

---

**From:** aagking51@everyactioncustom.com on behalf of Aaron King <aagking51@everyactioncustom.com>  
**Sent:** Thursday, December 5, 2019 6:03 PM  
**To:** plandc@dc.gov  
**Subject:** I support the Office of Planning DC Comprehensive Plan amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

As a DC resident, I support the proposed changes to the DC Comprehensive Plan because these changes will put meeting our housing needs first. It will also ensure that as our city grows, we will enable more people to stay in their communities and live near transit. This builds a more equitable and sustainable city.

In particular, I support the following changes to the Comp Plan:

- Inclusion of more housing across the city, especially near Metro stations and transit corridors so more people can live near transit, and walk, bike and ride transit. The Future Land Use Map proposes more housing around Metro stations and other transit-accessible locations.
- Ensuring we have enough homes of all shapes and sizes, particularly affordable homes, in each part of the city. The plan sets a policy for a minimum of 15% of homes in each area of the city should be affordable for low income neighbors.

I urge my Advisory Neighborhood Commission to support these changes, and for OP to formally recommend this updated Comp Plan to the DC Council soon after the conclusion of the ANC comment period.

Thank you for your consideration.

Sincerely,  
Aaron King  
304 E St NE Washington, DC 20002-4925  
aagking51@gmail.com

---

**From:** achilbert@aol.com  
**Sent:** Friday, January 10, 2020 12:44 PM  
**To:** plandc@dc.gov  
**Cc:** 2F02@anc.dc.gov; abonds@dccouncil.us; rwhite@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; pmendelson@dccouncil.us; abaca@ggwash.org  
**Subject:** Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

TO: Office of Planning

CC: ANC 2F commissioner John Guggenmos

CC: Councilmembers Bonds, White, Grosso, Silverman, and Mendelson

I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

I want to commend commissioner John Guggenmos for contributions pertaining to the Future Use Land Map and encourage OP to go further in increasing allowable density in ANC 2F, and citywide.

I live in Logan Circle and love the way that it is a perfect example of housing density and mixed uses. While residential rents are higher than average, I do feel that the ever increasing supply of housing units has stabilized that situation in my neighborhood and is a good trend for the rest of the city. I also advocate adding affordable units to all new developments to correct all the types of segregation that linger from the days before Home Rule. Fair housing is a right, not a privilege. Wealthier, less dense parts of the city, need to share in this responsibility of creating more housing supply, especially affordable housing. We should acknowledge and mitigate the destructive history of Zoning, restrictive covenants, historic preservation as a racist weapon and housing discrimination in D.C. Rental assistance for the elderly is absolutely the right thing to do to help us remain in our city. Ultimately, we need more housing supply to help combat homelessness.

With regard to commercial rent increases driving our locally owned businesses out, increased supply may impact that, but not as well as in the residential sector. As a matter of public policy, I advocate mandating that landlords invest in the ownership of our small local businesses who rent their space so that they have something to lose when they strangle our neighborhood shops out of business with rent increases.

I specifically want to support the proposed changes to the Comprehensive Plan and suggest that:

- The entire city should be moderate-density mixed-use, and areas close to METRO and major bus arteries should be high-density mixed use.
- The Comprehensive Plan should not have any parking-minimum requirements, minimum lot size requirements, or setback requirements.
- I especially want to support the changes about how D.C.'s "established" neighborhoods should be "supported" instead of "protected."
- The Comprehensive Plan should incorporate more language from HUD's [Affirmatively Furthering Fair Housing](#) rule.
- I support more affordable, denser housing in wealthy parts of the city.

I have loved this city since I chose to move here in 1982, and am very proud of all of your efforts through the decades to make this place so much more wonderful.

Thank you very much,

Aaron Chilbert

---

**From:** a.davidkent@everyactioncustom.com on behalf of Adam Kent  
<a.davidkent@everyactioncustom.com>  
**Sent:** Thursday, December 5, 2019 1:25 PM  
**To:** plandc@dc.gov  
**Subject:** I support the Office of Planning DC Comprehensive Plan amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

As a DC resident, I support the proposed changes to the DC Comprehensive Plan because these changes will put meeting our housing needs first. It will also ensure that as our city grows, we will enable more people to stay in their communities and live near transit. This builds a more equitable and sustainable city.

In particular, I support the following changes to the Comp Plan:

- Inclusion of more housing across the city, especially near Metro stations and transit corridors so more people can live near transit, and walk, bike and ride transit. The Future Land Use Map proposes more housing around Metro stations and other transit-accessible locations.
- Ensuring we have enough homes of all shapes and sizes, particularly affordable homes, in each part of the city. The plan sets a policy for a minimum of 15% of homes in each area of the city should be affordable for low income neighbors.

I urge my Advisory Neighborhood Commission to support these changes, and for OP to formally recommend this updated Comp Plan to the DC Council soon after the conclusion of the ANC comment period.

Thank you for your consideration.

Sincerely,  
Adam Kent  
1419 Perry Pl NW Washington, DC 20010-3220 a.davidkent@gmail.com

---

**From:** admin@marshallheightsdc.org  
**Sent:** Friday, January 10, 2020 11:25 AM  
**To:** plandc@dc.gov  
**Cc:** 7e@anc.dc.gov  
**Subject:** MHCA's Comp Plan Comment  
**Attachments:** MHCACompPlanPublicComments.docx; MHCACompPlanPublicComments.xlsx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good afternoon, Office of Planning,

On behalf of the Marshall Heights Civic Association, we are submitting comments that have been voted on by our members. We have included them as two attachments to this email. Please let us know if you have any questions or need additional clarification.

In Service,

Marshall Heights Civic Association

Attachments "MHCACompPlanPublicComments"  
1. Word Document  
2. Excel File, includes notes and citations

---

**From:** admin@marshallheightsdc.org  
**Sent:** Monday, November 11, 2019 5:10 PM  
**To:** dcoz@dc.gov; plandc@dc.gov  
**Cc:** fjtaskforce@gmail.com; 7e@anc.dc.gov; 7e05@anc.dc.gov  
**Subject:** FNS-2.5.B: Marshall Heights Zoning Study- Update

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good afternoon, Office of Planning and Office of Zoning,

I am writing regarding a comment in the Far NE/SE Comp Plan. Under the proposed comment, we see that this report is complete. However, we are unable to locate this with a basic web search or from your respective website. Could you please share the results from this zoning study, as well as provide us with an electronic copy.

If this study has not yet been completed, please let us know so we can suggest the appropriate language during this comment period.

Thanks,

Keith  
Chair  
Marshall Heights Civic Association

---

**From:** ahhjlh@verizon.net  
**Sent:** Thursday, January 9, 2020 5:59 PM  
**To:** plandc@dc.gov  
**Subject:** Question

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Where does one find the Implementation Table frequently mentioned in the draft Comp Plan update?

Thanks,

Larry Hargrove

---

**From:** Aimee Custis <aimee.custis@gmail.com>  
**Sent:** Wednesday, January 8, 2020 7:52 PM  
**To:** plandc@dc.gov  
**Cc:** Cunningham, Kari (SMD 2B07); pmendelson@dccouncil.us; Silverman, Elissa (Council); Bonds, Anita (Council); dgrosso@dccouncil.us; White, Robert (Council)  
**Subject:** I support revisions to the Comp Plan (and a major UPFLUM!)

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning, Councilmembers, and ANC 2B,

I'm writing to express my support for Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

I'm writing today as a constituent and a resident of D.C. I am committed to working to build a city that allows other to do the same, so that safe, stable, affordable, accessible, and fair housing is not a privilege, but a right.

I support OP's amendments. **Honestly, I would like the amendments to the Comp Plan and the Future Land Use Maps (FLUM) to go further in adding greater density, especially in affluent parts of the city and especially around high-frequency transit lines.**

In addition, I'd like to see the addition of more language that commits both the Housing and Land Use elements to Affirmatively Furthering Fair Housing principles. The Trump administration has consistently sought to weaken this Obama-era rule, so local commitment to the same ideals and actions is more important than ever.

Thank you for your leadership and service. Let's do more!

Sincerely,

**Aimee Custis**  
[aimee.custis@gmail.com](mailto:aimee.custis@gmail.com)  
(202) 431-7185  
[aimeecustis.com](http://aimeecustis.com)

---

**From:** anc1d@googlegroups.com on behalf of Alex Baca <lxdlnbc@gmail.com>  
**Sent:** Wednesday, January 8, 2020 3:26 PM  
**To:** plandc@dc.gov; Brianne Nadeau; pmendelson@dccouncil.us; ANC1D@googlegroups.com  
**Subject:** comp plan comments: i support a denser d.c., so that we can build more housing

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and ANC 1D,

I'm writing to express my support for Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan. Should ANC 1D pass any resolutions pertaining to OP's proposed amendments, I hope that it is supportive, and encourages OP to go further in increasing allowable density in 1D, the Mid-City planning area, and citywide.

I've said much of what I have to say about the Comp Plan in my day job. As Greater Greater Washington's housing program organizer, I wrote our public-review comments on the Comp Plan, which you can read [here](#). (You can also read the Housing Priorities Coalition's comments, which GGWash signed onto, [here](#).) And I've written for our blog about the [land use](#), [housing](#), and [historic preservation](#) elements, and the [Future Land Use Map](#).

I'm sure it's not surprising that GGWash and I think similarly, most of the time; I am so very lucky to work full-time in a role that is reflective of my personal interests. That said, I'm writing today as an ANC1D04 constituent and a resident of D.C. who has had the privilege of living here, leaving, and returning home to a place where I feel safe, stable, and that I can afford. I am committed, both personally and professionally, to working to build a city that allows other to do the same, so that safe, stable, affordable, accessible, and fair housing is not a privilege, but a right.

In that spirit, I would like to note the things that I think are most important to incorporate into the Comp Plan during this amendment process:

- The minimum Future Land Use Map designation for the whole city should be moderate-density mixed-use. Areas within a mile of high-frequency transit (which, conventionally, means bus or Metrorail lines scheduled every 15 minutes, or sooner) should be designated, at minimum, high-density mixed-use.
- The Comp Plan should not contain any parking-minimum requirements, minimum lot size requirements, or setback requirements.
- The Comp Plan should, as frequently as possible, reference Affirmatively Furthering Fair Housing principals.
- The amendments to Section 309.10 (page 37 of 72, Land Use), which shift the city's approach to "established" neighborhoods from "protect[ing]" to "conserv[ing]" are excellent. I cannot reiterate my support for this language enough.

I've [written extensively](#) about why increasing the allowable density of D.C.—the whole city—is critical to [more housing](#), [more affordable housing](#), and [more fair housing](#). I support the mayoral administration's goal of adding 36,000 more units by 2025, which is not achievable unless the city's allowable density is increased. Of course, many of those homes should fit among the residences of our neighbors to the west, whose properties have been [sheltered from new development by language in the existing Comp Plan](#), and who often engage politically to keep out new housing, and new affordable housing. But, certainly, some of those new homes should be in Mount Pleasant and in Ward 1.

