is no acknowledgement that New Communities is failing to meet its stated goals and is resulting in the tearing down of truly affordable public housing and not replacing it. See the Quadel Report dated August 2014 (<http://dcnewcommunities.org/wp-content/uploads/2014/09/Policy-Advisors-Recommendations-on-the-NCI-Program.pdf>) as well as the Zoning case records in the Barry Farms PUD (ZC Case No. 14-02), Kenilworth Courts PUD (ZC Case No. 15-21) and the

Brookland Manor PUD (ZC Case No. 15-02).

More black and brown families are displaced by New Communities than that being housed. The One for One replacement units are not that – as 4, 5, 6 bedroom units that exist now at Park Morton will not be replaced. The Build First goal of New Communities is strangely not being pursued here, in that the replacement units will be on Bruce Monroe a distance from the existing Park Monroe site. The size of Park Morton would allow the staggered and staged planned demolition and rebuild on Park Morton without displacing anyone!

Further, the Office of Planning has not done analysis of how this project may impact the existing community and land values. There are no reports in writing from the Dept of Housing and Community Development (DHCD) to weigh in on these affordability issues for the surrounding community. DHCD is the agency monitoring and managing affordability in the city and can inform the Commission about statistics as to current affordability numbers – like the number of units, levels of affordability, what existing affordable family housing is at risk – in the surrounding community. Why hasn't this been done?

Is it fair to say, OP has not worked with all relevant city agencies to ensure that there is minimal to no disruption to the surrounding zone districts and land values. One such tool is to seek a freeze on property taxes for the impacted community over the next 15 years, which can be included as a condition in the Order to mitigate displacement and destabilization of the surrounding districts.

Relevant Comprehensive Plan Policies, among others: H-2.1; H-2.1.3; H-2.1.1; H-2.1.4; H-2.1.A; H-2.1.E; H-2.2.3; H-2.2.E; H-1.1.3; H-1.2; H-1.2.1; H-1.2.7

DDOT – TRANSPORTATION

DDOT has determined that some there are limited bus lines around the site are at capacity now. And all are now aware of how limited and dangerous the Wmata Metro system has been and will be given it is also near or at capacity.

DDOT has not determined the capacity of the Metro to simultaneously serve the PUD project and continue to serve the existing community given the new transit trips predicted for this project. Same goes for buses. Not to mention there isn't ready access to a Metro station nearby the PUD sites.

Neither DDOT nor OP have coordinated with the developer to determine any contributions for including more public transit services like more bus trips, lines, or to offset Wmata safety repair costs, and other public right of way improvements.

When does DDOT say, enough, that the public transport systems and streets can not handle any more development without system upgrades and expansion, especially given the remapping of the site to densities not allowed by the FLUM.

Shared car services and bike services cannot be proven to solve the failing intersections and this

area will become a traffic nightmare, beyond what it already is, impacting the surrounding neighbors parking, streets, noise, air, and more, and do so in obvious adverse ways.

FLUM

The Future Land Use Map designates the PUD site as: Moderate Density Residential. Applicant Exhibit 35A1, page 10.

DCMR 10A-225.4 Moderate Density Residential: This designation is used to define the District's row house neighborhoods, as well as its low-rise garden apartment complexes. The designation also applies to areas characterized by a mix of single family homes, 2-4 unit buildings, row houses, and low-rise apartment buildings. In some of the older inner city neighborhoods with this designation, there may also be existing multi-story apartments, many built decades ago when the areas were zoned for more dense uses (or were not zoned at all). The R-3, R-4, R-5-A Zone districts are generally consistent with the Moderate Density Residential category; the R-5-B district and other zones may also apply in some locations.

The surrounding community is largely low rise residential and low density commercial buildings. Applicant Exhibit 35A1, page 10.

The Applicant says, "1. The Subject Property is designated in the Local Public Facilities category on the Future Land Use Map. The Comprehensive Plan clearly dictates that if a change in use occurs on a site designated as a Local Public Facility, the new designation should be "comparable in density or intensity to those in the vicinity." Applicant Exhibit 35B, page 12, Point 1.

