

Save DC Public Land

THE 1617 PROJECT

Working for a Safe and Affordable U Street

Submission on January 7, 2024 (before 4pm) to
ZCSubmissions@DC.gov

In re: Zoning Commission Case 23-02; Continuing Opposition
to Contested Map Amendment

From: Debby Hanrahan, Save DC Public Land, Co-Founder,
debby@savedcpublicland.org

=====

Dear Zoning Commissioners,

In addition to all prior testimony on behalf of Save DC Public Land: Working for a Safe & Affordable U Street, we include all attachments as submitted herein. Moreover, we have not wavered in our opposition to the Office of Planning's ramrodding of a unstudied zone map amendment that will harm this community permanently. To this end, we also adopt all other testimony by parties in opposition, namely the Homeowners within 200 feet, the Black Neighbors of 1617 U Street, and the Dupont Circle Citizens Association.

Please see attached many Comprehensive Plan policies (2021) that are contradicted by the rezoning application in this case. Thus this application must be denied.

Despite the many many opportunities to follow the law since filing this application one year ago, the applicant's absolute lack of study of the rezoning impacts on the surrounding community completely fails critical policies of Chapter 25 of the Implementation Element as attached. These policies are not guidelines, they are requirements

and are supported by the zoning regulations themselves. The closest thing to any understanding of impacts is a singular offhand sentence in OP's Final Report and Supplemental Report that suggests that shadows from a building born of a MU10 rezoning may affect the neighboring homes. That is the entirety of any mention, let alone study of impacts specific to affected neighbors and the surrounding community.

Additionally, OP has completely failed in any equitable outreach to those more vulnerable to impacts and displacement in the surrounding community. OP has hosted zero community forums, no specific door to door outreach, no contacting of businesses, churches, civic groups, etc. about this rezoning application. This lack of engagement with the community fails Comp Plan objectives of wide and transparent discussion, especially with those that will be permanently affected by the rezoning like all of our participating members and nearby petitioners.

If proper and adequate outreach would have been done, OP would have realized there are many existing affordable units nearby that may be displaced by such a large land use change that imminently threatens land value destabilization and displacement. This includes the 1617 V Street Coop and the Champlain Court Coop, among other naturally existing affordable housing in the area. Again, OP shows nothing on the record in understand what families and properties may be affected by the MU10 rezoning. Thus, this application represents a "Displacement Blueprint" not an "Anti Displacement Strategy" as expected by the Comp Plan Housing Element, Chapter 5 (see attached).

There's also no discussion or study of the impacts from the disruption of our community's life safety services this rezoning will bring to bear. How is this acceptable in light of the policies in Chapter 11 of the Comp Plan (see attached) or generally under basic planning protocols.

Please also see attached additional petitions we've received to add to the 1,000+ signatures already on the record. The vast majority of these signatures represent local neighbors in the impacted vicinity who are opposed to #BuildingAsUsual.

Save DC Public Land wants three things:

1. Public land stays public;
2. In-scale development that preserves & protects the environment & public safety;
3. Community-driven planning supported by real data & transparent dialog emphasizing public needs, truly affordable housing, and no displacement.

Sincerely,

Debby Hanranhan

On Behalf of the Save DC Public Land members and petitioners.

www.SaveDCPublicLand.org/the1617project

(Enclosed Find Additional Attachments)

DC's "AFFORDABLE" Housing parameters

The following matrix shows DC's "Affordable" Housing income limits in 2017 (per Chapter 5 of the 2021 Comp Plan amendments):

Figure 5.1
Sample of Housing Programs, 2017 Income Limits and Main Household Targets 500.8