I realize that "upflumming" to a minimum categorization citywide of moderate-density mixed-use, and to high-density mixed-use within a mile of high-frequency transit, sounds substantial. Substantial is the point. The Comp Plan, and the

FLUM, should go much, much further in adding allowable density, especially in affluent neighborhoods. I'd like to see the city aggressively upflummed, progressively, so that planning areas that have built the least amount of affordable housing are changed first. That would put Mid-City's radical upflumming at the midpoint of this hypothetical process.

Many of Mount Pleasant's largest apartment buildings, including mine, were built prior to the establishment of D.C.'s current land-use regime. My building would be illegal under current zoning and, worse, wouldn't be allowed under the current FLUM designation—low-density commercial—either.

Purchasing a single-family home in Mount Pleasant is laughably out of reach for me; I have never considered it, because it is a financial impossibility. But new condos, and the conversion of single-family homes to duplexes and triplexes, are legitimate opportunities for people like me to own homes in neighborhoods that we're devoted to. We should legalize more smaller, denser housing in Mount Pleasant—right alongside everywhere else in D.C.—so that, someday, someone else is able to live in my [rent-controlled](#) apartment. That's not a scenario that's possible given the current FLUM designation.

But if it were, I'd be more likely to be able to stick around the place that's been home, to me, for my entire adult life. I know you'd love to continue to receive emails from me, as a constituent, and, for my part, I, from time to time, entertain the fantasy of raising a kid in D.C., where they can walk to school, and to their friends' homes, and to buses and trains that will take them where they need to go. I'd like to teach them how to be civically involved; when they're old enough, I'd like them to understand that people live where they do as a result of how public policy shapes individual choices. I'd like to teach them that our neighborhoods, and our hearts, are never too full to welcome more people.

I can certainly do that in a duplex, or a triplex, or a fourplex. I often wonder if I'll be able to do that in Mount Pleasant.

Thank you,  
Alex

3115 Mount Pleasant Street NW, Unit 2  
WDC, 20010

--  
Alex Baca  
(410) 562-5597 | [@alexbaca](#)

--  
You received this message because you are subscribed to the Google Groups "anc1d" group.  
To unsubscribe from this group and stop receiving emails from it, send an email to  
[anc1d+unsubscribe@googlegroups.com](mailto:anc1d+unsubscribe@googlegroups.com).

To view this discussion on the web visit  
<https://groups.google.com/d/msgid/anc1d/CAJensniDx%2Bxdg2Vtt3kpw5JDpFn%2B%2BHzA8qBxyP2XPZJ%2BefUX6w%40mail.gmail.com>.

---

**From:** Alex Baca <[abaca@ggwash.org](mailto:abaca@ggwash.org)>  
**Sent:** Friday, December 27, 2019 1:32 PM  
**To:** [plandc@dc.gov](mailto:plandc@dc.gov); Trueblood, Andrew (OP); Scriven, Malaika (OP)  
**Subject:** greater greater washington comprehensive plan review comments  
**Attachments:** 20191227\_GGWash Comp Plan Review Comments.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Trueblood and OP staff,

Please find attached Greater Greater Washington's review comments on OP's amendments to the remaining chapters of the Comprehensive Plan.

Please note that these are distinct from the Housing Priorities Coalition's comments, though we are a member of the HPC.

Thank you for your dedication to this, and happy new year,  
Alex

--  
Alex Baca  
Housing Program Organizer  
[abaca@ggwash.org](mailto:abaca@ggwash.org) / (410) 562-5597 / she, they  
[Join our neighborhood.](#)

---

**From:** Alex Baca <[abaca@ggwash.org](mailto:abaca@ggwash.org)>  
**Sent:** Monday, December 16, 2019 12:44 PM  
**To:** [plandc@dc.gov](mailto:plandc@dc.gov); Trueblood, Andrew (OP); Scriven, Malaika (OP)  
**Cc:** Adam Kent; Alex Baca; Courtney Battle; Danielle Burs; Ellen McCarthy; Heather Raspberry; Kay Pierson; Mazo, Samantha L.; Melissa Bondi - Enterprise; Patrick McAnaney; Sabiha Zainulbhais; Scott Bruton; Cheryl Cort  
**Subject:** housing priorities coalition comprehensive plan review comments  
**Attachments:** 20191216\_Housing Priorities Coalition Comp Plan Review.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Trueblood and OP staff,

Please find attached the Housing Priorities Coalition's review comments on OP's amendments to the remaining chapters of the Comprehensive Plan.

The Housing Priorities Coalition includes the Coalition for Nonprofit Housing and Economic Development, Coalition for Smarter Growth, Enterprise Community Partners, Greater Greater Washington, Local Initiatives Support Corporation, Housing Association of Nonprofit Developers, and Somerset Development.

Please note that some of the above parties may be submitting separate comments in addition to this joint statement from the coalition.

Thank you for all your hard work throughout this process.

Alex

--

Alex Baca  
Housing Program Organizer  
[abaca@ggwash.org](mailto:abaca@ggwash.org) / (410) 562-5597 / she, they  
[Join our neighborhood.](#)

---

**From:** abhorowitz@everyactioncustom.com on behalf of Alex Horowitz  
<abhorowitz@everyactioncustom.com>  
**Sent:** Thursday, December 5, 2019 2:16 PM  
**To:** plandc@dc.gov  
**Subject:** I support the Office of Planning DC Comprehensive Plan amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

As a DC resident, I support the proposed changes to the DC Comprehensive Plan because these changes will put meeting our housing needs first. It will also ensure that as our city grows, we will enable more people to stay in their communities and live near transit. This builds a more equitable and sustainable city.

In particular, I support the following changes to the Comp Plan:

- Inclusion of more housing across the city, especially near Metro stations and transit corridors so more people can live near transit, and walk, bike and ride transit. The Future Land Use Map proposes more housing around Metro stations and other transit-accessible locations.
- Ensuring we have enough homes of all shapes and sizes, particularly affordable homes, in each part of the city. The plan sets a policy for a minimum of 15% of homes in each area of the city should be affordable for low income neighbors.

I urge my Advisory Neighborhood Commission to support these changes, and for OP to formally recommend this updated Comp Plan to the DC Council soon after the conclusion of the ANC comment period.

Thank you for your consideration.

Sincerely,  
Alex Horowitz  
919 6th St NE Washington, DC 20002-3513 abhorowitz@gmail.com

---

**From:** Alex Lopez <alopez.anc6e@gmail.com>  
**Sent:** Monday, November 25, 2019 9:49 AM  
**To:** PlanDC@dc.gov  
**Subject:** Comp Plan Updates Email List

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Please add me to the email distribution list for Comp Plan updates.

Thank you,  
Alex Lopez  
Chair, ANC 6E Transportation Advisory Committee

---

**From:** 'Alexander Berg' via All <all@anc3c.org>  
**Sent:** Friday, January 10, 2020 10:08 AM  
**To:** ANC 3F; DCOffice of Planning; mcheh@dccouncil.us; Phil Mendelson; Anita Bonds; David Grosso; Elissa Silverman; rwhite@dccouncil.us; all@anc3c.org  
**Subject:** Future Land Use Map for Cleveland Park

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear ANC Commissioners, cc: Office of Planning and Members of the City Council,,

I am writing in support of the Office of Planning's proposed increase in density on the Future Land Use Map for the Cleveland Park commercial area on Connecticut Avenue.

Cleveland Park is a ghost of its former self, with many empty store fronts and dilapidated buildings. We can do better! We need to accelerate development to create a thriving retail community that people want to visit.

Thank you,

Alex Berg  
3500 Springland Lane NW  
Washington DC 20008  
202-244-3240

---

**From:** alfreda edwards <alfredaedwards@msn.com>  
**Sent:** Friday, January 10, 2020 12:52 PM  
**To:** plandc@dc.gov  
**Subject:** Xi Omega Chapter Appeal Letter - Application #0061  
**Attachments:** Comp Plan Amendment Application #0061 - Xi Omega Appeal Letter - January 9, 2020(V2).pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Greetings,

On behalf of the Xi Omega Chapter, I am pleased to submit the attached appeal letter to the Office of Planning regarding the decision on Xi Omega's Comprehensive Plan Future Land Use Map Amendment Application #0061. Please confirm receipt of the 8-page letter. Let me know if you have any questions.

*Alfreda Edwards  
Chairman  
Property Redevelopment Committee  
Alpha Kappa Alpha Sorority, Inc.  
Xi Omega Chapter  
Cell Phone: 202-276-5173*

---

**From:** alice gallasch <alicegallasch@gmail.com>  
**Sent:** Monday, December 16, 2019 12:45 PM  
**To:** plandc@dc.gov  
**Subject:** Comments re Comp Plan and Impact on Upper Northwest

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

I support provisions/efforts that encourage some sort of adaptive densification along the metro corridors and help to mitigate the existing shortage of affordable housing throughout DC but am very much opposed to making all of DC look like what has and is happening in the Navy Yard, the Wharf and Union Market areas where existing neighborhoods have been destroyed, residents displaced, and replaced by loads of sterile high rises. This is not community building.

The neighborhoods, their character and variety, are one of DC's greatest assets and should be cherished and enhanced and not diminished by faceless sameness through changes in the Comp plan. Any new building atop shopping corridors on Conn and Wisc Avenues should be in character with the surrounding neighborhoods and limited in height. 9 stories is too high an allowance in most places where there is not room for sufficient setback.

DC should also strive with greater vigor to make every area of the city so-called High Opportunity Zones rather than indiscriminately pit one area against another for political gain.

Alice Kelley

---

**From:** Amanda Gomez <agomez@washingtoncitypaper.com>  
**Sent:** Tuesday, December 17, 2019 7:56 AM  
**To:** plandc@dc.gov  
**Subject:** Media Inquiry: Comp Plan

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

Given the extension for public review and ANCs, I wondered if there will be any more public meetings about the Comp Plan. Just curious. Thank you!

Sent from my iPhone

**From:** Andrew DeFrank <andrewdefrank1@gmail.com>  
**Sent:** Friday, January 10, 2020 11:08 AM  
**To:** plandc@dc.gov  
**Cc:** 1B10@anc.dc.gov; 1b01@anc.dc.gov; 1b02@anc.dc.gov; 1b03@anc.dc.gov; 1b04@anc.dc.gov; 1b05@anc.dc.gov; 1b06@anc.dc.gov; 1b07@anc.dc.gov; 1b08@anc.dc.gov; 1b09@anc.dc.gov; 1b11@anc.dc.gov; Winston, Dan (SMD 1B12); Nadeau, Brianne K. (Council); abonds@dccouncil.us; dgrosso@dcouncil.us; esilverman@dccouncil.us; pmendelson@dccouncil.us; abaca@ggwash.org; rwhite@dccouncil.us  
**Subject:** DC's Comprehensive Plan (updated)

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and ANC 1B,

Please ignore my previous email. Read this one instead!