In this case the Applicant is asking the Zoning Commission ignore the FLUM and the prevailing zoning character of the surrounding community and approve a project that includes a building nearly triple the density and heights of those in the vicinity. The proposed principle building (Building A) is 10 stories tall including the habitable penthouse space, standing AT more than 100 feet tall. Applicant Exhibit 35A4, page 1.

Court cases show the appearance of the building in stories gives rise to judgments on how to determine if the proposal meets the FLUM designation.

The request in this case to remap the PUD site to R-5-B/PUD and C-2-B/PUD fundamentally contradicts the FLUM's designation as Moderate Density Residential, even one expected to become a mixed use site per the Generalized Policy Map.

The Applicant relies on the fact that the Zoning Commission contradicted the FLUM for other projects in the area, in that in the past the ZC has approved buildings at heights and densities far greater than the anticipated development patterns for the Georgia Avenue corridor. But this doesn't mean erroneous decision of the past permit the Applicant to flout the law as the PUD regulations make clear that the issues and facts being considered are "specific to this case" in ZC Case Nos. 16-11 and 16-12. In these instant cases the public has been organizing and made aware of these inter-related projects because of the controversy in conflict with the Comprehensive Plan.

Conclusion

For the above reasons, among others, the PUD application is inconsistent with the Comprehensive Plan as a whole. Particularly troublesome is the lack of the government's comprehensive public review to determine adverse effects on the surrounding community pursuant to the PUD regulations and Chapter 25 of the DC Comprehensive Plan, among other policies.

The impacts will certainly adversely affect the residential communities surrounding the PUD site in the neighborhoods along the Georgia Avenue Corridor. As such, GAN requests the Zoning Commission deny the PUD application.

/s/n Chris Otten & Ryan Cummins, Co-facilitators GAN
dc4reality@gmail.com

Relevant Comprehensive Plan policies, among others: UD-2.2.1; UD-2.2.2; UD-2.2.4; UD-2.2.8; LU-2.3.2; LU-2.3.3; LU-2.3.4; LU-2.4.8; H-1.3.A; E-4.1; E-4.1.3; E-4.2; E-4.3; E-4.3.5; E-4.5.C; E-4.8.2; ED-3.2; ED-3.2.1; ED-3.2.6; ED-3.2.7; ED-3.2.A; ED-3.2.D; ED-4.2.4; ED-4.2.7; ED-4.2.12; CSF-1.1; CSF-1.1.1; CSF-1.1.2; CSF-1.2.2; CSF-1.2.6; CSF-3.2; CSF-4; CSF-4.2; IN-1.2; IN-1.2.2; IN-2.1.1; IN-5; IN-6; IN-6.1.3; H-2.1; H-2.1.3; H-2.1.1; H-2.1.4; H-2.1.A; H-2.1.E; H-2.2.3; H-2.2.E; H-1.1.3; H-1.2; H-1.2.1; H-1.2.7; inter-alia.

SEE ATTACHMENTS

Attachments

Email from GAN Managers

Participant authorization letters

Form 140



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

Authorized for 16-11 and 16-12

1 message

d.c. forrd <dc4reality@gmail.com>
To: Jason Klein <jason@kleinlawsolutions.com>
Cc: Ryan Cummins <ryan.cummins@gmail.com>

Mon, Dec 5, 2016 at 2:21 PM

Dear Jason,

Per our bylaws, and as empowered by our participating members, GAN facilitators, Ryan Cummins and Chris Otten authorize you to bind GAN to the administrative process of zoning review in both ZC Case Nos. 16-11 and 16-12.

Thank you for your help and consideration.

The hearing for 16-11 begins tonight at 6:30pm. Please submit your notice of appearance.

Regards,
Chris Otten
c/o Georgia Avenue Corridor Neighbors (GAN)
[202 810 2768](tel:2028102768)

cc: Ryan Cummins, co-facilitator GAN

Personal Attestation

I am over 18 years old. Tengo más de 18 años.

I have a family that I am raising nearby the project sites in ZC Case Nos. 16-11 & 16-12.

Tengo una familia que estoy criando cerca de los sitios del proyecto en ZC Case Nos. 16-11 & 16-12.

My family rents our home. Mi familia alquila nuestra casa.

We are fearful the projects will displace us with rising rents and property taxes.

