

Testimony for the Public Hearing of CASE NO. 16-11

**Park View Community Partners & District of Columbia –
Consolidated PUD & Related Map Amendment @ Square 2890, Part of Lot 849
Before the Zoning Commission
Chairman Anthony Hood**

December 5, 2016

By Brigid McDermott

Good evening. My name is Brigid McDermott I live in Ward 2 and worship in Ward 1. I urge the Commission to approve the Bruce Monroe consolidated PUD because, as a person of faith and a proponent of evidence based policy, I judge it is the right thing to do.

I cherish this city's diversity -- the diversity of ethnicity, of income, of careers and of interests. You can experience the vibrancy of this diversity any time you visit Ward 1. I want a city designed to integrate that diversity so we all have the privilege I've had of calling people from all walks of life, friends. Certainly I don't want a city that allows the forced displacement of longterm residents by gentrification. However, I am also aware that the city's resources are finite.

Evaluating evidence is part of what I do as a statistician. This is why I am a strong supporter of the Bruce Monroe development plan. As I understand it, the main components of this development plan are supported by the research. It creates a mixed-income community rather than a concentration of low-income housing. This benefits low-income families, especially children. The Bruce Monroe plan increases the potential for interaction between different community groups because of the range of recreational facilities right on the doorstep. It is consistent with the District's comprehensive plan which anticipates increased density along Georgia Avenue; and it spreads the cost between taxpayers and commercial investors.

Also, this is the city's chance to take the lead nationally with "build first" innovation. The Bruce Monroe development, as proposed, allows the relocation of families in public housing to mixed-income housing without displacing them from their neighborhood.

In my opinion, the Bruce Monroe development is an example of the way the city should increase affordable housing. Certainly the city is moving towards getting it right with the Bruce Monroe development plan.

I acknowledge there are tradeoffs in accepting this development. But tradeoffs are inevitable. The development will include a one acre park and I am confident that creative landscaping will make this an attractive permanent park that will benefit everyone in the neighborhood. In this case I feel the benefits of the Bruce Monroe project are just too good to miss and I urge you to approve this PUD.

I thank you for your time and attention.