I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

The proposed changes to Bruce Monroe Park, lower Georgia Avenue, the future neighborhood of McMillan, and Shaw matter to me. Living in Mid City as a young adult has been a great experience because it has provided me with the opportunity to live, learn, and grow surrounded by tons of people from many different backgrounds. I grew up on Capitol Hill, and I believe that my ability and privilege to easily access family friends, food, parks, shops, Metro, and so much more by foot shaped the parts of myself I'm proud of more than anything else in my life.

In order for more people to have the positive childhood and adult experiences I've had living in densely populated parts of Washington, DC, we have to aggressively change the rules in order to provide for more development. There isn't enough affordable housing in DC. I've spent a ton of my time as a Washingtonian in the homes of wealthy friends of mine along the Red Line corridor between Woodley Park and Friendship Heights. Those who live in those neighborhoods have to share the responsibility of creating more housing, especially affordable housing.

I want to live in a DC where it's possible to live in the upper reaches of Chevy Chase or 16th Street Heights, raise kids, and access downtown via public transportation in 30 minutes without being incredibly wealthy. The only way to do that is by making changes to the Comprehensive Plan that allow for more density across the city, so that when we eventually come to understand that single family housing zoning isn't fit for the capital of the United States, people will be amenable to it.

The Comprehensive Plan should not have any parking-minimum requirements, minimum lot size requirements, or setback requirements. I especially want to support the changes about how DC's "established" neighborhoods should be "supported" instead of "protected."

While I may dream of apartment buildings far taller than any that exist in the city right now (besides maybe The Cairo) in places like Van Ness, Brookland, Ivy City, Palisades, Tenleytown, and Hill East, I understand that the best thing I can do right now is to write to you to support the OP's proposed amendments to the remaining sections of the Comprehensive Plan.

A densely populated, equitable, and vibrant Washington, DC is worth fighting for.

Thank you very much,  
Andrew DeFrank

---

**From:** Andrew Grinberg <[andrew.grinberg@gmail.com](mailto:andrew.grinberg@gmail.com)>  
**Sent:** Friday, January 10, 2020 10:55 AM  
**To:** [plandc@dc.gov](mailto:plandc@dc.gov)  
**Subject:** Comp Plan Comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Thank you to the Office of Planning for all the effort in revising the Comprehensive Plan.

A few suggestions:

1. Increase housing density in all parts of the District, especially Ward 3 and West of Rock Creek Park. We should be moving to a form based code that allows medium density mixed use at a minimum everywhere.
2. Drastically increase density along all transit corridors and near job centers. Parcels within half a mile of a transit stop (Metro rail, Metro bus, circulator or streetcar) or employment centers should be zoned as high density mixed use residential/commercial/retail.
3. Eliminate parking minimums for all buildings in DC.
4. Require the construction of bike and pedestrian infrastructure, including designated pick up and drop off/freight zones, protected bike lanes and other safe street designs, with all new large developments.
5. Require aggressive transportation demand management measures prior to approval of all new developments.

Thank you for considering these comments.

Andrew Grinberg  
1325 Trinidad Ave NE

---

**From:** Anna Ravvin <annaravvin@gmail.com>  
**Sent:** Wednesday, January 8, 2020 5:54 PM  
**To:** all@anc3c.org  
**Cc:** plandc@dc.gov; cpsmartgrowth@gmail.com  
**Subject:** Please pass resolution for Higher density in Cleveland Park

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear ANC Commissioners,

As a homeowner in, and lover of, the Cleveland Park neighborhood I would like to ask for your support in passing the resolution in favor of higher density to the commercial strip. I got involved a few years ago when it felt like all the restaurants around us were closing and it was heartbreaking to go from this great, vibrant neighborhood, with a great mix of urban/suburban feel (I live in a wardman home on Rodman St) to walking down a strip of empty and shuttered businesses.

I ask you to support this higher density proposal (Amendment 2123) since I believe it will increase the economic vitality of our neighborhood and provide more housing and commerce in our business corridor.

Thank you very much for all that you do!

Warm regards,  
Anna

Anna Ravvin  
3012 Rodman St

---

**From:** Anna Ravvin <annaravvin@gmail.com>  
**Sent:** Sunday, November 24, 2019 4:20 PM  
**To:** plandc@dc.gov  
**Subject:** Support changes to the Comp Plan in Cleveland Park

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Dear Mr. Trueblood,

Thank you for coming to Cleveland park last week to speak to us about the city plans. I'm sure this isn't the first time you are in our neighborhood but hopefully this was one of the first times you felt that the room wasn't just full of NIMBYs :-)

I am a proud and committed resident of [Cleveland Park](#). I love the balance of nature and urban environment in the neighborhood. I also believe that to continue to be a vibrant community we need to support smart and reasonable growth. That means allowing for some change around density of residential housing as well as a more dynamic commercial district on Connecticut.

To be a place where families and people of all ages and, even, different incomes can live, we need to adapt to the times.

I hope that the additional density proposed and the project at 3400 Connecticut are both approved. It looks like an improvement aesthetically to what is now largely wasted and unattractive space. This seems like it would both be a major aesthetic improvement to this commercial property as well as provide much needed modern housing stock.

Over the past 7 years--or more--I've seen [Cleveland Park](#) slowly become less interesting and dynamic because our commercial strip hasn't been supportive of local businesses. I hope that will change.

And I think it can be done while still maintaining what is best of [Cleveland Park](#).

Sincerely,  
Anna

Anna Ravvin  
3012 Rodman St. NW

---

**From:** Antonio Suarez <antonysuarez@gmail.com>  
**Sent:** Friday, January 10, 2020 1:07 PM  
**To:** plandc@dc.gov  
**Subject:** admin@marshallheightsdc.org, 7e@anc.dc.gov

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning (OP),

My name is Antonio Suarez, and I am a resident of Ward 7. I am writing this email today to provide you with additional comments for the Comprehensive Plan (Comp Plan).

I understand that during this review period, OP will weigh comments from the Advisory Neighborhood Commissions more heavily than the general, but I still felt it was important that I made my voice heard during this process. Below, I have provided you with the citation/tracking number for each item that I am submitting a comment. In the cases where there isn't a tracking number, I used general headers to identify the topical area and provide a suggestion as to the best location any new language may be inserted into the Comp Plan.

Respectfully,  
Antonio Suarez

#### Comp Plan Comments

- 1702.4 Commercial uses are clustered in nodes along Minnesota Avenue, East Capitol Street, Naylor Road, Pennsylvania Avenue, Nannie Helen Burroughs Avenue, Division Avenue, Central Avenue SE, H Street SE, and Benning Road (NE and SE). The area's largest commercial centers are located near Minnesota Avenue and Benning Road, and at Skyland on Naylor Road. A small industrial area is located in the northwest corner of the area, parallel to the railroad and Kenilworth Avenue. Industrial uses, including the Pepco Benning Road Service Center, are also located north of Benning Road. Together, commercial and industrial uses represent just three percent of the Far Northeast and Southeast's land area.
- 1705.1 Data from the Department of Employment Services and the Office of Planning indicates there were 7,575 jobs in Far Northeast and Southeast in 2015, primarily in local-serving businesses, public schools, and government. This represents just under one percent of the District's job base and reflects the mainly residential character of the area. The 2015 American Community Survey (ACS) estimates median household income within the census tracts of the Far NE/SE element area at \$40,683, compared to a Districtwide median of roughly \$79,643. The minimum average median household income in the Far NE/SE element area ranges from \$23,132 and \$81,134. About 27 percent of the Far NE/SE population is estimated as living below the federal poverty line, compared at 18 percent for the Districtwide total. Since 2000, the Far NE/SE element area has experienced about a 39% increase in the average median household income, and an on average 14% increase of individuals estimated as living below the federal poverty line.

- 1708.13 Encourage urban design and façade improvements in the established commercial districts along Naylor Road, Minnesota Avenue, Benning Road (NE & SE), Branch Avenue, Alabama Avenue, Nannie Helen Burroughs Avenue, Division Avenue, Eastern Avenue NE, Sheriff Road, East Capitol Street SE, Central Avenue SE, H Street SE, and Pennsylvania Avenue SE. These improvements should respect and enhance historic structures and landmarks in these areas.
- 1708.14 Action FNS-1.1.B: Restart the Neighborhood Commercial Revitalization ProgramRevive the Neighborhood Commercial Revitalization Program or similar effort, once operated by the Marshall Heights Community Development Organization (MHCDO) to expand into additional neighborhood commercial areas, such as East Capitol Street (NE/SE) and Benning Road (NE/SE) in Far Northeast and Southeast. Community-based organizations to lead this effort could include the Ward 7 Business Partnership, the Washington Area Community Investment Fund, or the Marshall Heights Community Development Corporation.
- 1708.2 Recognize the value and importance of Far Northeast and Southeast's stable single-family neighborhoods to the character of the local community and to the entire District of Columbia. Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect and preserve the existing land use pattern while allowing for taller and denser infill development that is compatible with neighborhood character
- 1708.4 Concentrate employment growth in Far Northeast and Southeast, including office and retail development, around the Deanwood, Minnesota Avenue and Benning Road Metrorail station areas, the East Capitol Street Gateway, the Fletcher-Johnson property, the former George Washington Carver Apartments site, the Skyland Shopping Center, along I-295 adjacent to the Parkside neighborhood, along Nannie Helen Burroughs Avenue, Minnesota Avenue, Benning Road, and Pennsylvania Avenue SE "Great Streets" corridors. Provide improved pedestrian, bus, and automobile access to these areas, and improve their visual and urban design qualities. These areas should be safe, inviting, pedestrian-oriented places.
- 1709.3 Work with the National Park Service to continue to improve access to Fort Dupont Park by providing shared parking, bicycle and pedestrian access, new and improved trails, and public transit service. Expand outdoor recreational activities and community events to meet community needs better.
- 1709.6 Preserve and restore buildings and places of historic significance in Far Northeast and Southeast, including but not limited to, historic landmarks such as the Nannie Helen Burroughs School, Antioch Baptist Church, Sousa Junior High School, Mayfair Mansions, Shrimp Boat, Strand Theater, Payne's Cemetery, Woodlawn Cemetery, Southeast Boundary Stone (SE1), Queen Stroll SE, the National Capitol Hebrew Cemetery, the Pennsylvania Avenue Commercial District between Minnesota and Alabama Avenues, the Minnesota/Benning Commercial District, and the Deanwood, Burrville, and Marshall Heights neighborhoods. Identify and increase awareness of other places of potential significance and consider appropriate preservation. Increase public awareness of these historic assets by incorporating the community's recommendations as part of the process.
- 1715.1 The Marshall Heights/Benning Ridge area is located south of East Capitol Street and east of Fort Dupont Park. The Marshall Heights area is bounded by East Capitol Street SE and Central Avenue SE to the north, Southern Avenue SE to the southeast, and Benning Road SE to the west. Benning Ridge is bounded by East Capitol Street SE to the north, Texas Avenue SE and Ridge Road SE to the west, Benning Road SE to the east, and Southern Avenue to the south. The neighborhoods' residential areas include a mix of single-family attached and semi-detached homes, as well as some multi-family apartment complexes. Throughout the area, there are scattered vacant lots that are well-positioned for infill development. Relative to other DC neighborhoods, Marshall Heights and Benning Ridge were impacted harder by the late 20th century's white flight, the crack epidemic, and

property abandonment and disinvestment because of systemic racism. The communities have been rebounding and growing since the 2000s, which is increasing the need for more local amenities without displacing existing and longtime residents. The neighborhoods would benefit from more place-based economic development that would add more mixed-income housing, neighborhood-serving retail; community arts facilities; institutional uses; high-quality open-spaces, and restored historic and landmark sites.