Estamos temerosos de que los proyectos nos desplacen con el aumento de los alquileres y los impuestos sobre la propiedad.

My family and children enjoy Bruce Monroe Park right now.

Mi familia y los niños disfrutan de Bruce Monroe Park en este momento.

The project will eliminate a large portion of the park we use on a regular basis.

Los proyectos eliminarán una gran parte del parque que usamos regularmente.

The park provides my family much needed recreation space in a neighborhood lacking large open public land.

El parque proporciona a mi familia espacio de recreación muy necesario en un barrio que carece de gran terreno público abierto.

We are quite worried about the environmental impacts like more noise and air pollution.

Estamos bastante preocupados por los impactos ambientales como más ruido y contaminación del aire.

These projects will negatively affect the health of my family. Estos proyectos afectarían negativamente la salud de mi familia.

We support GAN in bringing our concerns to the Zoning Commission.

Apoyamos a GAN en llevar nuestras preocupaciones a la Comisión de Zonificación.

We authorize GAN to participate at the hearings. Autorizamos a GAN a participar en las audiencias.

We give approval to GAN managers to pick our representative for the hearings. Damos la aprobación a los gerentes de GAN para elegir a nuestro representante para las audiencias.

Signed,



Date:

11/22/16

Print name:

maria medina

202)997-9087

Address:

768 Irving St NW
Washington D.C 20010

Phone:

Personal Attestation

I am over 18 years old. Tengo más de 18 años.

I have a family that I am raising nearby the project sites in ZC Case Nos. 16-11 & 16-12.

Tengo una familia que estoy criando cerca de los sitios del proyecto en ZC Case Nos. 16-11 & 16-12.

My family rents our home. Mi familia alquila nuestra casa.

We are fearful the projects will displace us with rising rents and property taxes.

Estamos temerosos de que los proyectos nos desplacen con el aumento de los alquileres y los impuestos sobre la propiedad.

My family and children enjoy Bruce Monroe Park right now.

Mi familia y los niños disfrutan de Bruce Monroe Park en este momento.

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Estamos bastante preocupados por los impactos ambientales como más ruido y contaminación del aire.

These projects will negatively affect the health of my family. Estos proyectos afectarían negativamente la salud de mi familia.

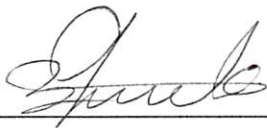
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We authorize GAN to participate at the hearings. Autorizamos a GAN a participar en las audiencias.

We give approval to GAN managers to pick our representative for the hearings. Damos la aprobación a los gerentes de GAN para elegir a nuestro representante para las audiencias.

Signed,



Date: 01/22/2016

Print name:

Bertila Arqueta

Address:

749 Irving St NW
Washington DC 20010

Phone:

202) 579-7184

Personal Attestation

I am over 18 years old.

I have a family that I am raising nearby the project sites inn ZC Case Nos. 16-11 & 16-12.

My family ~~owns~~^{owns} our home. We are fearful the projects will displace us with rising rents and property taxes.

My family and children enjoy Bruce Monroe Park right now. The project will eliminate a large portion of the park we use on a regular basis. The park provides my family much needed recreation space in a neighborhood lacking large open public land.

We are quite worried about the environmental impacts like more noise and air pollution. These projects will negatively affect the health of my family.

We support GAN in bringing our concerns to the Zoning Commission. We authorize GAN to participate at the hearings. We give approval to GAN managers to pick our representative to the hearings.

Signed, *My baby took her first swing ride in that park. She loves the garden. Hopefully she and others can grow there.*

Juan Carlos Caicedo / P.H. (M)

Date: 0 11 / 27 / 16.

Print name: *JUAN CAICEDO*

Address: *732 Kenyon St NW*
WDC 20010

Phone: *786 797 0004*

jaicedo@gmail.com

PERSONAL STATEMENT

My name Nicholas Van Dusen, and I am a 30 year old homeowner on the same block as Bruce Monroe Community Park. I attest that my statements below are true and factual to the best of my knowledge.

I attest that the projects in the inter-related Zoning Case Nos. 16-11 and 16-12 will have immense adverse affects on my neighborhood and me.

