

Hanousek, Donna (DCOZ)

From: d.c. forrd <dc4reality@gmail.com>
Sent: Thursday, March 28, 2019 4:59 PM
To: DC for Reasonable Development; Schellin, Sharon (DCOZ); Hanousek, Donna (DCOZ); DCOZ - ZC Submissions (DCOZ)
Subject: Comments Case 17-21

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DC for Reasonable Development: Ward 6 Study Group along with the support of SW Accountability Group must weigh in as it regards ZC Case No. 17-21, Consolidated PUD & Related Map Amendment from R-3 to MU-4, 501 I St. SW (Sq. 498, Lot 52).

DC4RD: W6 Study Group members will be injured by this PUD and the relevant agency review leaves our members un- and under-protected according to the purpose of the DC Zoning Regulations, "... to lessen congestion in the street, to secure safety from fire, panic, and other dangers, to promote health and the general welfare, to provide adequate light and air, to prevent the undue concentration of population and the overcrowding of land, and to promote such distribution of population and of the uses of land as would tend to create conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity, and recreational, educational, and cultural opportunities, and as would tend to further economy and efficiency in the supply of public services. Such regulations shall be made with reasonable consideration, among other things, of the character of the respective districts and their suitability for the uses provided in the regulations, and with a view to encouraging stability of districts and of land values therein." DC Code § 6-641.02.

We adopt all opposition positions and contested issues as our own as our members will be affected by the lack of study and review which in no way can be considered "comprehensive."

This PUD review fails the fundamentals of a whole neighborhood approach, overcrowding the surrounding community and bringing impacts to our members living in the planning area shown by Exhibit 15, page 2, Office of Planning Setdown Report.

This PUD application and lack of review by OP and relevant agencies like DHCD is fatal to plan policies (see below), and the law.

The injuries of members are specific within the informed context of the Comprehensive Plan policies and the law,

Please disapprove.

Chris Otten, co-facilitator
DC4RD

Comprehensive Plan policies:
Land Use & Urban Design:
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

ZONING COMMISSION
District of Columbia
CASE NO.17-21
EXHIBIT NO.54

Housing H-1.1.3; H-1.2; H-1.2.1; H-1.2.7; H-1.2.B (office)

Zoning districts H-1.3.A

Displacement 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

Environment: 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

Community Facilities: 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;

Infrastructure: IN-1.2; IN-1.2.2; IN-2.1.1; IN-5; IN-6; IN-6.1.3

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DC for Reasonable Development

202-810-2768

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