- 1715.2 Several developments have recently been completed or are in the pipeline. Hilltop Terrace, Carver Terrace Apartments, and JW King Senior Housing have added over 200 new homes along Benning Road and East Capitol Street. Just to the north, the former Eastgate Gardens public housing complex now known as Glenncrest has been redeveloped into 269 new homes—including senior housing, public housing, and market-rate family housing. As opportunities arise, adaptive reuse, context-sensitive design, and interpretive signage or public art should be incorporated into future infill development. The former George Washington Carver Apartments site and the Fletcher-Johnson site are prime locations for such applications. Retail center improvements, including those at Benning Road and H Street SE; Southern and Central Avenues SE; and Benning Road between F and G Streets SE, should also be pursued to enhance existing businesses and add needed services to the surrounding underserved communities.
- 1715.3 Support the development of vacant lots in the Marshall Heights with new neighborhood-serving and context-sensitive development that can provide homeownership opportunities for existing and future residents. Infill development should also include two- and three-bedroom housing units to retain and attract families with children. Improving neighborhood schools, parks, and other public facilities will also be critical.
- 1715.4 Action FNS-2.5.A: Eastgate Gardens: Maintain the Glenncrest Community, formerly known as the Eastgate Gardens, as a mixed-income community with senior housing, subsidized housing, homeownership opportunities, and a community arts center accessible to surrounding communities. As population increases here and elsewhere in the Marshall Heights and Benning Ridge neighborhoods, DCOP should pursue the revitalization of shopping areas along Benning Road SE. Such efforts should also include incentivizing new retail and other economic development opportunities at the Fletcher-Johnson site (FNS-2.5.C) to serve the growing surrounding community better.
- 1715.5 Action FNS-2.5.B: Marshall Heights Zoning Study Results and Restriction on New Apartment Complexes in the Area- Per DCOP's 2008 Marshall Heights Zoning Study, "Final Report Z.C. No. 07-30 Map Amendment Marshall Heights Area," all parcels designated as R-5-A were rezoned to R-2 or R-3, therefore barring the development of new apartment buildings in the neighborhood's residential core. Prior to the rezonings, numerous post-war developments in Marshall Heights included incompatible multifamily apartment housing on parcels located adjacent to detached single-family homes. Conforming with the new R-2 and R-3 classifications, single-family attached and semi-detached homes should be the primary infill housing type in the neighborhood's residential core. Any new multifamily apartment housing in Marshall Heights should be incorporated into mixed-use development projects along Benning Road SE and East Capitol Street SE, and at the Fletcher-Johnson and the former George Washington Carver sites.
- 1715.5 (NEW) Action FNS-2.5.C: Repurpose the Fletcher-Johnson Campus Ensure comprehensive planning and implementation strategies for the redevelopment of the Fletcher-Johnson site. Such strategies must be guided by community input. Any award or procurement should include the direct input of local Advisory Neighborhood Commissions. Redevelopment of the site should complement the neighborhood; to provide a medium-density mixed-use development that includes a combination of commercial, residential, office, and institutional uses with high-quality community facilities. Fletcher-Johnson is positioned within the Marshall Heights neighborhood, across Benning Road SE from the

Kipp DC Benning Campus, southeast of the DC DMV and Benco Shopping Center, and west of the Maryland border. In the late 1800s, Payne's Cemetery occupied the current Fletcher-Johnson site. The Fletcher-Johnson campus opened in 1977 and closed in 2008. While some portions of the building were previously leased to public charter schools, the last time the building was fully occupied was during HD Woodson High School's modernization. The building has been fully vacant since 2011. DME previously released an RFO and evaluated offers for the school in 2014; however no award was made. During this time, the Marshall Heights community expressed their desire for the Fletcher-Johnson site to be redeveloped into a mixed-use center hosting amenities similar to those of Capitol Hill's Hines School redevelopment. Prior to restarting the RFO process in 2017, DME confirmed that DGS could not immediately identify other government use for Fletcher-Johnson in the near-term. DGS officially identified the property as surplus in 2019, making it available for disposition by DMPED. The site offers a unique opportunity to reshape a long-languishing property into a community benefit for the neighborhood and District-wide residents. The Office of the Deputy Mayor for Planning and Economic Development (DMPED) issued a Request for Proposals (RFP) for Fletcher-Johnson, requiring offerors to submit two proposals for the property: the first following the site's by-right zoning designation, the second following approved language from the latest amendments to this Comprehensive Plan. The community has expressed that the property's land-use designation should be medium-density mixed-use to allow for commercial uses, local government operations, housing, and publicly accessible recreation and gathering spaces.

- NEW (Future Land Use Map)      Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of the former George Washington Carver apartments; the area between East Capitol Street SE, 47th Street, and 49th Street SE to Medium Density Commercial, Medium Density Residential, Local Public Facilities
- Future Land Use Map- 2006      Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of 4650 Benning Road, SE / Fletcher-Johnson Middle School Campus to Medium Density Commercial, Medium Density Residential, Local Public Facilities
- Future Land Use Map- 9816      Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of Benning Rd SE between 46th St SE and A St SE recommendation to Medium Density Commercial, Medium Density Residential, Local Public Facilities
- Future Land Use Map- 9979      Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of C St SE, 49th St SE, 46th St SE, and eastern side of Benning Rd SE recommendation to Medium Density Commercial, Medium Density Residential, Local Public Facilities
- Generalized Policy Map Add a new layer for the Future Planning Analysis Areas- the Fletcher-Johnson and the former George Washington Carver Apartments area, an "Enhanced/New Neighborhood Center" or "Neighborhood Commercial Centers."
- Generalized Policy Map Add a new layer to reflect a conversion of Benning Rd SE from Neighborhood Conservation Area to Main Street Mixed-Use Corridor
- NEW (1713)      Action X: Capitol View/Capitol Gateway Small Area Plan- Prepare a Small Area Plan for the Marshall Heights/Benning Road neighborhoods, including the Benning Road Metro station area, the area's commercial districts, and the surrounding residential community.
- NEW (1715)      Action X: Former George Washington Carver Land Area- Develop the former George Washington Carver Apartments land area as a mixed-use development with medium density commercial and residential uses. The redeveloped site should contain a combination

- of senior, subsidized, and market-rate housing units, as well as retail uses and a community arts space.
- NEW (1715) Policy X: Temporary Moratorium on Residential Treatment, Group/Shelter Homes, Short-Term, or Custodial Facilities in the Marshall Heights/Benning Ridge Area- In accordance with DCOP and DHCD's Housing Framework for Equity and Growth, no new Residential Treatment, Group/Shelter Homes, Short-Term, or Custodial Facilities should be developed in the Marshall Heights or Benning Ridge neighborhoods until DC neighborhoods west of Rock Creek Park absorb their equal share of such facilities. Marshall Heights and Benning Ridge do not have the appropriate resources in place to responsibly accommodate additional group, shelter, short-term, or other residential properties/facilities that provides housing for the homeless, individuals in need of drug treatment or rehabilitation, persons in need of supervision, delinquent, criminal, secure detention, or custodial care.
  - NEW (1715) Action X: Marshall Heights/Benning Ridge Market Study- Complete market studies of Benning Road, Southern Ave, East Capitol Street, and Texas Avenue to assess unmet retail market demand, evaluate strategies for retaining local retailers. Identify potential locations for new neighborhood-serving retail and develop strategies for attracting and retaining such retail. Cluster retail uses at transit and activity nodes.
  - NEW (1715) Policy X: Using Available Public Land for Community Art Space- To allow the community to use any undeveloped green space or undeveloped parkland for a community art space.
  - NEW (1715) Action X: Complete and Safe Street Design- Repair and add sidewalks where gaps exist to ensure that every street in Marshall Heights has ADA compliant sidewalks. As right-of-way allows, add street trees and native understory vegetation between the roadway and the sidewalk. At intersections, crosswalks with curb extensions for safer multimodal travel in accordance with DC's Vision Zero plan. As new development and redevelopment occur, consolidate driveway curb-cuts and encourage the development of alley accessed rear parking to minimize new curb-cuts.
  - NEW (1715) Policy X: Marshall Heights Land Use- Ensure that zoning along Benning Road SE supports the types of redevelopment in the Benning Road Corridor Redevelopment Framework.
  - NEW (1715) Action X: Marshall Heights/Benning Ridge Small Area Plan- Prepare a Small Area Plan for the Marshall Heights/Benning Road neighborhoods, including the Benning Road Metro station area, Fletcher-Johnson site, the former George Washington Carver Apartments site, the East Capitol Street, Central Avenue and Benning Road SE commercial districts, and the surrounding residential community.
  - New (1715) Policy X: Ensure that Benning Park Community Center, also known as the Benning Park Recreation Center or the Woody Ward Recreation Center, is modernized and receives continual maintenance and upgrades. Upgrades should include the restoration of natural features, implementation of sustainable stormwater management and bio-retention facilities, and the addition of a variety of programming elements. Some programming elements might include trails, sports fields, a boxing center, a computer lab, a dance studio, a fitness center/gymnasium, an indoor basketball court, public DC Wi-fi Access (internet), multi-purpose rooms, sensory gardens, an outdoor swimming pool, an outdoor basketball court, a playground, and nature sanctuaries. Special attention should be placed on the roof, entryways, and the windows of the center to mitigate flood risks and indoor water damage. Lighting, grounds maintenance, signage, and other safety improvements for park visitors are crucial for the enjoyment of the park area. Coordination among agencies such as the Department of Park and Recreation, Department of Energy and Environment, and the Department of General Services must be defined and ongoing.
  - New (1715) Action X: The Modernization and Continued Improvements of Marshall Heights/Benning Ridge Schools- Continued improvements to C.W. Harris Elementary School

and the modernization of JC Nalle and Plummer Elementary schools are an important part of revitalizing the Marshall Heights/Benning Ridge community. JC Nalle and Plummer elementary schools should have resources made available to create a School Improvement Team to plan for a modern and green learning environment that elevates the quality of life in the community. Coordination among agencies such as the Department of General Services, Office of the Deputy Mayor for Education, and the Department of Columbia Public Schools must be defined and ongoing regarding maintenance, construction, and modernization of all DCPS facilities in the area.