Income Definition	Extremely	Very				
	Low			Moderate		
Household Size	Percent of Median Family Income					
	30%	50%	60%	80%	100%	120%
1	\$ 23,150	\$ 38,600	\$ 46,350	\$ 61,750	\$ 77,200	\$ 92,650
2	\$ 26,450	\$ 44,100	\$ 52,950	\$ 70,600	\$ 88,250	\$ 105,900
3	\$ 29,800	\$ 49,650	\$ 59,550	\$ 79,400	\$ 99,250	\$ 119,100
4	\$ 33,100	\$ 55,150	\$ 66,200	\$ 88,250	\$ 110,300	\$ 132,350
	Historic Home Grant Program					
	Home Purchase Assistance Program					
	HOME, CDBG*					
	Housing Production Trust Fund		Inclusionary Zoning			
	Low-Income Housing Tax Credits					
	Public Housing					

* HOME and CDBG 80% MFI Income Limits are capped by the Nation's Median Family Income, which currently approximates 65% of the area's MFI.

Here are DC's "Affordable" income limits in 2022-23:

Note: IZ units currently exist only at the 50%, 60%, and 80% MFI levels.

Household Size	Maximum Annual Income					
	30% of MFI	50% of MFI	60% of MFI	80% of MFI	100% of MFI	120% of MFI
1	29,900	49,800	59,750	79,700	99,600	119,500
2	34,150	56,900	68,300	91,050	113,850	136,600
3	38,400	64,050	76,850	102,450	128,050	153,700
4	42,700	71,150	85,400	113,850	142,300	170,750
5	46,950	78,250	93,900	125,200	156,550	187,850
6	51,250	85,400	102,450	136,600	170,750	204,900
7	55,500	92,500	111,000	148,000	185,000	222,000
8	59,750	99,600	119,550	159,400	199,200	239,050

Source: 2022-2023 MAXIMUM INCOME, RENT AND PURCHASE PRICE SCHEDULE Effective July 1, 2022,

<https://dhcd.dc.gov/sites/default/files/dc/sites/dhcd/publication/attachments/2022-6-24%20IZ%20ADU%20price%20schedule.pdf>, as found on the DHCD website from here:

<https://dhcd.dc.gov/publication/2022-2023-inclusionary-zoning-maximum-income-rent-and-purchase-price-schedule>

Looking at these two charts, you can see that since DC’s “affordability” levels are based on the area media incomes (AMI) of not just DC, but also Fairfax and Montgomery counties, it becomes easier to see why these things are becoming less and less affordable as the income restriction keep rising with the increasing AMI.

- **In 2017, a single-person household could be making between \$47,000 and \$61,000 per year could qualify for one of DC’s “Affordable” studio/one bedrooms.**
- **Since the “Affordability” index climbs every year, that is the Area Median Income keeps going up, now in 2022-23, a single household (an individual) making \$60,000 to \$80,000 per year could qualify for an “Affordable” housing unit in DC.**

How did OP consider existing affordable housing around 1617 U Street and the people and families in them and what kind of “affordable” housing are they championing?

Chapter 5 Housing Element

<https://planning.dc.gov/node/638832>

What is the Difference Between Housing Affordability and Affordable Housing?

Housing affordability is a broad measure of whether or not housing is affordable to a range of households. Households that pay more than 30 percent of their income on housing are considered to be burdened by housing costs, while those who pay more than 50 percent are severely burdened. Therefore, housing affordability is the extent to which a broad range of households pay less than 30 percent of their income on housing. An important part of affordability are neighborhood assets that help keep transportation costs low, such as reducing the need for car ownership and use. 10A DCMR 500.7a.

Policy H-1.3.4: Cooperatives and Co-housing

Encourage cooperatives, shared housing, and co-housing (housing with private bedrooms but shared kitchens and common areas) as a more affordable alternative to condominiums.

Explore how both housing types might support multigenerational households.

