

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

October 20, 2016

Re: Zoning Commission Case No. 16-09; 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 development explosion expected for the Union Market area, including the project at question in this PUD application.

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

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 unique to participating members of our group, and as evidenced within 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. **UMN members live adjacent to and nearby the PUD project site and will be affected concretely and directly by the approval of the PUD project as is.**

Union Market Neighbors will witness the destabilization of our land values and will be uniquely 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 uniquely 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 uniquely 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 concretely impacted, there will be greater

stress on the public services serving our communities right now, like our water, electric, and gas infrastructure unique to our neighbors.

And the the increased traffic, noise, air pollution, and other environmental impacts associated will uniquely 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, and by IZIS on this the 20th of October, 2016,

Ilaf N. Ayyash

Union Market Neighbors (For Better Planning)

411 New York Avenue, NE #2B

Washington, DC 20002

Union Market Neighbors

~ *For Better Planning* ~

Governing Principles

Created April 2016; Unrevised

Union Market Neighbors (“UMN”) is an unincorporated non-profit citizens associated formed pursuant to DC Code § 29–1100, *inter-alia*, also known as the Unincorporated Non-Profit Association Act of 2012.

UMN spun-off from and is associated with DC for Reasonable Development (DC4RD; www.dc4reality.org) which is another unincorporated non-profit association located in the District of Columbia. UMN and DC4RD are still connected for informational sharing purposes but otherwise UMN operates autonomously under its own rules and with its own participating members.

Per the law, the following “Governing Principles” prescribe how UMN operates so to meet the objectives of the association. UMN's Governing Principles act as an extension of, or take precedent in lieu of the specific requirements of DC Code § 29–1100, *inter-alia*.

Association Mission

UMN seeks to protect and preserve the personal and property interests of DC residents, families, and those living, working, and playing in the neighborhoods within proximity and adjacent to the area known as Union Market located in Ward 5 of the District of Columbia.

Association Purpose

UMN is an unincorporated non-profit citizen association that meets online and in-person to discuss, evaluate, and act on basic planning science, agency reports, empirical socio-economic data, municipal planning tenants and the law, taken all together to seek to preserve and protect the personal and property interests of participating members and to mitigate against displacement pressures, negative environmental impacts, and adverse affects on public services affects brought about by poorly-planned profit-driven corporate and institutional construction projects and real-estate developments in our communities and throughout the city.

Association Structure

UMN is a fluid and flexible citizens association with very light financial liabilities, and consists of an all-volunteer membership. UMN managers guide the general direction of the association and activities therein, and keep the members informed of association activities and other development news that may affect the membership. Active members keep abreast of the news and association activities, provide volunteer help and in-kind assistance when possible, issue

consensus on major association decisions and expenditures, and can petition managers for assistance in matters where development policies, projects, and real-estate concerns may affect their quality of life.

UMN Participants (Members)

Any resident, family, or small business operator living or working in the District of Columbia, especially in the area in proximity to the Union Market neighborhood in Ward 5 can be a participating member of UMN so as long as they agree with the UMN mission and agree to receive information from UMN. UMN members can participate through meetings, in-person and online, through social media, the signing of petitions, and otherwise being active in UMN campaigns. There are no UMN membership fees and the level of one's activity in UMN is determined by one's own chosen level of participation. Any UMN participant may petition UMN Facilitators for representation at administrative hearings, through court filings, or at any other proceeding or meeting, legally-related or otherwise, regarding the protection of their personal and property interests from demonstrated threats driven by development projects, or from any other activities in the District of Columbia, or elsewhere, as long as the threat is concrete, direct, and not speculative. When UMN Facilitators reach out to UMN participants seeking consent on a major question or decision regarding the association, affirmative consent is presumed given by default unless individual UMN participants actively submit opposition in writing blocking the decision within the timeframe set forth with the question.

UMN Facilitators (Managers)

The founders of UMN are the original managers of this unincorporated non-profit citizens association per DC Code § 29-1100, *inter-alia*. UMN managers will be known as Facilitators. Facilitators can call meetings and implement participant polls, and can conduct business on behalf of UMN if the business involves limited financial expenditures (less than \$750.00). Facilitators can make legal representations on behalf of UMN before administrative agencies, courts, or other such entities, and can otherwise choose who may represent UMN before said entities. UMN Facilitators are also responsible for informing and updating UMN participants about UMN campaigns and activities. Facilitators may be recalled from their position at anytime by UMN participants. If a recall request is delivered to the UMN list and there are no objections by any other UMN participant, then the Facilitator is recalled, and reverts simply to a participant. Facilitators may also resign in writing at anytime by sending a note to the list of UMN participants. Facilitators otherwise have no terms or term-limits. There shall be no more than three UMN Facilitators operating in good-faith at any given time. UMN Facilitators may seek consensus of UMN participants in selecting new UMN Facilitators. If all UMN Facilitators resign or are recalled simultaneously, UMN as an association shall dissolve and cease operations. Expenditures by the association of more than \$750.00 requires the consent of active participating UMN participants. UMN Facilitators may choose to hire staff to assist the work of UMN. Facilitators swear to uphold the mission of UMN as stated above.