

**Testimony of ANC 4C03 Commissioner Ulysses E. Campbell before The DC Zoning Commission, Thursday, May 5, 2022**

Upon the notification that the applicant was filing a NOI the ANC began receiving correspondence and email from affected members of the community on Buchanan Street NW and Crittenden Street NW. Recognizing the level of interest on the part of neighbors with regard to this application I sought information from The Office of Zoning regarding the PUD process. I received resource material (specifically PUD Summary ZR16 handout and PUD Presentation) which I shared with members of the community through email. I also acknowledged each message received, registered whether the party was in opposition to or support of the application and informed the party of the process. Specifically, that the ZC would be deciding the matter but that the ANC would vote prior to that hearing and report to the ZC. I also encouraged those making contact to share their opinions with the ZC and that I would notify them of all ANC meetings related to the matter.

As per the Zoning Regulations, following notification of the NOI, the applicant sought time on the ANC agenda for the purpose of presenting their initial plan. The ANC heard from the applicant at its April 2021 meeting. Following that presentation, the ANC allowed the applicant to pursue its community engagement and the applicant held a number of meetings which I and a number of my colleagues attended.

Following the applicant's filing of the PUD application, the ANC began the engagement process. As the commissioner representing the single member district in which the proposed project is located, I took the lead in organizing the community engagement process for the ANC. I held virtual meetings in May, November and December of 2021 and January 2022. An in-person meeting was held in February 2022. I want to reiterate that the December 2021 meeting featured Ron Barron from the Office of Zoning. Mr. Barron described in detail the PUD process and took numerous questions regarding options available to those who might oppose the application.

My primary goal during the process was that the ANC maintain an impartial posture. With so many taking sides and the pressure that was directed at the ANC I felt the most responsible course was to try to listen to the various opinions, seek the counsel of experts and evaluate the project to determine if it was in line with the standards set for a PUD and consistent with the law. I'm not a development expert, however, in my role as an ANC commissioner, the District of Columbia sees that I have access to those with such expertise. I sought to take advantage of this and consult whenever possible with the District Agencies charged with reviewing the application. I spoke directly with the Office of Planning, The DC Department of Transportation, DC Fire and Emergency Medical Services Department, DC Water and Sewer Authority. I

communicated via email with The DC Department of Housing and Community Development. Utilizing information from these various agencies I was able to make a determination on the project and my recommendation was that the ANC support the application. And I am comfortable that the ANC has performed its required due diligence in analyzing and evaluating the application and that that process is appropriate and able to withstand scrutiny.

A major concern that emerged was the status of the existing businesses which stood to be displaced by the proposed development. Although the businesses are under lease and, in the event the application is approved, would not have to relocate until 2 years from now at the earliest, steps were taken to address those concerns. And I'm delighted that the merchant's group has withdrawn their opposition and is now in support of the application.

I want to say that I am empathetic to the opponents of the project. Their assertion that the development would be larger than anything else in the immediate area is accurate. And I myself have been generally critical of the numerous conversions of what had previously been single family homes into multi-unit dwellings that have proliferated in this community during recent years. I have not welcomed those pop ups and pop backs and they detract from the atmosphere that attracted me and my wife when we were looking for a place to start our family and purchased in this community back in 1995. However, as I was responding to criticism of the ANC's vote to support, I noted that it would have been impossible for the ANC to have opposed the project. Based on the information obtained from the OP report and the agency analysis there was no legitimate basis for the ANC to have opposed the application.

It is important to reiterate the project's affordability. I've frequently observed how what constitutes affordability in an affluent area such as DC isn't actually affordable to many residents. As such it is noteworthy that the units in the proposed development are offered at 60%, 50% and 30% of median family income. Particularly at 30% MFI units can legitimately be considered as affordable to a far greater percentage of the city's residents.

The also ANC notes that the proposed project, while it abuts a residential zone, is located in a mixed-use zone. Also, its presence in an urban environment should preclude any assumption that this corridor will remain as it is. Development is an inevitable consequence of living in an urban area. The question regarding development is when rather than if. Given the exceptional nature of this proposed project the ANC finds it considerably more desirable and positive for the surrounding neighborhood than a strictly for-profit construction which would otherwise likely be developed on this site.