10A DCMR 505.1

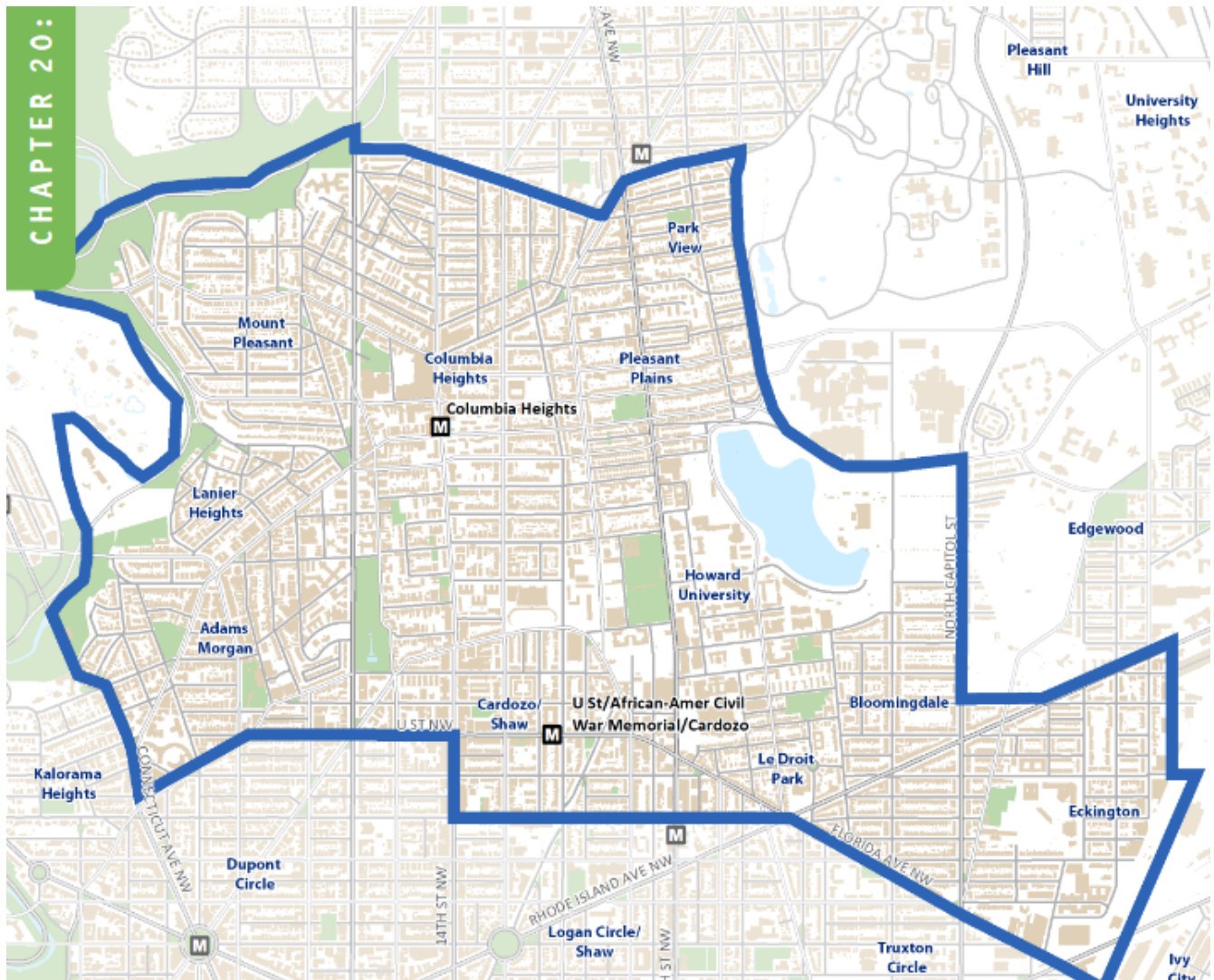
Policy H-2.1.2: Preserving Affordable Rental Housing