(1) Environment

The number of high density units which the Zoning Commission has already approved in the Georgia Avenue Overlay District and are currently in various stages of construction and development and are adjacent to Bruce Monroe Community Park are already planned to increase the amount of paved and impervious surfaces in area, and will therefore increase water runoff as well. Reducing the size of Bruce Monroe Community Park will eliminate one of the few remaining green spaces that helps mitigate water runoff issues in the area.

(2) Land Values & Displacement

Our homes will have increased water runoff streaming downhill from east to west given the steep slope of Irving and Columbia between Sherman and Georgia. This increased runoff has the ability to compromise our foundations. In addition, the introduction of a 9 story building will decrease the amount sunlight that reaches our homes and would otherwise help dry the increase moisture that will result from increased water runoff. The 9 story building will destroy the Bruce Monroe Park, the heart of our community, and destroy the character of the neighborhood.

(3) Elimination of the Park at Georgia and Irving Street

The reduction of the park from 2.5 acres to 1 acre exacerbates the "severe shortage" of park space in the Mid City Area Element portion in section 2000.8 of the District's approved Comprehensive Plan. Bruce Monroe Community Park is a critical asset that serves not only the residents that live in the immediate vicinity of the park, as well as residents of the surrounding neighborhoods that lack access to quality green space.

(3) Negative Impacts on Public Services & Transit

The proposed high density building will exacerbate traffic and congestion on the two busiest one-way, single lane, through streets in all of Northwest DC. While both streets service important bus routes, the impact of any development on this segment of Irving Street NW must be given serious consideration since it is a crucial route for ambulances and emergency vehicles bound for the Washington Hospital Center, the only trauma hospital in DC.

(4) Lack of Adequate Representation on the Matter in the ANC

The residents that live immediately adjacent to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory

Neighborhood Commission because ANC 1A10 Commissioner, Rashida Brown, recused herself from all discussions and decisions regarding Bruce Monroe Community Park due to the conflict of interest posed by her employment with DMPED. However, Commissioner Brown's constituents did not know that they would not have representation on this issue until Brown's letter of recusal was read aloud by the ANC 1A chairman at the April 13, 2016 meeting where the committee voted on whether to support the surplus designation of the park. In fact, Ms. Brown ignored correspondence sent to 1A10@anc.dc.gov on matters related to Bruce Monroe Community Park. Several attempts were made to reach Ms. Brown via email before and after her opposition to the park was made public, and no reply was made.

For these four reasons, I ask that Georgia Avenue Corridor Neighbors (GAN) and DC for Reasonable Development (DC4RD) facilitate and deliver my contested concerns before Zoning Commissioners in ZC Case Nos. 16-11 and 16-12, as well in any subsequent judicial review on my behalf. And, I support GAN and DC4RD managers in selecting our authorized representative to assist us in seeking protections on the surrounding community.

Signed,



11/20/16

Nicholas Van Dusen
761 Irving Street NW
Washington, DC 20010
(917)939-2235

PERSONAL STATEMENT

My name is Nida Chaudhary, and I am 30 year old homeowner on the same block as Bruce Monroe Community Park. I attest that my statements below are true and factual to the best of my knowledge.

I attest that the projects in the inter-related Zoning Case Nos. 16-11 and 16-12 will have immense adverse affects on my neighborhood and me.

(1) Environment

The number of high density units which the Zoning Commission has already approved in the Georgia Avenue Overlay District and are currently in various stages of construction and development and are adjacent to Bruce Monroe Community Park are already planned to increase the amount of paved and impervious surfaces in area, and will therefore increase water runoff as well. Reducing the size of Bruce Monroe Community Park will eliminate one of the few remaining green spaces that helps mitigate water runoff issues in the area.

(2) Land Values & Displacement

Our homes will have increased water runoff streaming downhill from east to west given the steep slope of Irving and Columbia between Sherman and Georgia. This increased runoff has the ability to compromise our foundations. In addition, the introduction of a 9 story building will decrease the amount sunlight that reaches our homes and would otherwise help dry the increase moisture that will result from increased water runoff. The 9 story building will destroy the Bruce Monroe Park, the heart of our community, and destroy the character of the neighborhood.