--

Antonio Suarez

[antony.suarez@gmail.com](mailto:antony.suarez@gmail.com)

909.272.1836

---

**From:** Antony Kim <antonypkim@gmail.com>  
**Sent:** Friday, January 10, 2020 12:32 PM  
**To:** plandc@dc.gov  
**Subject:** "Comprehensive Plan" -- Comments from the Community  
**Attachments:** image003.jpg; ATT00001.htm; Letter to DC OP\_3800 Livingston Block\_01-10-2020.pdf; ATT00002.htm

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please see attached correspondence - copied below for convenience.

-----

***FROM THE RESIDENTS OF THE  
3800 BLOCK OF LIVINGSTON STREET, N.W.  
WASHINGTON, D.C. 20015***

January 10, 2020

Via Email

Director Andrew Trueblood  
DC Office of Planning  
1100 4th Street, SW, Suite 650E  
Washington, D.C. 20024

Re: DC Office of Planning's Draft Comprehensive Plan

Dear Director Trueblood:

The undersigned are residents of the 3800 block of Livingston Street, N.W. in Washington D.C. We love our neighborhood and neighbors. We are committed to maintaining a vibrant and safe community for our families, friends and visitors. And we are likewise committed to the ethical and policy objectives of affordable housing.

In our view, the last-minute changes made by Mayor Bowser and the DC Office of Planning ("OP") to the draft Comprehensive Plan relating to the upper Connecticut Avenue corridor accomplish none of these objectives.

**1) Our Collective "Ask"**

We strongly believe and recommend that the OP should:

- **not** change the land use density designation for Connecticut Ave north of Livingston Street, N.W. on the Future Land Use Map ("FLUM");

- **not** revise/delete language in the Rock Creek West Area Element (“RCWAE”) where doing so removes well-established and sound planning priorities and policies;
- work with developers *and the community* to develop a coherent, sensible, and achievable long-term plan for future development along the upper Connecticut Avenue corridor that realizes meaningful social equity goals, in the context of preserving safety and vibrancy for residents; and
- require that any future residential development density increases west of Rock Creek Park provide a substantial number of affordable housing units for families, not market rate housing.

## **2) Reasons Underlying Our Recommendations**

*Changes to the density designation on the FLUM are not needed for the construction of new affordable housing units.* That area on Connecticut Avenue is already zoned as mixed use, MU-3 A. This means that a developer could currently seek to construct a building with retail units on the ground floor and residential above. As OP Director Andrew Trueblood recently explained to the ANC, a developer can also pursue a Planned Unit Development (PUD) that provides additional community benefits, including affordable housing.

*The proposed FLUM would increase the density designation on Connecticut Avenue (north of Livingston Street) but maintain the status quo on another portion (south of Nebraska Avenue) that is similar and arguably better suited to development as it backs on to the Park.* The only explanation that we understand has been given by OP is that no developer asked for an “up flum” on the latter portion. Allowing outside developers decide future land use in our City makes no sense. Respectfully, developers’ motives are to maximize profits, not to protect residents or local businesses; nor are developers incentivized to provide *meaningful* affordable housing benefits (as discussed more below).

*Clearly, 6.5 story buildings on the upper Connecticut Avenue corridor are not compatible with the existing low density buildings (some historic) or the immediately adjacent single-family homes.* OP explained that the proposed FLUM increase would equate to a zoning of MU-4, i.e., 6.5 story, 80 ft high buildings, with a Floor Area Ratio 3.6. It also explained that “other zones” could apply. Further, new buildings will be added by individual developers on a sporadic basis, without any coherent plan. Clearly, developers will seek the largest, most dense buildings possible. This will be incompatible with the current plan for Connecticut Avenue, which is a gateway into the City and mixes high-density large apartment buildings (many of which are rent controlled and homes to hundreds of low-income residents) together with low density commercial stretches (Cleveland Park, Van Ness, Chevy Chase etc.). It is inconceivable how 6.5 story buildings would exist within the existing property boundaries of the upper Connecticut Avenue corridor without causing significant disruption and nuisance to the immediately adjacent single-family homes. As it is, our street, Livingston Street, and the adjacent alleys have significant traffic and parking congestion issues.

*It is quite clear that the proposed density increases will not result in any meaningful number of affordable units in the Rock Creek West Area Element (RCWAE).* As a preliminary matter, the law in D.C. is not helpful. Current D.C. law requires only a *small percentage* of “affordable” units equal to only some 8-10% of a building’s floor area. These are typically studios or one-bedroom units (not family units) and are often rented at market rates (not “affordable” rates). We have seen examples of this dynamic: For example, at 4615 Wisconsin Avenue, the developer has 7-story apartment project with 41 units and 9 parking spaces; and in exchange for up-zoning at that location (MU-4), the developer will *provide only 1 more affordable unit for a total of 3 such*

units. As another example, at 5333 Connecticut Ave, the project has 261 apartments only 19 of which are designated as “affordable.” We have been presented with *no* evidence that the developers who want to build on both sides of Connecticut Avenue up to Chevy Chase Circle will actually – meaningfully – build affordable housing units. Indeed, there is every reason to believe that they will not.<sup>[1]</sup>

*We understand that the Mayor has proposed increasing the percentage of floor area for affordable units in a PUD to the range of 11-20% (from the current range of 8-10%). Even if implemented, that range is immaterial and insignificant.* The stated goal of 2,000 new affordable housing units in RCWAE by 2025 means that **10,000 new units** in total would be required at the 20% range (i.e.,  $10,000 \times 20\% = 2000$  affordable units). This is a completely unrealistic goal. The new, Framework Element, already passed into law, had an opportunity to address this but (perhaps predictably) following lobbying by developer proxies such as the Coalition for Smarter Growth, Section 224.8 reads that the “production of new affordable housing units above and beyond existing legal requirements or a net increase in the number of affordable units that exist on-site” is a high priority public benefit. Nowhere does the foregoing language suggest that “significant numbers” or “materially higher numbers” of new affordable housing units are required. In other words, developers can seek to exceed zoning restrictions in exchange for adding *a single* additional affordable unit.

*The proposed edits to the RCWAE **delete** text and entire sections that had established reasonable planning policies. There is simply no basis for these deletions – and no justification or explanation has been provided to the community. Among the **deletions**:*

- In the pre-edited RCWAE, Section 2307 identifies priorities around sensible growth, infrastructure constraints, building compatibility, affordable housing, traffic congestion, pedestrian safety, parking, public facilities etc.
- The pre-edited RCWAE includes requirements that new development be “carefully managed to address infrastructure constraints” (2308.2) and be “appropriate to the scale and character of Neighborhood retail along Connecticut Avenue adjoining communities,” that “buffers should be adequate to protect existing residential areas from noise, odors, shadows, and other impacts” (2308.5), that “stringent protection [of common open spaces] from inappropriate infill should be maintained” (2308.10), and that new development “not unreasonably degrade traffic conditions,” and that we follow a “policy that is essential to protect and improve the quality of life and residential character of the area” (2308.12).
- The pre-edited RCWAE recognizes that “residential side streets are burdened with parking problems” and includes language to “ensure land use decisions do not exacerbate congestion and parking problems” and require traffic studies and mitigation plans that “consider not only the impacts of the project under consideration but the cumulative impact of other projects which also may impact the community” (2308.13).
- The pre-edited RCWAE provides that “any development along the [Connecticut Ave] corridor should be consistent with the designations of these areas on the Future Land Use Map, zoning overlay requirements, and the scale of adjoining uses” (2311.8).
- Still further, the pre-edited RCWAE provides that “the fact that a majority of the schools in this Planning Area are operating at or above capacity should be considered in DCPS facility planning, and in the approval of any residential development that could further exacerbate school overcrowding” (2309.9).

The proposed edits to the RCWAE **delete** all of the foregoing reasonable planning policies. What possible justification is there for deleting policy text and sections that require new developments to be carefully managed to address infrastructure constraints, including a crisis of school overcrowding and street and parking safety? This text should be reinserted.

*In addition, we note that the proposed change to mixed use moderate density residential and low density commercial at the site of the Exxon station at 5521 Connecticut Ave, is at odds with DC law, specifically D.C. Code Section 36-301(b). The change was requested by developer group Willco/Joseph Mamo to facilitate conversion of that site and is currently recommended for DC Council approval by OP. However, the cited Code Section protects local retail service stations against conversion where they are successful and relied upon by communities, as this one certainly is.*

*The proposed change to mixed use local public facilities, low-density commercial and moderate density residential at the site of the Library/Community Center disregards the fact that the Center is already slated for imminent renovation solely as a public facility. If the plan is to have new affordable residential units at that public site, then there should be a coherent approach.*

### **3) Conclusion**

The proposed changes to the FLUM are unnecessary, conflict with DC law, ignore planning decisions that have already been made, and, do not provide a coherent, consistent vision for new development in our community and neighborhood.

The proposed deletions to the RCWAE are at odds with well-established, basic planning principles, long recognized by OP, including the principle that new development must be carefully managed to address infrastructure constraints.

We support sensible development. We need a coherent plan that provides real benefits in terms of affordable housing, particularly for local workforce, including teachers, firemen, police, librarians etc.; that addresses infrastructure constraints; that protects local businesses; and that considers the impact on the community. If the City, developers, and the community are equal participants in the creation of such a plan, it has the potential to be a great success.

Respectfully submitted,

---

---

**From:** Ari Theresa <actheresa@stooplaw.com>  
**Sent:** Friday, January 10, 2020 11:52 PM  
**To:** plandc@dc.gov  
**Subject:** Stoop Law - Aristotle Theresa Comments Comp Plan  
**Attachments:** Comments for Comprehensive Plan.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please find my Comprehensive Plan comments attached. Thanks

---

**From:** Aurora Ferrari <ferrari.aurora@gmail.com>  
**Sent:** Sunday, December 8, 2019 10:11 PM  
**To:** plandc@dc.gov  
**Subject:** Cleveland Park - supporting change

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Trueblood,

I am a proud and committed resident of Cleveland Park. I feel privileged to be able to raise my four kids in a close community, with an amazing park a stone's throw away, and still have urban amenities at my door step. However, in the fourteen years I have lived here I have witnessed a steady deterioration of the neighborhood commercial strip as well as a decrease in the diversity of the socio economic strata of the neighborhood population. In other words, fewer and fewer middle class families can afford to live here and enjoy the park and the good schools we have in Cleveland Park.