Recognize the importance of preserving rental housing affordability to the well-being of the District and the diversity of its neighborhoods. Undertake programs to preserve the supply of subsidized rental units and low-cost market rate units, with an emphasis on preserving

affordable units in high- cost or rapidly changing neighborhoods, where the opportunity for new affordable units is limited. 10A DCMR 510.6

Action H-2.1.I: Anti-Displacement Strategy

Track neighborhood change, development, and housing costs to identify areas of Washington, DC that have experienced, are experiencing, or are likely to experience, displacement pressures. Collect, disaggregate, and monitor data to consider income and racial characteristics of the neighborhoods and households affected by or at risk of displacement. Conduct racial equity analyses that identify the policies and underlying forces contributing to any inequities. Such analyses must consider different sources of displacement pressures, including a lack of new housing in high-demand neighborhoods and *effects new development may have on housing costs in adjacent areas*. 10A DCMR 510.22



Reference: Chapter 20 Mid-City Area Element

<https://planning.dc.gov/node/574872>

Policy MC-1.1.1: Neighborhood Conservation

Retain and reinforce the historic character of Mid-City neighborhoods, particularly its mix of row houses, apartment houses, as well as historic districts, and walkable neighborhood shopping districts. The Planning Area's squares, alleyways, and historic alley lots offer opportunities for preservation and creative development. The area's rich architectural heritage and cultural history should be preserved and enhanced. 10A DCMR 2008.2

Policy MC-1.1.3: Infill and Rehabilitation

Infill development should be compatible in scale and character with adjacent uses and encourage more housing opportunities. 10A DCMR 2008.4

Policy MC-1.1.5: Conservation of Row House Neighborhoods

Recognize the value and importance of Mid-City's row house neighborhoods as an essential part of the fabric of the local community. Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect the desire to retain the row house architectural pattern. Zoning and policy in Mid-City's row house neighborhoods should seek to maintain and augment the mix of large and small

unit sizes and opportunities for both homeownership and renting, as exemplified by the use of English basements as separate dwelling units. See Policy LU-2.1.7 and Policy LU-2.1.9 for more guidance on alterations to row houses. 10A DCMR 2008.6

Policy MC-1.1.7: Preservation of Affordable Housing

Strive to retain the character of Mid-City as a mixed-income community by preserving the area's existing stock of affordable housing units and promoting the construction of new affordable units. Give attention to the most rapidly changing neighborhoods and encourage the use of historic preservation tax credits to rehabilitate older buildings for affordable housing. 10A DCMR 2008.8

Policy MC-1.2.1: Cultural Diversity

Maintain the cultural diversity of Mid-City by encouraging housing and business opportunities for all residents, sustaining a strong network of social services for immigrant groups, and retaining affordable housing for families and other households within the Planning Area. 10A DCMR 2009.1

Policy MC-1.2.7: Mid-City Historic Resources

Protect the historic resources of the Mid-City Planning Area, with particular attention to neighborhoods that are currently not preserved by historic district designation and are at greater risk for demolition or inappropriate redevelopment. 10A DCMR 2009.7

*** 10A DCMR = Title 10A of the DC Municipal Regulations = DC Comp Plan (2021)**

CHAPTER 25 OF THE COMP PLAN ([LINK](#))

THESE ARE REGULATIONS THAT ARE SUPPOSED TO GUIDE AND IN SOME CASES ENFORCE HOW THE CITY AGENCIES ACTUALLY DO PLANNING IN DC

IM-1.1 Development Review

The development review process provides one of the most effective means of carrying out Comprehensive Plan policies. Projects requiring review by the Office of Planning or Zoning staff, the Board of Zoning Adjustment, and the Zoning Commission may be tied to findings of consistency with the Comprehensive Plan, or at least to evaluations that consider relevant Comprehensive Plan policies. Reviews by other agencies of development proposals also provides a means of evaluating the impacts of major projects on public services and the natural environment, consistency with policies related to achieving resilience and equity, including racial equity, and assessing the compatibility of proposed design with adjacent uses and neighborhood character. **10A DCMR 2502.1**

