

Union Market Neighbors  
(For Better Planning)  
411 New York Avenue, NE #2B  
Washington, DC 20002

June 6, 2016

Re: Zoning Commission Case No. 15-28; Party Status Request

Union Market Neighbors (UNM) is a non-profit citizens group consisting of neighbors living, working, and operating in the areas around what is known as Union Market in Ward 5 of the District of Columbia.

UNM formed recently according to DC Code § 29-1101 out of the necessity to protect the personal and property interests of our participating members living and working in the areas around Union Market, the wonderful places that we enjoy today.

We demand much better planning be considered for our communities which will be directly and concretely impacted by the newly understood planning explosion expected for the Union Market area, including the project at question in this PUD application.

<https://www.washingtonian.com/2015/04/20/the-union-market-housing-boom-is-about-to-explode/>

Union Market Neighbors have so far been largely left out of the discussions, so we actively seek to now be included.

Per the zoning rules, DCMR 11-3022.3, Union Market Neighbors submit this request for party status in opposition in ZC Case Nos. 15-28.

3022.3(a) -- Union Market Neighbors (For Better Planning) c/o Ilaf N. Ayyash, 411 New York Avenue, NE, #2B, Washington, DC 20002.

3022.3(b), (c), and (d) -- Union Market Neighbors requests party status in opposition and are now seeking counsel to represent our interests in this case. Per our guiding principles, we will be submitting letters of authorization for our counsel before the hearing date.

3022.3(e) -- Union Market Neighbors may choose to bring witnesses to the hearing, and will inform the Commission as soon as they have been determined.

3022.3(f) -- Union Market Neighbors will be highlighting the fundamental adverse implications of significant development at Union Market of high-density commercial and residential housing. The predictable adverse effects, as shown by the Comprehensive Plan, are not speculative, especially without a comprehensive public review of said impacts and mitigations thereof.

Union Market Neighbors are residents and commercial entities with very real property and personal interests due to our unique location within the neighborhoods in proximity to the Union Market site adjacent to the north, east, and south.

The general public will not feel the impacts that our participating members will if and when the expected cumulative projects at Union Market, including the one in the instant matter, are constructed and open for business.

Union Market Neighbors will witness the destabilization of our land values and will be presented with the very real threat of displacement due to higher property values, rents, and housing costs brought on by the cumulative projects at Union Market, including that in the PUD application.

Union Market Neighbors will bear the brunt of years of construction noise, dust, and a degradation of our quality of lives from Union Market projects including the one found in the PUD application.

Union Market Neighbors will feel the presence of a looming high-density development area, including the project in the instant matter as it will be sited in proximity and adjacent to low-rise working-class residential communities.

Our light and air will be impacted, there will be greater stress on the public services serving our communities right now, like our water, electric, and gas infrastructure. And the the increased traffic, noise, air pollution, and other environmental impacts associated will imperil our health and quality of life in our relatively quiet communities. Further, the public parking we enjoy right now will be over-saturated by these large developments, including the PUD proposal in this instant matter.

These aforementioned direct and concrete threats of adverse effects are demonstrated by the patterns of development,

displacement and disruption around PUD sites throughout the District. We seek to protect the communities we enjoy right now, and with them our unique and intrinsic personal and property interests in these communities for if we do not we will be uniquely and concretely injured.

As submitted by email to [zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov), by email to Sharon Schellin ([sharon.schelling@dc.gov](mailto:sharon.schelling@dc.gov)), by email to Donna Hanousek ([donna.hanousek@dc.gov](mailto:donna.hanousek@dc.gov)) on this the 6th of June, 2016,

***Ilaf N. Ayyash***

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*\* We are attempting to sign up and submit case filings through IZIS now.*