In history over and over again cities and neighborhood that have resisted change have died. To continue to be a vibrant community we need to support smart and reasonable growth. An increase in density and mixed commercial and residential buildings will support the revitalization of the commercial strip, increase the volume (and affordability) housing and also be good for the environment. Lastly, from a purely aesthetic point of view, Macklin is an eyesore and the proposed new building is a major improvement.

I count on your support to ensure these positive changes come about.

Sincerely,  
Aurora

Aurora Ferrari  
3016 Rodman St. NW

---

**From:** B Ferraro <bethdferraro@gmail.com>  
**Sent:** Friday, January 10, 2020 5:07 PM  
**To:** plandc@dc.gov; 5E05@anc.dc.gov; kmcduffle@dccouncil.us  
**Cc:** abonds@dccouncil.us; rwhite@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; pmendelson@dccouncil.us  
**Subject:** comp plan comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and Councilmember McDuffie,  
I'm writing to express my interest in commenting on the Comprehensive Plan. I live in Truxton Circle. I want my neighborhood to remain affordable, creative, and diverse.

I want the city to be affordable to most of its residents. There is not enough affordable housing here. We need more housing to help combat homelessness. Every single day I see homeless people and don't know how to support them. I volunteer at S.O.M.E. but I don't know how to help them every single day. We should also acknowledge the destructive history of restrictive covenants and housing discrimination in D.C. that has brought us to this plan.

I want to support the proposed changes to the Comprehensive Plan and suggest that:

- The entire city should be moderate-density mixed-use, and areas close to transit should be high-density mixed-use.
- The Comprehensive Plan should not have any parking-minimum requirements, minimum lot size requirements, or setback requirements.
- I especially want to support the changes in how D.C.'s "established" neighborhoods should be "supported" instead of "protected."
- The Comprehensive Plan should incorporate more language from HUD's [Affirmatively Furthering Fair Housing](#) rule.
- I support more affordable, denser housing in wealthy parts of the city.

I strongly urge the committee to include more than the three "centrally" located legacy arts districts mentioned: the Downtown Arts District, the Uptown Arts District and the H Street NE Arts District. This leaves out ALL of **Southwest and Southeast DC**. Since we have 8 wards, how can we break central locations to only 3 arts districts? I disagree with Business Improvements and Main Streets being tasked with Arts and Cultural Programming; as not all neighborhoods have access to either of these options. Again, this leaves many people out of the conversations and opportunities. It is my hope that the plan includes a living wage model for artists and creatives, similar to this standard in [NYC](#).

I agree with the “important role parks play in recreation, aesthetics, health and wellness, neighborhood character, and environmental quality, and resilience.” My hope is there will be fewer massive buildings and more open space. We need fewer condo buildings and more affordable houses. We need more shared knowledge about the programs DC has to offer for low and middle-income housing.

I hope Washington, DC can become THE city that does not give in to developers and sell valuable land to them for \$1 or give huge benefits away without those benefits actually ever happening. The very small fines that are given to huge corporations when they don’t live up to their agreement is unfair to everyone, especially to the small businesses.

Lastly, the fact that we have many “fake” recycling options in the city is very embarrassing for a capital city. The banning straws act is one step forward, one step backward since everyone uses compostable straws now (and we don’t offer compost citywide at businesses and homes). I’ve asked DOEE about compost options and they have stated that it is slated for 2025, five years from now to even start. The west coast has compost in airports. We are behind the times. We need to spend time and resources on training, real solutions for less waste, better options for real recycling and compost.

Thank you for your time.

Beth

---

**From:** Barbara Kraft <bjkraft1@gmail.com>  
**Sent:** Thursday, January 9, 2020 11:07 AM  
**To:** PlanDC@dc.gov  
**Cc:** Barbara  
**Subject:** Help locating Rock Creek West proposed FLUM on your website

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear OP,

Can you email me the proposed FLUM for RC West? I can find the one for the entire city but not the one for RCW.

I'm asking on behalf of the Washington Interfaith Network (WIN) and my synagogue, Temple Sinai. In March 2020, we are co-sponsoring with Adas Israel Congregation and National United Methodist Church an event featuring the 18-min. video based on Richard Rothstein's The Color of Law -- I saw the video at your Dec. 7 presentation with DHCD at Wilson H.S. I thought the program -- Dir. Donaldson, Dir. Trueblood, the facilitator and the speakers -- was excellent.

Thank you for promptly responding to this request.

Barbara Kraft  
2947 Upton St., NW  
(202) 365-0014

---

**From:** Barbara Kraft <bjkraft1@gmail.com>  
**Sent:** Tuesday, December 3, 2019 2:06 PM  
**To:** PlanDC@dc.gov  
**Cc:** Barbara  
**Subject:** Updates to Comp Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please add me to the email list for updates. Thanks.

Barbara Kraft  
2947 Upton St., NW  
(202) 365-0014

---

**From:** barbara.kahlow@verizon.net  
**Sent:** Thursday, December 12, 2019 2:40 PM  
**To:** plandc@dc.gov  
**Cc:** 'Broderick, Faith (OP)'; 'Sara Maddux'; 'Evans, Jack (COUNCIL)'; 'Mendelson, Phil (COUNCIL)'  
**Subject:** WECA's comments on OP's Oct. 2019 Draft Comprehensive Plan  
**Attachments:** WECA-CompPlan-comments-1219-letterhead.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Please confirm receipt by reply e-mail. Thank you. – Barbara Kahlow, WECA Secretary-Treasurer

---

**From:** bbates9@juno.com  
**Sent:** Saturday, December 14, 2019 2:56 PM  
**To:** plandc@dc.gov  
**Cc:** joshua.ghaffari@dc.gov  
**Subject:** Comments on Comprehensive Elements: Historic Preservation and Housing  
**Attachments:** The Comprehensive Plan Historic Preservation.docx; The Comprehensive Plan Housinsg.docx

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attn: DC Office of Planning Staff

Thank you for the opportunity to respond to Elements of the DC Comprehensive Plan.

I have attached comments on two of the Elements: Historic Preservation and Housing on behalf of The Association of The Oldest Inhabitants. These will also be forwarded to the ANC 3F Commissioner for my neighborhood.

Should you have any questions, please feel free to contact me.

Sincerely,

Barbara D. Bates  
Ward 3 Resident  
Board Member, The Association of The Oldest Inhabitants

---

**From:** Becky Reina <becky.crouse@gmail.com>  
**Sent:** Wednesday, January 8, 2020 11:12 AM  
**To:** plandc@dc.gov  
**Subject:** Comments to the Comprehensive Plan update

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

DC Office of Planning -

I am a resident of Ward 1 and the Mid City Planning area. Thank you for this extended opportunity to provide feedback on the city's comprehensive plan.

I urge updating the comp plan to include more information on public and private schools located in each Area Element, including colleges and universities. The Area Element Summaries contain little to no mention of schools within each area. A listing of PK3-12th grade DCPS schools, charter schools, and private schools along with the number of school-aged children in residence would be very helpful for stakeholders and help city agencies plan for land use with regard to needed public schools. Schools would need to be broken out by DCPS schools of-right, DCPS schools that are not by-right, and charter schools, as well as by grade-bands, because only DCPS schools of-right are legally required to educate neighborhood residents and therefore require different physical planning needs (such as potential excess capacity to serve children who live in the area but do not currently attend their by-right school, but again have a legal right to do so).

Planning the balance of what capacity DCPS by-right schools must maintain, and where public by-right schools are located for equitable access (and how those locations are affected by non-by-right public schools) - for every area of the city - is vital to a well-educated public and healthy city and should be called out more clearly within the comprehensive plan.

thank you again,  
Becky Reina  
917-969-7005

---

**From:** Bedford Davis Enterprises <joshua.davis@bedforddavisgroup.com>  
**Sent:** Friday, November 15, 2019 11:28 AM  
**To:** oanc@dc.gov; 7E06@anc.dc.gov; plandc@dc.gov  
**Subject:** Time for the Ward 7 ANC Comprehensive Plan meeting at Department of Employment Services

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hi,

I was wondering what time the meeting starts for the Ward 7 Comprehensive Plan meeting tomorrow at Department of Employment Services? It doesn't say on the website. I'd like to attend could you please let me know.

Thank you,

Josh

Joshua Davis  
President  
Bedford Davis Enterprises, Inc.  
Cell: 301.520.5946  
Skype: bedforddavisgroup  
Email: [joshua.davis@bedforddavisgroup.com](mailto:joshua.davis@bedforddavisgroup.com)

---

**From:** Ben Rockey-Harris <ben.rockey@gmail.com>  
**Sent:** Wednesday, January 8, 2020 11:57 AM  
**To:** plandc@dc.gov  
**Cc:** abaca@ggwash.org; 6C05@anc.dc.gov; callen@dccouncil.us; pmendelson@dccouncil.us; abonds@dccouncil.us; rwhite@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us  
**Subject:** Proposed Amendment to the Comprehensive Plan

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Trueblood & Office of Planning staff:

(CCed to Members of Council and ANC 6C Comissioner Kelty) I wanted express my respect and admiration for the amendments you have proposed to the District's Comprehensive Plan.

As a long term resident of the District (Ward 6 currently, and previously Ward 1) I want to let you know that I support more affordable, denser housing in wealthy parts of the city, and the reduction (or elimination) of minimum parking requirements on future development.

Additionally I wanted to say that as a resident, I support all of the comments Greater Greater Washington made about your proposed amendments to the Comprehensive Plan.

I view these amendments you've proposed as important policy changes that will help make our home more livable, affordable, healthy and green.

Thank you, again for your hard work, and happy new year!

-Ben

--

Ben Rockey-Harris  
250 K Street NE, Apt 1009, Washington DC 20002 ben.rockey@gmail.com

---

**From:** 'Benjamin Herzberg' via All <all@anc3c.org>  
**Sent:** Friday, January 10, 2020 2:52 PM  
**To:** all@anc3c.org  
**Cc:** plandc@dc.gov; mcheh@dccouncil.us; pmendelson@dccouncil.us  
**Subject:** Comments on the Comprehensive Plan to promote higher density.

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

I'm writing in support of the current Office of Planning proposal to increase residential density on the Cleveland Park commercial strip on Connecticut Avenue to "high residential density," and am asking our ANC to support a resolution in favor of this recommendation. We need to increase residences near transit for a variety of reasons - notably climate change and meeting DC's goals in this crisis - as well as increasing overall the number of residences in DC to accommodate new growth. In Cleveland Park, adding new residences will also reduce displacement of long-time residents in other parts of the city. I do understand that all sorts of requirements would still need to be met before projects could happen (historic preservation review, for starters). But designating the area as high density residential will open the door for the possibility of future projects, which I believe is important for the social diversity, cultural and commercial viability of the neighborhood.

