



ADVISORY NEIGHBORHOOD COMMISSION 1A

SMD 1A01 – Layla Bonnot
SMD 1A04 – Chris Hall
SMD 1A07 – Mukta Ghorpadey
SMD 1A10 – Rashida Brown

SMD 1A02 – Dieter Lehmann Morales
SMD 1A05 – Christine Miller
SMD 1A08 – Kent C. Boese
SMD 1A11 – Dotti Love Wade

SMD 1A03 – Vacant
SMD 1A06 – Vacant
SMD 1A09 – Michael Wray
SMD 1A12 – Vacant

September 8, 2021

VIA EMAIL

Office of Zoning
441 4th Street NW Suite 200S
Washington, DC 20001

Re: ZC 16-11: ANC1A Response to Zoning Commission's Request to Comment on Impact of the Comprehensive Plan Updates

Dear Members of the Zoning Commission:

As a party to the above referenced case, **ANC1A reaffirms its strong support for the planned development at the Bruce-Monroe development site**, the significant number of affordable and affordable senior housing units it will produce, and the development's many positive impacts it will have on the surrounding community for years to come.

What follows are ANC1A's comments related to the recent changes in the Comprehensive Plan and how they provide stronger support for Case 16-11. For ANC1A's general responses to the seven areas of concern outlined in the remand we refer the Zoning Commission to review our July 8, 2020 (exhibit 256), response.

ANC1A was extremely engaged in the review and revision of the Comprehensive Plan. Our approach in reviewing the Comp Plan was collaborative, open, and public.

During the Office of Planning's 2019/2020 call for comments on the draft Comprehensive Plan amendments, ANC1A reviewed every citywide element, the Future Land Use Map, and the Mid-City and Rock Creek East area elements of the Plan. In total ANC1A submitted 181 recommendations and comments to the Office of Planning – more than any other ANC in the District of Columbia. Of ANC1A's 117 recommendations, the Office of Planning accepted 24 (20.5%) recommendations, acknowledged 72 recommendations (61.5%), and rejected 21 (18%) recommendations. We consider this outcome a huge success for our Commission and our communities.

Of relevance to ZC 16-11, ANC1A is particularly proud of the inclusion of six recommendations to increase density on specific parcels in the Future Land Use Map, including areas of Georgia Avenue. We are of the opinion that parcels around the Georgia Avenue Metro Station, the Bruce-Monroe Site, and at Howard University must support denser, mixed-use development as a benefit to the overall community. Increasing density along Georgia Avenue:

ZC 16-11: ANC1A Response to Zoning Commission's Request to Comment on Impact of the Comprehensive Plan Updates

September 8, 2021

Page 2

- Provides opportunities to increase housing, and affordable housing, in the Pleasant Plans and Park View communities that otherwise would not exist. The production of significant new affordable housing units can best be achieved with larger developments in transit rich commercial corridors;
- Creates a more respectful and balanced approach to increasing neighborhood housing through larger development rather than through the destruction of family-size rowhouses. Century-old rowhouses remain one of the most affordable resources for families needing more than two-bedrooms;
- Takes advantage of lower Georgia Avenue's excellent access to public transportation, walkability, and growing bike infrastructure.

Specific recommendations that ANC1A put forward or collaborated on that are now part of the Comprehensive Plan which strengthen support for ZC 16-11 include:

- 9933.2: Changing use from Institutional to Moderate Density Commercial, Medium Density Residential at the Bruce-Monroe Site on the FLUM and in the Mid-City Element; and,
- 9933.1: Changing the use on the FLUM of the southern half of the Bruce-Monroe Site to include parks and green space

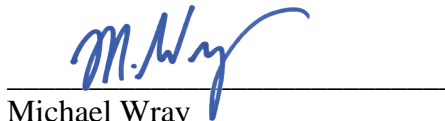
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Certification:

After providing sufficient notice for and with a quorum of 8 present at its September 8, 2021, meeting, Advisory Neighborhood Commission 1A voted, with 8 Yeas, 0 Nos and 0 Abstentions, to adopt the above resolution.



Kent C. Boese
Chairperson, ANC 1A



Michael Wray
Secretary, ANC 1A