Policy IM-1.1.6: Studies Informing Zoning Case Approvals

To the extent the following factors are relevant for consideration, ensure that zoning case reviews on matters such as PUDs are informed by: (1) transportation and infrastructure studies and recommended conditions of approval to mitigate potential impacts; (2) agreements for financing any necessary improvements, including public and private responsibilities; (3) agreements to comply with District employment and hiring requirements and other regulations that provide public benefits to District residents; and (4) racial equity reviews, as identified in Action IM-1.B. **10A DCMR 2502.11.**

Policy IM-1.1.1: Development Impacts

To the greatest extent feasible, use the development review process to ensure that potential positive impacts are maximized and potential negative impacts on neighborhoods, the transportation network, parking, environmental quality, and other issues, including construction impacts, are assessed and adequately mitigated, consistent with the guidance in the Comprehensive Plan and applicable requirements. **10A DCMR 2502.6**

Policy IM-1.1.3: Relating Development to Infrastructure Capacity

Align development with infrastructure capacity, with the intent of not exceeding capacity. Land use decisions should balance the need to accommodate growth and development with available transportation capacity, including transit, and other travel modes and the availability of water, sewer, drainage, solid waste, and other public services. **10A DCMR 2502.8**

Policy IM-1.3.2: Zone Map Consistency

Consistent with the Home Rule Charter, ensure that the Zone Map is “not inconsistent” with the Comprehensive Plan, including the text and the Future Land Use Map. Make appropriate revisions to the Zone Map or zoning text to improve its alignment with the Comprehensive Plan text and the Future Land Use Map and to eliminate clear inconsistencies. **10A DCMR 2504.4**

Policy IM-1.4.2: Monitoring Neighborhood Trends

Monitor social, economic, community, and real estate trends that might require land use actions or policy modifications. Incorporate current, reliable data in Washington, DC’s land use planning efforts, and use that data consistently across District agencies. This data must be disaggregated by race. **10A DCMR 2505.4**

Policy IM-1.3.3: Consultation of Comprehensive Plan in Zoning Decisions

The Board of Zoning Adjustment, the Zoning Commission, , and other District agencies or decision-making bodies regulating land use, shall, when required by law or regulation, look to the District Elements of the Comprehensive Plan and its accompanying maps. Decisions on requests for rezoning shall be guided by the Future Land Use and Policy Maps read in conjunction with the text of the Comprehensive Plan (Citywide and Area Elements), as well as Small Area Plans pertaining to the area proposed for rezoning. **10A DCMR 2504.5**

Public Participation

Policy IM-1.5.1 Equitable Public Participation

Throughout the Comprehensive Plan, policies and actions describe various planning activities. District-led planning activities shall provide meaningful, accessible, and equitable opportunities for public participation early and throughout these planning activities. Planning activities led by other federal, regional, non-profit, or private entities will be encouraged to follow this policy guidance. Public outreach and engagement tools and practices should be developed appropriate to the needs of the communities included in the study, reflecting the geographic area, scale, and type of planning study. Partner with and involve the community in developing plans and studies, including the comprehensive plan, small area plans, and other District-sponsored plans. To promote full, transparent, and equitable participation, public engagement must be undertaken that enables low-income households, communities of color, older adults, and individuals with disabilities to participate fully and equitably, recognizing potential disparities in access to information and technology, availability of time and resources, and other issues. **10A DCMR 2506.2**