Thanks for your consideration,

Benjamin Herzberg  
3500 30th Street NW  
Washington DC, 20008

benjaminherzberg@yahoo.com  
Mobile: +1 202 758 6224  
Home: +1 202 363 1662

---

**From:** Betsy McDaniel <bloomingdame@gmail.com>  
**Sent:** Friday, January 10, 2020 9:51 PM  
**To:** plandc@dc.gov; Bradley A. Thomas; Karla Lewis; Chairman Phil Mendelson; CM Kenyan McDuffie; 5E05@anc.dc.gov; Holliday, Bertha G. (SMD 5E07); McClelland, Katherine (SMD 5E06)  
**Subject:** Comments on Comp Plan Amendments in ANC5E/Bloomingdale  
**Attachments:** IMG\_2937.JPG

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good evening,

I would like to express my opposition to "up-flumming" parcels in the Bloomingdale neighborhood, Washington's newest Historic District.

While there have been blocks in the neighborhood designated as mixed used since the 1958 zoning regulations, I do not believe that the intent of that designation was to increase the height of the buildings, but merely to allow commercial uses on major thoroughfares.

To allow an upzoning on North Capitol in a block (1700 block) that is residential, alongside the oldest church in the neighborhood, is absurd. And for what purpose? To allow a few luxury condos in a square to the detriment of the hundreds of existing residents?

As I write, a block away, a project on Florida Ave, NW, is destroying the quality of life for a family that has been in the home next door for almost 100 years. See picture of project in attachment.

It is also concerning that up-flumming of the McMillan Park site and the Mamo lot in the neighborhood will drag out projects that have been on the table for years. Do we really want to throw in a new option as this point in the game?

Please do not categorize me as a NIMBY - please consider my concerns as respecting those people who have lived in these rowhouses for years, many for generations. Are newcomers' desires to live in a popular neighborhood more important than the quality of life of current residents, many who have lived here through the bad times and will now be punished for wanting to stay during the good times? Is the Office of Planning aware of the damage that frequently occurs to abutting properties when these rowhouses are expanded?

The proposed minor changes could have a major impact on existing residents. These proposed changes are not a solution to DC's problems - they will only result in the creation of new ones.

Thank you for accepting these comments on the Comprehensive Plan amendments.

Betsy McDaniel

---

**From:** Bettydig <bettydig@aol.com>  
**Sent:** Friday, December 27, 2019 2:59 AM  
**To:** plandc@dc.gov  
**Subject:** ABC365 Comp Plan suggestions  
**Attachments:** ABC 365 Ward 7 Comp Plan (1).docx; abc365 comp plan comments.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Ms. Deborah Crain-Kemp

We completed our initial initial comp plan recommendations and forwarded them to ANC7F Commissioners on December 16, 2019. Since additional time is being provided, we allowed time for additional community comments. We are sending the updated information to you, as well as ANC7F. Hopefully you will have time to review it. Any comments or suggestions you might have would be much appreciated. Thanks so much for your time; and the clarity you brought to the process.. Everyone has commented on how it would have been so much more beneficial had we known of the Comp Plan for the City earlier; and had been able to benefit from your expertise. Again, thanks for everything. See attachments

Ward 7F members of ABC365

---

**From:** Bidisha Bhattacharyya <bidisha.bhattacharyya@gmail.com>  
**Sent:** Saturday, December 14, 2019 4:06 PM  
**To:** plandc@dc.gov  
**Subject:** Comp plan comments LU-2.2.7 (Alley Use)

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To Whom It May Concern:

I am submitting the following comments on the Comprehensive Plan:

Under the 2016 DC zoning changes, DC's Office of Planning adjusted our DC zoning codes to allow by-right development on many of the 670 alley lots across the city that are buildable (i.e. alley lots over 450 ft<sup>2</sup>). These changes directly align with the Mayor's Order on housing, which requires all District agencies to seek ways to build 36,000 new housing units in DC by 2025.

Given there are hundreds of alley lots that are unbuilt and underutilized in DC, and that there is also a severe housing crisis in the city, I support updating Comp Plan language below to include:

*"Address housing shortage by supporting residential use on vacant and underutilized alley lots."*

*"Address housing shortage by supporting the subdivision of larger alley lots to lot sizes that match adjacent residential lots."*

I support the current language on greening of alleyways and activation of alleyways.

Thank you,

Bidisha Bhattacharyya  
Ward 5 resident

---

**From:** Bob Hausman <rmhausman@gmail.com>  
**Sent:** Monday, December 9, 2019 3:18 PM  
**To:** plandc@dc.gov  
**Subject:** Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I support

- the suggestions for Comp Plan Amendments made by Ward3Vision, the Coalition for Smarter Growth (CSG) and other progressive groups.
- These amendments call for new housing units to enhance compact, walkable neighborhoods with access to transit.
- They also emphasize the principles of “Affirmatively Furthering Fair Housing”, to provide options leading to more equitable distribution of affordable housing throughout the District.
- 
- Robert Hausman
- 4000 Cathhedral Ave NW
- DC 20016

---

**From:** Bob Ward <bob.ward.dc@gmail.com>  
**Sent:** Monday, December 9, 2019 7:47 AM  
**To:** plandc@dc.gov  
**Subject:** Ward 3 meeting recording?

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hi - Was the session on the Comp Plan, held Saturday 12/7 at Wilson HS, recorded? If so, can you point me in the right direction?

Thanks,

Bob Ward  
2930 Macomb St NW  
Washington, DC 20008

---

**From:** Bob Ward <bob.ward.dc@gmail.com>  
**Sent:** Friday, December 6, 2019 11:09 AM  
**To:** plandc@dc.gov  
**Cc:** Cheryl Cort; Susan Kimmel  
**Subject:** Fwd: REMINDER: Join a Continuing Conversation on Increasing Housing Equity

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hello Office of Planning - I've sat through a number of community meetings in Ward 3 that have discussed the Comp Plan changes and the need for housing. I am extremely supportive of the changes proposed by OP for Ward 3. I do, however, have a suggestion.

Some, certainly not all or even most, of our Ward 3 ANC commissioners (typically ones that are longer-tenured) are very defensive about, as they describe it, 'shaming of Ward 3' for its lack contribution to affordable housing. This defensiveness is leading some, including my own ANC Commissioner Nancy MacWood, to [promote a narrative](#) that OP is in fact wrong about the contributions Ward 3 is making to housing, and often cites Ward 3 as the second largest Ward contributor to rent-controlled housing. They are waging a campaign to oppose OP's changes, and this pressure is even making our Council Member defensive at public meetings.

Equity is an issue when it comes to MANY things, including the distribution of affordable housing the sharing of population growth. However, **I hope OP uses the opportunity at tomorrow's meeting to also stress other positives of adding housing for all incomes in Ward 3, such as:**

- Talk about our climate crisis, and how density near transit can reduce car trips through new residents living car-less and car-light lifestyles.
- Talk about how we need a variety of housing types so young area renters can actually buy units in our neighborhoods instead of having to move to areas where displacement is occurring, or into the less expensive sprawling suburbs. Homeowners kids and grand kids are unlikely to be able to afford moving anywhere close to where mom/dad/grandma/grandpa live unless we increase the supply of housing.
- Talk about the boost a denser resident base along our commercial areas will add to the urban vibrancy and help revitalize our businesses.

Yes, talk about equity, but talk about other things too. I am unable to make the session tomorrow, but I know many of my neighbors in Cleveland Park are planning to attend.

Thanks for what you are doing to make our city better and more equitable.

Bob Ward  
2930 Macomb St NW

CC: Cheryl Cort, Coalition for Smarter Growth  
Susan Kimmel, Ward 3 Vision

----- Forwarded message -----

From: **Office of Planning** <[Planning@subscriptions.dc.gov](mailto:Planning@subscriptions.dc.gov)>  
Date: Fri, Dec 6, 2019 at 10:33 AM

Subject: REMINDER: Join a Continuing Conversation on Increasing Housing Equity  
To: <[bob.ward.dc@gmail.com](mailto:bob.ward.dc@gmail.com)>



STAY CONNECTED:

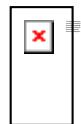


Facebook   Twitter   LinkedIn

Questions? [Contact Us](#)

SUBSCRIBER SERVICES:

[Manage Preferences](#) | [Unsubscribe](#) | [Help](#)





---

This message has been sent by the District of Columbia · Washington, D.C. 20004



---

**From:** Bob Ward <bob.ward.dc@gmail.com>  
**Sent:** Tuesday, November 26, 2019 12:25 PM  
**To:** plandc@dc.gov; anita.cozart@dc.gov  
**Cc:** Finley, Beau (SMD 3C04)  
**Subject:** Edits to 2311.2 (RCW Policy Focus Area)

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To the Office of Planning,

My name is Bob Ward and since 2017 I have co-chaired the Economic Vitality Committee for the Cleveland Park Business Association along with ANC Commissioner Beau Finley (3C04), copied here. We have worked with the business and property owners as well as with Jon Stover & Associates over the past two years increasing the participation in the CPBA and specifically marshaling support for the Main Street organization just awarded to District Bridges.

I am writing to ask for minor edits to the Rock Creek West Policy Focus Area related to the Connecticut Avenue Corridor in Cleveland Park, Specifically 2311.2.

The proposed language reads:

"The Commercial Market Analysis and Enhancement Strategy for Cleveland Park completed in 2016 identified four opportunities to help Cleveland Park businesses adapt to the changing competitive context and attract additional customers:

- a. grow and strengthen the Cleveland Park Business Association;
- b. retain and expand Cleveland Park's customer base in its primary market area;
- c. capture larger share of the existing vehicular and transit commuters along Connecticut Avenue; and
- d. attract more visitors from other neighborhoods in DC and Maryland, and National Zoo visitors."

I propose editing (a) to read "**grow and strengthen the Cleveland Park Main Street organization.**" While the CPBA will continue to exist, all community resources and community/business effort is being shifted to the Main Street, and the Comp Plan should reflect that.

I proposed editing (c) to read, "**capture larger share of the existing transit and multimodal commuters along Connecticut Avenue; and**". Cleveland Park does not have sufficient parking to appreciably take advantage car commuters. Moreover, in a survey we conducted among 973 area residents in October 2018, the top four frustrations of shoppers within the market area were, in order: We lack what other neighborhoods offer (41%); shopping options (38%); More restaurants with outdoor seating (36%); and our streetscape (33%). Ranked 7th at 22% is parking. The amount of parking that would need to be added to make a significant difference to our local economy is not physically possible. The amount of improvements to our streetscape that could draw in new customers to linger and spend is substantial if we can move our focus away from adding/retaining incremental parking.

