



# 1A 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 – Brandolon Barnett

SMD 1A09 – Michael Wray

SMD 1A12 – Vacant

## Testimony of the ANC1A

### The District of Columbia Zoning Commission Hearing Regarding Z.C. Case No. 16-11 Park View Community & the District of Columbia – Consolidated PUD & Related Map Amendment (Square 2890, Part of Lot 849)

**HEARING DATE: OCTOBER 19, 2021**

### **PRESENTED BY RASHIDA BROWN, ANCIA10 COMMISSIONER**

Chairman Hood and Members of the Zoning Commission,

My name is Rashida Brown and I am the Advisory Neighborhood Commissioner for the 1A10 Single Member District (SMD), representing a portion of Park View and Pleasant Plains neighborhoods and the lower George Avenue Corridor. My SMD includes the temporary park at 3000 Georgia Avenue, which is also the selected “Build First” site for Park Morton’s redevelopment. I am here to reaffirm my strong support for Zoning Case 16-11 and join my fellow ANC1A commissioners in sharing comments regarding the issues that were the subject of the Remand Order from the District of Columbia’s Court of Appeals and in response to the updated comprehensive plan<sup>i</sup>.

ANC1A submitted to the Office of Planning recommendations for the DC Comprehensive Plan’s Future Land Use Map (FLUM) Element, including the Mid-City Element and its proposed policies and actions. These recommendations supported two critical areas affecting this project:

1. Promoting moderate density for commercial and residential uses on Georgia Avenue NW, particularly at the Bruce-Monroe Site within the FLUM and in the Mid-City Element; and,
2. Changing the use on the FLUM of the southern half of the Bruce Monroe Site to include parks and green space.

ANC1A continuously supports<sup>ii</sup> this Planned Unit Development (PUD) application<sup>iii</sup> because it offers a greater supply of affordable housing,<sup>1</sup> retail space, a permanent 1-acre park and other community benefits for Lower Georgia Avenue. As the city changes and becomes less affordable, we need to increase the supply of affordable housing and offer a mix of affordable

<sup>1</sup> The Bruce Monroe portion of the project is particularly significant because it would provide 273 affordable units, including 189 in an apartment building, 76 in a senior building, and eight townhomes. Of the 273 units, 90 would be replacement apartments for Park Morton residents. The remaining 109 units would be affordable at 60 percent of the median family income, while 70 would be market-rate. The site would also create a permanent 1-acre park along Columbia Road.

housing types to keep our neighborhoods diverse and equitable. The updated comprehensive plan allows for larger development that would support the District’s goals on housing and equity, placing an emphasis on the urgency to address racial inequities involving gentrification and displacement of Black and Brown people. Unfortunately, the redevelopment plans for Park Morton have been stalled and its residents have been placed in various areas of the city.

Mid-City is one of the most diverse areas of the city and Georgia Avenue is heart of Hispanic businesses and African American landmarks. Yet, over the years, it has experienced a significant population increase, seeing its growing share of White residents and shrinking populations of Black and Hispanic residents. From 2000-2013, African American residents—more than 20,000— were displaced from their DC neighborhoods by affluent, white newcomers, according to the National Community Reinvestment Coalition.

The redevelopment plans at Bruce Monroe would provide the right amount of density to offer ample affordable, family style housing units for residents of all incomes and most importantly, Park Morton residents, who make up predominantly Black female heads of household and children.

No more delays! We need to provide a clear pathways for our neighbors at Park Morton to return. Without it, we will be perpetuating the continuous cycle of systemic racism that pushes Black and Brown residents out of our homes and away from our beloved community. We believe the plans for redevelopment for Park Morton and Bruce Monroe as the “Build First” site aligns with the city’s comprehensive plan key priorities and framework elements addressing Mid-City, equity and affordable housing and policies that were the subject of the Remand Order.

Thank you for allowing me the opportunity to testify today.



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Rashida Brown  
Commissioner, ANC1A10

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<sup>i</sup> [Response to Zoning Commission case for ZC 16-11](#) (September 2021)

<sup>ii</sup> ANC1A [Letter of support for Bruce Monroe site extension](#) (October 2020)

<sup>iii</sup> ANC1A Resolution [ZC 16-11: Resolution Supporting PUD & Related Map Amendment – Bruce Monroe Redevelopment](#) (September 2016)