

## DC Office of Zoning

441 4th Street NW, Suite 200S, Washington, DC 20001

### Motion for Leave to File & Motion to Reconsider ZC Order 15-22

Union Market Neighbors ( "UMN" ) ([www.unionmarketneighborsdc.org](http://www.unionmarketneighborsdc.org)) is an unincorporated non-profit citizens association seeking to protect the personal and property interests of those who live, work and play in the neighborhoods in and around the Union Market area. Per regulations 11-DCMR-3029, and 11-DCMR-3000.8, we submit this Motion for Leave to File Motion to Reconsider the ZC' s Order in No. 15-22, approving the applications of 301 FL Manager, LLC.

Our participating members are concerned about the largely unadvertised "explosion" of the Union Market area and surrounding communities, which if not planned properly will lead to increased gentrification and displacement pressures, land value destabilization, will contribute to significant infrastructure impacts, stress on our public transportation, environmental impacts to our air, light, and quiet, increased parking impacts, increased noise, adverse effects on emergency services, among other potential adverse effects being driven by this PUD and the cumulative impacts of the poor planning happening in the area. All the above issues are predicted by the many policies in the Comprehensive Plan which is intended to guide the decisions of the Office of Planning and Zoning Commission. However, as this case shows, many of these key development policies in the Plan have been treated as an afterthought. For example, the pittance of affordable housing in the PUD development is unacceptable, with just the bare minimum IZ requirements being met. That means the vast majority of the PUD presents as a luxury high-density mixed-use project in contradiction of the Future Land Use Map (FLUM) and the Comprehensive Plan policies that seek to promote and protect affordable housing. The Order makes no findings as to how a deviation from the FLUM designations to allow a high-density development will affect the surrounding low-rise residential districts, now and into the future.

The agency reports on the record from DC Water and MPD (not to mention the lack of reporting from other agencies), did not prompt the Commission to evaluate how this development will impact existing infrastructure and emergency services to the surrounding communities. For example, the Order does not provide for contributions by the applicant for infrastructure upgrades, nor does the Order evaluate whether more police and fire facilities will be needed to adequately protect the new development and simultaneously provide public services at the level they are at now. Our members live in close proximity to the PUD site and will be concretely and specifically injured by the approval of this PUD without the comprehensive planning required by the PUD regulations.

***As such, we ask the Commission to reopen the record for our pleadings, and for further filings from relevant District agencies, and otherwise reconsider not amending the Zone Map to a high-density zone district, certainly not without a comprehensive public review of the potential adverse effects this remapping will have on the surrounding low-rise districts.***

Sincerely,

/s/

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ZONING COMMISSION  
District of Columbia  
CASE NO.15-22  
EXHIBIT NO.47