<p><i>Policy IM-1.5.3: Promoting Community Involvement</i> Encourage the community to take a more proactive role in planning and development review, and to be involved in Comprehensive Plan development, amendment, and implementation. A variety of means should be used to secure community input, including advisory and technical committees, community workshops, review of draft texts, public forums and hearings, and other means of discussion and communication. 10A DCMR 2506.4</p>	<p><i>Policy IM-1.5.5: Transparency in Decision-Making</i> Strongly encourage transparent decision-making in all land use and development matters, making information available and accessible to residents, and maintaining open lines of communication with the public as plans are developed. 10A DCMR 2506.6</p> <p><i>Policy: IM-1.5.7: Language Access</i> Consistent with the District’s Language Access Act, provide equal access and participatory opportunities for District residents who cannot (or have limited capacity to) speak, read, or write English in planning processes and initiatives. 10A DCMR 2506.8</p>
--	--

Action: IM-1.B Equity Tools for District Agencies, including the Zoning Commission

Prepare and implement tools, including training, to assist District agencies in evaluating and implementing the Comprehensive Plan’s policies and actions through an equity, particularly a racial equity lens. This includes tools to

use as part of the development review process, preparation of plans, zoning code updates, and preparation of the capital improvement program, that considers how to apply an equity analysis in these processes, including any information needed. This shall specifically include a process for the Zoning Commission to evaluate all actions through a racial equity lens as part of its Comprehensive Plan consistency analysis. **10A DCMR 2501.8**

See the DC Zoning Commission Racial Equity Tool / Lens here ::

<https://dcoz.dc.gov/release/zc-racial-equity-analysis-tool-new>

Articles and Excerpts Of Relevance to ZC Case No. 23-02

“It reinforces a sense of claustrophobia and isolation for some, because you look out and you don’t see any green space. Maybe you don’t see sky or your community. In a lot of cases now, you’re just staring at another building,” Prince said. “It’s a form of alienation, of alienating people from their very environment, the environment they know and call home.”

Among advocates and scholars who track closely the gentrification and development of the District, Prince said, this change is often referred to as “the Manhattanification of D.C.”

–Cultural anthropologist Sabiyha Prince
WaPo article on retiring photographer Bill O’Leary
<https://wapo.st/3NvlbIJ>

The city could add a significant amount of housing simply by allowing new buildings to rise to the same heights as existing buildings in the same neighborhoods. An [analysis by the architectural firm PAU](#) concluded that New York could add more than 500,000 homes around transit stations by replacing vacant lots, parking lots and single-story retail with new housing, subject to a neighborhood height limit.

–Binyamin Applebaum, NYT
https://www.nytimes.com/2023/12/30/opinion/new-york-housing-costs.html?unlocked_article_code=1.J00.YM4q.ki9_tVDekh-&mid=url-share

Street Sense article on social housing:

<https://streetsensemedia.org/article/can-social-housing-work-in-dc/>

More concrete, more flood risk: <https://wapo.st/3RPcM5J>

Evidence of neighborhood flooding, 17th & Willard:

<https://twitter.com/MUlizawithaSEUM/status/1557472130408890370>

\$600 million to refurbish Capital One Center:

https://dcist.com/story/23/11/30/capital-one-arena-revitalize-downtown/?utm_medium=email&utm_source=engagingnetworks&utm_campaign=DCIST_DAILY_11_30_23&utm_content=DCist+Daily+-+11/30+A

Excerpt:

*And, in a pattern seen across the District, development also brought gentrification. ... Just a few years prior to the arena's construction, it was estimated that **nearly two-thirds** of all the residents in Chinatown were Asian American. There were **grocery stores**, restaurants, and shops that specifically catered to those **long-time residents**. The construction of a new convention center in 1982 **displaced hundreds of residents**. ...*

*Early on, the city leaned into support for the community, symbolically at least, by requiring signs for all new businesses to **include the name in Chinese**, which **dates back to the 1980s** and prior to the arena's construction. But, ultimately, the city did little to ensure the area's Chinese community would not be displaced by gentrification that pushed up real estate prices and housing costs. Today, **Chinatown exists***

in name only at this point. There are now only 361 Chinese residents who live in the area, according to the 2020 census.

Some DC and nat'l housing stats: <https://wapo.st/3TOGCFo>

According to an online article on the H Street corridor in today's (11/20/23) Post, violent crime incidents in the "U Street neighborhood" are up 84% over last year.