(3) Elimination of the Park at Georgia and Irving Street

The reduction of the park from 2.5 acres to 1 acre exacerbates the “severe shortage” of park space in the Mid City Area Element portion in section 2000.8 of the District’s approved Comprehensive Plan. Bruce Monroe Community Park is a critical asset that serves not only the residents that live in the immediate vicinity of the park, as well as residents of the surrounding neighborhoods that lack access to quality green space.

(3) Negative Impacts on Public Services & Transit

The proposed high density building will exacerbate traffic and congestion on the two busiest one-way, single lane, through streets in all of Northwest DC. While both streets service important bus routes, the impact of any development on this segment of Irving Street NW must be given serious consideration since it is a crucial route for ambulances and emergency vehicles bound for the Washington Hospital Center, the only trauma hospital in DC.

(4) Lack of Adequate Representation on the Matter in the ANC

The residents that live immediately adjacent to Bruce Monroe Community Park were not represented on matters related to the park that were brought before the Advisory Neighborhood Commission because ANC 1A10 Commissioner, Rashida Brown, recused

herself from all discussions and decisions regarding Bruce Monroe Community Park due to the conflict of interest posed by her employment with DMPED. However, Commissioner Brown's constituents did not know that they would not have representation on this issue until Brown's letter of recusal was read aloud by the ANC 1A chairman at the April 13, 2016 meeting where the committee voted on whether to support the surplus designation of the park. I was particularly disappointed that Ms. Brown did not inform me that she was required to recuse herself on matters related to Bruce Monroe Community Park after I sent her an email on March 23, 2016. After attending the ANC 1A meeting on April 13, 2016, I replied to my March 23, 2016 email to Ms. Brown and asked why she had failed to mention that she was recusing herself on the matter. I have yet to receive any response from Ms. Brown.

For these four reasons, I ask that Georgia Avenue Corridor Neighbors (GAN) and DC for Reasonable Development (DC4RD) facilitate and deliver my contested concerns before Zoning Commissioners in ZC Case Nos. 16-11 and 16-12, as well in any subsequent judicial review on my behalf. And, I support GAN and DC4RD managers in selecting our authorized representative to assist us in seeking protections on the surrounding community.

Signed,

 11/29/16

Nida Chaudhary
761 Irving Street NW
Washington, DC 20010
(917)939-2235

Personal Statement

I am over the age of 18. I am a homeowner. I attest that my statements below are the truth as to the best of my information and knowledge.

As a person living nearby Georgia Avenue, a corridor of important local DC history and propelled by local small businesses and longtime residents, the projects I see in the Zoning Case Nos. 16-11 and 16-12 will have a direct adverse affect on me and my interests in my property and that of my neighborhood.

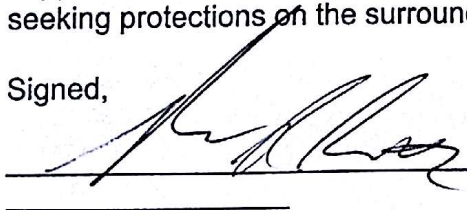
Homeowners like me will face sudden jumps in land values with these very large mostly luxury residential projects. But yet, there's no discussion of increasing gentrification pressures brought on by projects set at densities bigger than anticipated by the DC Comprehensive Plan and other city planning documents. There will be unmitigated tax appraisal increases to my properties as well as those in the surrounding community.

The cumulative densities of the proposed projects are not being considered holistically so to determine a comprehensive impact analysis on the public services that currently serve me and my neighbors. Traffic will climb to untenable levels and with it noise and air pollution. Public on street parking which we enjoy now is already at a premium and will become oversaturated for existing residents with vehicles. Emergency responders will be impacted by jams on Georgia Avenue and Columbia Road, our major emergency thoroughfares. Our buses will see significant increases in use and abuse while Metro threatens transit cuts. None of this has been explored for mitigation planning or to determine if this project is even feasible without significant adverse affects on residents like me.

The interconnected PUD applications in ZC Case Nos. 16-11 and 16-12 present concrete displacement threats, and quality of life impacts to homeowners like me, as well as my neighbors. The people who live here now. I am also worried about the significant loss of park space. I enjoy this open public space now and it will largely disappear under the proposed plans.

