Outlook

Re: Invitation to Speak to the Sixteen Street Heights Civic Association in April 2026

From Hand, Ryan (OP) <ryan.hand@dc.gov>
Date Fri 4/3/2026 6:28 PM
To Binta M Robinson [redacted]

Hi Ms. Robinson,

I did reiterate the Office of Planning's Senior Legal Council's analysis that the District's Environmental Impact Statement requirement does not apply to policy making. In regard to the risk of displacement. The Office of Planning understands that people in all communities face the risk of displacement. To address this risk, the District has a wide range of programs to prevent displacement ranging from property tax reductions to emergency rental assistance. The Office of Planning is focused on preventing people who have low incomes and rent unsubsidized housing from being displaced, because this is the population who is most likely to be harmed by increases in land use density.

Best,
Ryan

Ryan Hand (He/Him/His)
Associate Director, Citywide Planning
Planning and Data Visualization Division
DC Office of Planning
899 North Capitol Street NE, Suite 7100 • Washington, DC 20002
(202) 442-7619
Ryan.Hand@dc.gov
planning.dc.gov

Get involved in DC 2050, the District's next comprehensive plan, at dc2050.com. Let your voice be heard as we shape the future of DC, the place we call home.

From: Binta M Robinson [redacted]
Sent: Wednesday, April 1, 2026 9:03 PM

ZONING COMMISSION
District of Columbia
CASE NO. 26-RE
EXHIBIT NO. 12N

[redacted]

To: Hand, Ryan (OP) <ryan.hand@dc.gov>
Subject: Re: Invitation to Speak to the Sixteen Street Heights Civic Association in April 2026

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good Evening Ryan: To ensure I have captured the Office of Planning's position correctly, I want to confirm the key points of our discussion:
First, you stated that a formal Environmental Impact Statement (EIS) is not required for these Future Land Use Map recommendations because they are categorized as 'policy' rather than 'action.' However, if these recommendations serve as the legally binding 'blueprint' for future zoning—making the subsequent environmental degradation of areas like Rock Creek Park a reasonably foreseeable consequence—then failing to conduct an EIS now bypasses the cumulative impact requirements of D.C. Code § 8-109.03.
Second, I recall you noting that the District may have to make a 'hard decision' to implement land-use changes that force the displacement of Black residents in Crestwood and 16th Street Heights, under the theory that they are 'less vulnerable' than residents in Ward 5.
It is deeply concerning to hear that the Office of Planning has already reached a conclusion on the 'vulnerability' of these neighborhoods—and is prepared to accept their displacement—despite your admission that the Racial Equity Impact Assessment (REIA) has not yet been completed. To move forward with a policy that you acknowledge will disproportionately impact Black residents—particularly when D.C.'s Black unemployment is at a crisis level of being at or around the highest in the nation as of 2026—without the data-driven analysis required by the REACH Act, suggests a decision-making process that is both premature and inconsistent with the Comprehensive Plan's own equity mandates.

As I noted to you, the virtual workshop and the now disabled Ward 4 poll did not note the limited commercial uses or the housing types that would be allowable in moderate-scale residential areas and I explained to you that residents are not on notice of what they are giving feedback on in the virtual workship. I understood you to say that your office is not required to give notice because your office is engaging in policymaking.
Sincerely,
Binta Robinson

From: Hand, Ryan (OP) <ryan.hand@dc.gov>
Sent: Wednesday, April 1, 2026 7:04 PM
To: Binta M Robinson <[redacted]>
Cc: richard fried <rsswgcmjd3@gmail.com>
Subject: Re: Invitation to Speak to the Sixteen Street Heights Civic Association in April 2026

Good evening Ms. Robinson,