Where new housing has been built in DC:

<https://www.axios.com/local/washington-dc/2023/11/07/new-homes-land-study>

Unaffordable housing in DC:

<https://dcist.com/story/23/09/19/dc-residents-income-rent/>

New DC housing units:

https://dc.urbanturf.com/articles/blog/30000_and_counting_dc_85_of_way_towards_meeting_2025_housing_production_goal/21427

Masonic Temple 5-story luxury development at 15th and S (13 affordable units out of 158):

<https://www.axios.com/local/washington-dc/2023/08/07/masonic-temple-apartments-dc>

Save DC Public Land Additional Petitions Since November 19, 2023

11/19/2023 12:34:18	Philip	Gerlach	2008 16th St NW Apt 403
11/19/2023 17:48:23	Stephan	Dx	1825 T Street NW 107
11/19/2023 17:58:57	Alex	Neilsen	1608 v streetv
11/19/2023 22:41:40	Eric	Blodnikar	2300 Ontario rd NW Washington DC 20009
11/27/2023 10:11:11	Anne	Eigeman	1332 15th Street, NW #32, Washington, DC 20005
12/4/2023 8:18:37	Carol	Ghent	1401 17th St NW 503 dc 20036
12/9/2023 11:12:27	Naomi	Gaba	1778 Lanier Pl NW 20009
12/12/2023 9:07:35	David	Marlin	2101Connecticut Avenue NW-#34, Washington, DC 20008
12/12/2023 10:24:12	Elinor	Hart	1651 Hobart Street, NW, WDC 20009
12/22/2023 14:45:38	Eleanor	Shevlin	2006 Columbia RD, NW, Washington, DC
12/22/2023 16:55:09	David	Marlin	2101 Connecticut Avenue NW-#34, Washington, DC 20008
12/26/2023 10:21:05	Charles	Bien AICP	Washington, DC 20009
1/3/2024 23:55:08	Janet	McMahon	1931 17th St., NW, #202, WDC 20009
1/5/2024 13:43:33	Anne	Cauman	4405 38th Street, NW, DC 20016
1/5/2024 15:14:53	Reva	Resstack	20009
1/5/2024 15:40:07	Jay	Monteverde	20036
1/5/2024 15:49:09	Nathan	Harrington	3214 11th Place SE, WDC 20032
1/5/2024 15:51:00	Pamela	McKinney	350 M St SW; 20024
1/5/2024 16:14:04	MARY PAT	ROWAN	1518 Kearney St NE 20017
1/5/2024 16:25:10	jerilyn	Cave	3936 7th St NE Apt 2
1/5/2024 16:55:03	geraldine	galdamez	1416 r st nw, apt 203
1/5/2024 16:56:00	Judy	Estey	1466 Columbia Road NW Apt 31 Washington, DC 20009

1/5/2024 17:12:38	Kimberley	Jutze	4000 Tunlaw Road, NW
1/5/2024 17:33:18	tawanna	johnson	1358 DEXTER TER SE
1/5/2024 18:02:43	Keith	POWELL	1300 Underwood Street NW
1/5/2024 18:50:46	Ben	Barge	2600 Sherman Ave NW, Apt 301
1/5/2024 20:41:39	Thelma	Jones	328 N Street, SW, Washington, DC 20024-2904
1/6/2024 7:29:42	Jennifer	Ho	20024
1/6/2024 9:19:25	LaKisha	Brown	20011
1/6/2024 10:25:21	Carole lewis	Anderson	3616 Reservoir Road, NW, Washington, DC 20007
1/6/2024 10:33:11	Alice	Thomas	Washington, DC
1/6/2024 10:56:43	A	Hudson	20007
1/6/2024 12:46:14	Larry	Martin	3407 34th Pl NW
1/6/2024 14:38:38	Ellen	Nelson	20017
1/6/2024 15:10:52	Ann F	Hoffman	1390 Kenyon St NW, #610, Washington, DC 20010
1/6/2024 16:21:56	Amanda	Liaw	2028 16th St NW, Washington, DC 20009
1/7/2024 13:36:41	Myra	Woods	1664 Euclid St NW, Apt B Washington DC 20009
1/7/2024 14:41:46	Margaret	Badding	1435 N ST NW Washington, DC 20005

