Cochran, Patricia (DCOZ)

From: Bina Carroll <binacarroll@gmail.com>
Sent: Monday, October 26, 2026 1:45 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Written Testimony for Today's Zoning Commission Racial Equity Roundtable — Shepherd Park Resident

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Good afternoon,

I recently learned by word of mouth about today's DC2050 roundtable and would like to submit my testimony in writing in advance. Given the potential impact of these proposed changes on Shepherd Park, I want to ensure my concerns are formally documented and included in the meeting record.

I also intend to offer my testimony verbally during today's roundtable, time permitting. Since I learned about the meeting on short notice, I would appreciate confirmation that my written testimony has been received and will be included in the official record, even if time constraints prevent me from being called on to speak.

Please see my testimony below.

Good afternoon, and thank you for the opportunity to share my concerns.

My family lives in Shepherd Park, a historic neighborhood with a long-standing community and a significant Black homeowner presence. I am concerned about proposed changes that could allow four-story apartment buildings in established residential areas.

First, residents should not have to rely on word of mouth to learn about changes that could fundamentally affect their homes and neighborhoods. The District should proactively notify impacted residents through mail and email and provide meaningful opportunities for public participation before decisions are made.

Second, while I support equitable access to housing, I question whether this proposal will actually achieve racial equity. How will the District ensure that new housing is genuinely affordable to those who need it? What protections will prevent the displacement of Black homeowners and longtime residents and preserve the communities they helped build?

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Third, why are established residential neighborhoods being asked to absorb more density before the District demonstrates that alternatives have been fully evaluated? Walter Reed, the Georgia Avenue corridor, vacant and underused commercial properties, former federal sites, and other publicly controlled land should all be assessed transparently. Shepherd Park already has nearby development along Georgia Avenue and at The Parks at Walter Reed. The District should account for existing and planned growth before imposing further changes on residential streets.

I am concerned that changing the character of historic residential neighborhoods could impose lasting costs on families and homeowners without demonstrating measurable benefits for affordability or racial equity. Rezoning established residential areas should not be treated as the default solution before other options have been evaluated.

I urge the District to improve direct notification to residents, publish a transparent assessment of alternative development sites, and demonstrate how its proposals will deliver measurable affordability and prevent displacement before advancing changes that could fundamentally alter our neighborhoods.

Housing matters. So do transparency, racial equity, and the people who already call our neighborhoods home.

Thank you for accepting my testimony and ensuring it is included in the meeting record.

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