I ask that Georgia Avenue Corridor Neighbors (GAN) and DC for Reasonable Development (DC4RD) facilitate and deliver my contested concerns before Zoning Commissioners in ZC Case Nos. 16-11 and 16-12, as well in any subsequent judicial review on my behalf. And, I support GAN and DC4RD managers in selecting our authorized representative to assist us in seeking protections on the surrounding community.

Signed,



Date: 11/21/2016

Print name:

Robert B Leary III

Address:

758 Irving Street NW

Phone: 202-669-8493



**BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please go to www.dcoz.dc.gov > IZIS > Participating in an Existing Case > Party Status Request for instructions. Print or type all information unless otherwise indicated. All information must be completely filled out.

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.

Pursuant to 11 DCMR Subtitle Y § 404.1 or Subtitle Z § 404.1, a request is hereby made, the details of which are as follows:

Name:	<i>Georgia Ave. Corridor Neighbors</i>		
Address:	<i>40 Chris Otten + Ryan Cummins 2203 Champlain Street NW #303 WDC 20009</i>		
Phone No(s):	<i>202-763-6901</i>	E-Mail:	<i>dc4reality@gmail.com</i>

I hereby request to appear and participate as a party in Case No.:

Signature:		Date:	<i>11/21/16</i>
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Will you appear as a(n)	<input type="checkbox"/> Proponent	<input checked="" type="checkbox"/> Opponent	Will you appear through legal counsel?	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No
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If yes, please enter the name and address of such legal counsel.

Name:	<i>ATTACHED</i>		
Address:			
Phone No(s):		E-Mail:	

ADVANCED PARTY STATUS CONSIDERATION PURSUANT TO: Subtitle Y § 404.3/Subtitle Z § 404.3:

I hereby request advance Party Status consideration at the public meetings scheduled for:

PARTY WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness;
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts; and
4. The total amount of time being requested to present your case.

PARTY STATUS CRITERIA:

Please answer **all** of the following questions referencing why the above entity should be granted party status:

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?	<i>ATTACHED</i>
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)	<i>ATTACHED</i>
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)	<i>ATTACHED</i>
4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?	<i>ATTACHED</i>
5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.	<i>ATTACHED</i>
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.	<i>ATTACHED</i>

Attachment C

Demonstration of the Problems, Concerns, & Failures of DCHA “Dispersal” Programs, like HOPE VI and New Communities

- Most recently DMPED announced a report showing that the New Communities program has fallen way short of its objectives and goals in protecting current public housing residents.

For this report, see the link here >>

<http://www.washingtoncitypaper.com/blogs/housingcomplex/2014/09/09/report-d-c-should-redevelop-public-housing-without-replacing-units-first/>

“We appreciate that DMPED took the initiative to give the New Communities Initiative a thorough review,” says Adrienne Todman, executive director of the D.C. Housing Authority, which oversees the city's public housing and has worked with DMPED on New Communities, in a statement. “After careful examination by well-respected analysts, serious inefficiencies and weaknesses were identified and a robust list of recommendations was made. We’re prepared to begin working with our city partners as the details in the recommendations are ironed out and as our commitment to our families is fulfilled.”

EVIDENCE OF THE FAILING PROGRAMS of DCHA and Public Housing “Dispersal” Programs

Affordable Housing and Public-Private Partnerships, Chapter 7, Constructing the Social Impact Statement to Measure the Full Cost to Public Housing Tenants of Urban Renewal, 2009

<http://tinyurl.com/afrdble-hsing-pblc-prvt-2009>

Chapter 7 by Susan D. Bennet, Professor of Law, Washington College of Law, American University

"A social impact statement should compel local governments to assess the true, not imagined, utility of development projects to those who will be the most affected by them," like the current residents of Barry Farm.

The Applicant has not measured the value of the social networks that have been long established between current Barry Farm residents and families and thus the Applicant has not addressed the contested adverse impact of displacement of this critical social network among the poorest of DC residents living at the Barry Farm community.