PETITION TO STOP THE STEAL OF PUBLIC LAND

Don't Give Away Our 17th and V Street Police and Fire Stations to Developers

MAYOR MURIEL BOWSER, CM BRIANNE NADEAU and CM BROOKE PINTO's plan to tear down the police & fire stations at 17th and V Streets and give away our two-acres of prime public property (Buildings & Land are worth at least \$32M dollars) in a sweetheart deal to the city's usual connected cronies & real estate speculators is unacceptable.

LET'S END DC'S CORRUPT LAND GIVEAWAYS!

We the undersigned want the Mayor and City Council to act in the public interest regarding the future of our valuable public land & public amenities. Don't displace our first responders.

And, we demand:

1. Transparent, data-driven, community-engaging planning for the future of this important public site;
2. All 2-acres of the 17th and V St. property must remain in public control (no safe or long-term leases); &
3. The DC Zoning Commission not approve the proposed upzoning and that any proposed redevelopment must consider real impacts to nearby neighbors, must be compatible and in-scale with the surrounding low-rise community and must protect public safety.



SC | ME

Full name (please print neatly)	Email	Phone	Address	Stay involved (Y/N)
Chris Otten	christotter@yahoo.com	202 810 2768	2003 Champlain St. NW WDC 20009	Y
ROBERT JOHNS	BOBJS@HSN.COM		1724 17th St NW, # 73 W. P.C. 20009	Y
Gerald Schuchman	geraldallan.schuchman@gmail.com	202 256 6887	1743 Church	Y
Thomas Wilcox	TRW172AV@	2617-4210	Chesterton	
	5m All. (DM)		1701 16th St, NW 211	Y

Petition id: VBC 2009

PETITION TO STOP THE STEAL OF PUBLIC LAND

Don't Give Away Our 17th and V Street Police and Fire Stations to Developers

MAYOR MURIEL BOWSER, CM BRIANNE NADEAU and CM BROOKE PINTO's plan to tear down the police & fire stations at 17th and V Streets and give away our two-acres of prime public property (Buildings & Land are worth at least \$32M dollars) in a sweetheart deal to the city's usual connected cronies & real estate speculators is unacceptable.

LET'S END DC'S CORRUPT LAND GIVEAWAYS!

We the undersigned want the Mayor and City Council to act in the public interest regarding the future of our valuable public land & public amenities. Don't displace our first responders.

And, we demand:

1. Transparent, data-driven, community-engaging planning for the future of this important public site;
2. All 2-acres of the 17th and V St. property must remain in public control (no sale or long-term leases); &
3. The DC Zoning Commission not approve the proposed upzoning and that any proposed redevelopment must consider real impacts to nearby neighbors, must be compatible and in-scale with the surrounding low-rise community and must protect public safety.



SCAN ME

Fuji name (please print <u>neatly</u>)	Email	Phone	Address	Stay involved (Y/N)
JACK EVANS	JACKEVANS1@AOL.COM	(202) 255-3300	3141 P ST NW DC 20007	
TOBY HORN	tmh2009@gmail.com		1701 16 ST NW 20009	
Susan Valasert	susanmarievalasert@yahoo.com	617-905-6880	1020 16th St NW 505 WDC 20036	
Billy Price	BillyPrice@aol.com		1800 17th St NW WDC	
Wm Bryant	bryant101@verizon.net	202 387-0841	1742 S ST NW DC	

Petition id: _____