

PARTY STATUS CRITERIA

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?

Upzoning from MU-4 to MU-10 would:

- severely increase the risk (and likelihood) of triggering the sale of our rent-stabilized apartment building, resulting in displacement of our diverse tenant population - many of whom have lived in the building for decades;
- inflict virtually unbearable construction noise, disruption, and negative health impacts on our residents - with a proposed construction schedule of 12 hours a day, 6 days a week, over five years - to erect a building with a footprint of nearly 2 acres and up to 13 stories - possibly forcing some residents to relocate;
- severely impact quality of life for residents who will lose air circulation, light, and potentially be boxed in; and subject to the final design, may be subjected to round-the-clock noise from a loading zone servicing the needs of a massive mixed-use building

2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)

We are a diverse mix of tenants - many of whom have resided in our building for decades

3. What is the distance between the person's property and the property that is the subject of the appeal or application before the Commission/Board? (Preferably no farther than 200ft.)

Zero feet. We abut the property line

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?

Upzoning to MU-10 could result in drastic environmental, economic, and social impacts on our residents.

- Environmental:

- loss of air circulation, daylight exposure, and view (which can affect mental and physical health);
- unbearable levels of noise from demolition, pile-driving, and construction, 12 hours a day, 6 days a week, over 5 years;
- round-the-clock noise from potential loading zones to service a building the size of MU-10

- Economic:

- upzoning to MU-10 would likely cause a severe impact on us, as it would create an incentive for our landlord to sell, resulting in our displacement from our rent-stabilized building. The current hostile and unaffordable DC housing market would mean that we would likely have to move far away from our neighborhood
- upzoning this property to MU-10 - which is out of scale with the neighborhood and surrounding historic districts - could create a domino effect, incentivizing property owners all along the U Street Corridor to either sell and/or upzone and redevelop, potentially resulting in more displacement of both individuals and small businesses

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.

As Commissioners are already aware, the negative effects of construction on adjacent neighbors are very different between MU-4 and MU-10. While an MU-4 project may take 2 years to complete, this project has been estimated to take five years as an MU-10. The noise alone - both levels and duration - would result in unlivable conditions for many of us, requiring us to relocate. For those who attempt to endure five years of it, there would be health and quality-of-life impacts - both during and after construction.

I cannot overemphasize the risk for displacement for all of us that upzoning to MU-10 would create. I have already been through displacement from a nearly identical project in 2008, and therefore I can clearly see the writing on the wall. There is no social safety net for our residents who would be displaced. Nor is there any mechanism to provide compensation to us for the reduction in our quality of life. Any compensation that might be provided would go directly to our landlord and not trickle down to those of us who are actually affected.

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.

In my opinion, we are the most impacted party of anyone applying for party status.

We abut the property line. For many of us, our bedroom windows are mere feet from the fire station, meaning our lives will be severely disrupted.

As renters, we do not have the housing security that our homeowner neighbors enjoy. We are at the whim of our landlord, who will be incentivized to sell, should you grant an MU-10 zone right next door. And should he sell, our displacement will have a devastating effect on us, especially in the present housing market.