“Weathering” HOPE VI: The Importance of Evaluating the Population Health Impact of Public Housing Demolition and Displacement

by Danya E. Keene and corresponding author and Arline T. Geronimus

Published online May 24, 2011

<http://www.ncbi.nlm.nih.gov/pmc/articles/PMC3126923/>

The HOPE VI program has funded the demolition of nearly 100,000 public housing units and has often created in their place new and attractive mixed-income developments. However, at most redeveloped HOPE VI sites, income-mixing criteria and other restrictions exclude the vast majority of original tenants, who are relocated to other public housing developments or to private-market rental units that are often subsidized with a Housing Choice Voucher. Thus, one significant outcome of HOPE VI is a large-scale relocation of low-income households and communities.

We conclude that relocated HOPE VI residents have experienced few improvements to the living conditions and economic realities that are likely sources of stress and illness among this population. Additionally, we find that relocated residents must contend with these material realities, without the health-protective, community-based social resources that they often rely on in public housing. Finally, we conclude that by disregarding the significance of health-protective autonomous institutions and by obscuring the structural context that gave rise to racially segregated public housing projects, the discourse surrounding HOPE VI is likely to reinforce health-demoning stereotypes of low-income urban African American communities. Given the potential for urban and housing policies to negatively affect the health of an already vulnerable population, we argue that a health-equity perspective is a critical component of future policy conversations.

District denies perception -- and facts -- of emigration

Jan 23, 2003

http://ww2.gazette.net/gazette_archive/2003/200304/greenbelt/news/141020-1.html

For example, Valley Green (renamed Wheeler Creek Estates), dubbed the last outpost of the District as people fled to Maryland, had 312 public-housing units before Hope VI.

After the completion of the project, only 48 low-income family rental homes and 100 elderly rental apartments (both subsidized by public funds) were built in the 314-unit development.

The East Capitol Dwellings consisted of 1,199 severely distressed units in 2000 and is scheduled to be replaced with 515 units of mixed-income housing, 96 public-housing rental units, 262 affordable and market-rate rental units and 157 affordable and public housing homeownership units.

<http://www.washingtoncitypaper.com/articles/25749/wet-n-riled/>

Washington City Paper

Wet 'n' Riled The District's model HOPE VI development is a soggy piece of work.

By Annys Shun • March 7, 2003

Wheeler Creek residents have met with A&R Development's president, Theo Rodgers, three times in the past several months on various issues. The result, they complain, has been pretty much the same: The drainage problems continue unabated.

Richardson and his neighbors also took their concerns to the D.C. Housing Authority. Even though the Wheeler Creek ribbon-cutting ceremony occurred back in October 2000, the housing authority still has responsibility for construction at the development through the end of the year, says agency HOPE VI coordinator Larry Dwyer. Despite meetings with housing-authority officials, Richardson says he hasn't been able to get any written assurances that the drainage problems will be fixed.

<http://www.washingtoncitypaper.com/articles/20223/mixed-opinion-development>

Washington City Paper

Mixed-Opinion Development As another D.C. housing project faces the city's wrecking ball, residents feel like consulting a Magic 8 Ball.

By Megan Twohey • August 25, 2000

The federal Department of Housing and Urban Development has awarded the DCHA a \$30.8 million HOPE VI grant to demolish three public housing developments--East Capitol Dwellings, Capitol View Plaza, and Capitol View Townhomes--as well as Capitol View Plaza II, a private building that has been foreclosed by the Federal Housing Authority.

With the help of private developers, the DCHA plans to replace the buildings with a mixed-income residential community of rental and owner-occupied housing. It also plans to designate a commercial site consisting of office space, a grocery store, a bank, and other retail outlets. According to housing authority plans, locals like Maxfield and Lewis are supposed to find other public or Section 8 housing until the new developments are finished by the end of 2005.

But even after they make peace with a temporary relocation, residents who do the math may find themselves a little dubious about their long-term future: A total of 1,107 units are coming down, 92 units are being rehabbed, and only 555 new units are going up. Of those, the vast majority will be affordable and market-rate units for rent and sale. Only 196 will be public housing rental units--almost half of them reserved for senior citizens.

According to Larry Dwyer, the DCHA's HOPE VI redevelopment coordinator, just 250 of the 750 residents of units scheduled for demolition will be able to return to what will be called New East Capitol. "We're forecasting that, in addition to moving into public housing rental units, some families will be able to move into the tax-credit rental units," he says. The remaining families will be given the option to move to other public housing or take Section 8 vouchers into the private market

<http://www.washingtoncitypaper.com/articles/24640/hood-winked>

Washington City Paper

'Hood Winked Making public housing livable is as simple as getting rid of the people who live there.

By Laura Lang and David Morton • September 27, 2002

'Hood Winked Making public housing livable is as simple as getting rid of the people who live there.

By Laura Lang and David Morton • September 27, 2002

By most accounts, Stephen Davis should have been thrilled when he heard the news in the summer of 2001. The D.C. Housing Authority (DCHA) planned to tear down the "deteriorating buildings" that make up the public-housing complex where Davis resides and replace them with a mix of brand-new, tastefully designed town houses and apartment buildings, a new community center, and services for residents such as job training and computer classes.

Under the plan, the federal government would pick up the \$35 million tab through a program known as HOPE VI. Other city agencies and community groups would supplement the money with additional funds for a complete redevelopment of Davis' neighborhood. All Davis and his neighbors at the Arthur Capper and Carrollsburg Dwellings in Southeast Washington, D.C., would have to do, DCHA officials told them, was move quietly away for a few years while the local government built them fresh and modern homes.

The plan certainly caught the attention of District politicians and local developers, who happily signed letters supporting the plan and attached them to the application to the U.S. Department of Housing and Urban Development (HUD), which doles out the HOPE VI funds. Local media gave the plan positive press, lapping up the DCHA's promise that the revitalization of the neighborhood--a 10-block area bounded by the Southeast Freeway and M Street SE--would spur \$400 million of further development

just a dozen blocks from the Capitol. In an article published that summer, the Washington Post daydreamed: "Twenty-five acres of squat public housing would be bulldozed, giving way to more than 1,500 town houses and apartments as inviting as those on neighboring Capitol Hill."

But Davis had a different reaction when he stumbled into a community meeting that summer at the recreation center across from his one-bedroom apartment. There, for the first time, he heard the plans for the revitalization.

"I thought about the Indians, actually," says Davis, a tall, skinny, 48-year-old Army vet who walks with a cane. Davis has been living at the housing complex for two years, after repeated knee injuries and severe arthritis ended his job as a cook at a local veterans' hospital, put him on disability, and landed him into public housing. "They didn't give us any options [They said,] 'We're going to move them out.'"

The way Davis sees it, the grand plans for his neighborhood didn't come from the generosity of local and federal officials concerned about improving the living conditions for Davis and his neighbors. Instead, Davis says they probably realized that his neighborhood--surrounded by swanky, refurbished town houses and a revitalized Washington Navy Yard with its 6,000 employees--was ripe for further development. Davis and his "deteriorating" home simply stood in the way.

"At the meeting, I spoke out," recalls Davis. "I broke it down and said, 'You're just taking our land because we're here in Capitol Hill. I can walk to Union Station in 20 minutes, and I have a bad leg.'...Where I'm sitting is such an ideal location."

Wheeler Creek was financed through Hope VI monies granted to A&R development.
<http://www.enterprisecommunity.com/servlet/servlet.FileDownload?file=00P30000007YI7bEAC>

And the same is true for East Capitol Dwellings
<http://www.hensondevelopmentco.com/index.cfm?page=capitolgateway>

<http://content.knowledgeplex.org/kp2/cache/documents/38354.pdf>

The HOPE VI Program: What about the Residents?

Susan J. Popkun, Diane K. Levy, Laura E. Harris, Jennifer Comey, and Mary K. Cunningham, The Urban Institute

For the past two decades, public housing—particularly the dangerous and decayed developments targeted by HOPE VI—has served as the housing of last resort for America's poorest. A substantial proportion of those still living in these distressed developments are literally one step away from becoming homeless and may become so if relocated to the private market. Without a fundamental refocusing of federal policy and a commitment to addressing the needs of our most vulnerable families, the transformation of public housing offers these residents little hope

for a better life.

<http://www.nhlp.org/files/FalseHOPE.pdf>

**False HOPE: A Critical Assessment of the HOPE VI
Public Housing Redevelopment Program**

June 2002

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