Keeping a priority of capturing "vehicular" commuters in the Comprehensive Plan will be used against any future plans to make the Cleveland Park commercial area more pedestrian oriented and a suitable location for creative place-making and outdoor use of public space by restaurants and retailers. In future PUD negotiations, where affordable housing could be the top negotiated benefit, others will ask for more parking, and cite this part of the Comp Plan as rationale.

As we move toward ending the reversible lanes on Connecticut Avenue and adding protected bike lanes on Connecticut per the MoveDC plan, we should be consistent in not adding a conflicting emphasis on the need for vehicular parking to an area that cannot accommodate it.

I would also make the general edit in 2300.5+, 2300.10 that Main Street Organizations have also recently been added in Woodley Park (2018), Cleveland Park (2019) and Glover Park (2019).

Thank you for your consideration of these requests.

Bob Ward  
2930 Macomb St NW  
Washington, DC  
202-870-4799

---

**From:** Brad Greenfield <brad.greenfield@gmail.com>  
**Sent:** Friday, November 15, 2019 6:00 PM  
**To:** plandc@dc.gov  
**Subject:** ANC6A Meeting on changes to the Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hello, I am the chairman of the Economic Development and Zoning meeting of ANC 6A. In our upcoming meeting, we wanted to solicit public feedback on the planned changes to the DC Comprehensive Plan. I wanted to see if it would be possible to get a representative from the Office of Planning to attend the meeting and answer questions that we or the public might have. The meeting will be next Wednesday, November 20th at the Sherwood Recreation Center starting at 7:00 PM. Please let me know if someone will be able to attend.

Thanks,

Brad Greenfield

---

**From:** Brannum, Robert (SMD 5E08)  
**Sent:** Wednesday, January 8, 2020 2:30 PM  
**To:** Trueblood, Andrew (OP); Falcicchio, John (EOM-O365); plandc; Planning  
**Cc:** kmcduffle@dccouncil.us; Mendelson, Phil (COUNCIL); Cheolas, Nick (SMD 5E01); Williams, Patricia (SMD 5E02); Segmen, Cortney (SMD 5E03); Pinkney, Sylvia (SMD 5E04); Thomas, Bradley Ashton (SMD 5E05); Lewis, Karla M. (SMD 5E06); Holliday, Bertha G. (SMD 5E07); Barnes, Dianne (SMD 5E09); Jones, Nancy Darlene (ANC 5E10); Brannum, Robert (SMD 5E08)  
**Subject:** Comments RE: Draft DC Comprehensive Plan

Mr. Andrew Trueblood, Director  
Office of Planning  
Deputy Mayor for Planning and Economic Development (DMPED)  
1100 4th Street, SW, Suite 650 East,  
Washington, DC 20024

Dear Director Trueblood,

As the public comment period for the Draft District of Columbia Comprehensive Plan approaches, I am submitting this as my comments regarding one aspect of the plan for Office of Planning review and consideration. I strongly recommend the Plan encompasses specific targets addressing community emergency preparedness outreach, planning, engagement and resilience in response to all natural and or man-made disasters and or other acts of domestic or international terrorism.

Past in-country and international events have drawn the attention and concern of all District residents, businesses and religious institutions to the importance of community emergency security and preparedness. I feel the Plan must incorporate goals, objectives and other joint community and government emergency preparedness initiatives to preserve and protect the quality of life for all the District of Columbia. Person by person, house by house, block by block, community by community, religious institution by religious institution and other segments, the District of Columbia must lead in the commitment to ensure the Plan's policy items or other elements respond to this critical need.

To ensure, insure, assure the comprehensive community growth and development of the District of Columbia require addressing and seeking measures which help to sustain the values and richness of the District of Columbia in the near- and long-term thinking. I do hope the concept of community emergency preparedness can be

viewed as an essential development toward the planning for the continued growth of the District of Columbia.

## Robert Vinson Brannum

*“And I will not be silent...” - to injustice, racism, bigotry and white supremacy - “...as long as I am breathing.”*

*Robert Vinson Brannum*

*Commissioner - 5Eo8*

*Chairman, NAACP-DC Veterans Committee*

*Commissioner, DC Commission on the Martin Luther King, Jr. Holiday*

*Board Member, DC Open Government Coalition, Inc.*

*President Emeritus, DC Federation of Civic Associations, Inc.*

*Former President, Bloomingdale Civic Association, Inc.*

*Chairman Emeritus, 5<sup>th</sup> District Citizens' Advisory Council, Inc.*

*Chairman Emeritus, Ward 5 Democratic Committee*

*Former Interim Chairman, DC Commission on National and Community Service*

*Former Board Member, North Capital Neighborhood Development Corporation, Inc.*

*Former Board Member, DC Crime Solvers, Inc.*

*Incorporator and Founding Board Member, National Coalition on Black Civic Participation, Inc.*

*Founding Board Member, Veterans and Military Families for Progress, Inc.*

**From:** Brian Goggin <brgoggs@gmail.com>  
**Sent:** Tuesday, January 7, 2020 10:20 PM  
**To:** plandc@dc.gov  
**Cc:** jevans@dccouncil.us; pmendelson@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; Silverman, Elissa (Council); rwhite@dccouncil.us; Forman, Jason (SMD 2F01); 2F02@anc.dc.gov; Bottino, John C. (SMD 2F03); Fanning, John (SMD 2F04); 2F05@anc.dc.gov; 2F06@anc.dc.gov; 2F07@anc.dc.gov; Ferebee, Janice (SMD 2F08)  
**Subject:** Letter of Support and Feedback to the Comprehensive Plan Updates

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Trueblood and Office of Planning staff:

I am a Ward 2 resident (ANC 2F) writing in support of the Office of Planning's proposed amendments to the Comprehensive Plan. As a millennial, renter, and young professional, I have greatly benefited from DC's efforts to accommodate growth. After arriving almost 2 years ago, I have made new friends, taken in DC's cultural institutions, found a great job, and learned to call this place home. In the future, I hope to put down deeper roots here and welcome others to do the same.

And I'm not alone. Significant job growth; a pedestrian-friendly environment; fantastic green spaces, museums, and public facilities; and a diverse, vibrant city have so many others wanting to call DC home. However, not everyone is so fortunate as I am. The cost of living, spurred primarily by a general lack of housing, prevents many from following in my footsteps and has pushed out many of those wanting to remain here. Moreover, housing scarcity in DC pushes growth out to the suburbs, worsening the degradation of our environment in an age of unprecedented climate change.

We must relieve this housing scarcity through building more, and the only way to do that in a land-constrained city like DC is through increased density. This means building up or living closer together with less open space in between. And to that I say, yes please. The status quo housing and land use patterns are a luxury from the past that we can no longer afford to indulge. Because of this, I greatly support the many amendments to the Future Land Use Map (FLUM) that increase density from low to moderate and from moderate to medium density, especially around our transit corridors that can most easily accommodate this growth. I also support the changes to the Land Use element (especially Section 309.10) that strike language aiming to "Protect and conserve" single-family neighborhoods. This kind of language has stymied equitable development in the past by keeping the wealthy, exclusive single-family neighborhoods off-limits to growth.

Instead, I strongly support the inclusion of language that sets housing production targets by neighborhood throughout the city, including those with low density. For example, I support the proposed additions in Sections 503.8 and 504.25 of the Housing Element, which support developing more in high-cost areas and setting affordable housing targets by area.

I also support the following proposed changes to the Future Land Use Map (FLUM) and Generalized Policy Map (GPM) in and around my ANC (ANC 2F):

- **FLUM amendments 9938 and 9810** that increase allowable densities and building uses along 11<sup>th</sup> Street, a key corridor in Shaw. I live close by and can attest firsthand that this is an extremely wide street that can handle additional residents with accompanying multimodal infrastructure.

- **FLUM Amendments 9808 and 179**, which increase allowable residential density along the 14<sup>th</sup> Street corridor and near the Shaw Metro station, respectively.
- **Generalized Policy Map Amendment 9965** that proposes to change 14<sup>th</sup> Street between Riggs Street and S Street from a Neighborhood Conservation Area to a Main Street Mixed-Use Corridor.

Outside of my ANC, I also support the proposed FLUM amendments in the Rock Creek West planning area. This exclusive part of DC has built little to no new housing in the recent past, and should instead allow for more growth, especially along its transit-oriented corridors. Therefore, I support the following proposed amendments to the FLUM that increase the potential housing in this area:

- **9822 (Woodley Park Metro)**
- **2123 and 9807 (Cleveland Park Metro)**
- **180, 1690, and 9945 (Van Ness-UDC)**
- **2238, 9821, 2382 (Chevy Chase)**
- **2155.9, 2155.8, 9976, 2095, 2155.6, 2322, 2155.5, 2155.12, 2155.2, 2430, 2155.11, 2155.1, 2155.14, 2154.3, 2154.1, 2154.23, 2154.21, 2155.13 (Tenleytown and Friendship Heights)**
- **2795, 9814, 2803 (Wisconsin Avenue National Cathedral Area)**

Lastly, although these changes are very positive, I think that we should go even further to help create an inclusive and affordable DC. The Comprehensive Plan is about planning for the long-term future, a future we know will require accommodating much more growth. To that end, I support the following:

- **Making the baseline density for the entire city, outside of parks, recreation, and open space, moderate-density mixed-use.** This would represent the most effective and equitable strategy for planning for future growth. And it would allow for this growth everywhere rather than permitting certain areas of the city to opt out.
- **Including more language that commits both the Housing and Land Use Elements to Affirmatively Furthering Fair Housing (AFFH) requirements.** AFFH is a piece of the Fair Housing Act of 1968 that requires municipalities to take “meaningful actions, in addition to combating discrimination, that overcome patterns of segregation and foster inclusive communities.” The federal government is dismantling enforcement of AFFH under President Trump; and therefore, it is especially critical that we express our local commitment to doing so. One effective way to do this is to increase allowable density and to reduce other barriers to housing construction in the Rock Creek West and Capitol Hill planning areas, which have produced little to no affordable housing in the past.
- **Adding right of return language to the Housing Element.** There is a large stock of aging subsidized housing in the District that needs redevelopment. In doing so, the DC government should guaranty existing residents of this housing the right to return after redevelopment if they so choose. This is especially important in regards to public housing, which houses some of our most vulnerable residents. For example, this language could be added to the “Principles for the Redevelopment of Existing Affordable Housing” callout box in Section 509.4 of the Housing Element.

Thank you for your hard work on these updates and listening to my input.

Sincerely,  
Brian Goggin

---

**From:** Brian Lockett <brian.lockett@gmail.com>  
**Sent:** Friday, January 10, 2020 10:23 AM  
**To:** all@anc3c.org; +commissioners@anc3f.com; +plandc@dc.gov; +mcheh@dccouncil.us; +pmendelson@dccouncil.us; +abonds@dccouncil.us; +dgrosso@dccouncil.us; +esilverman@dccouncil.us; +rwhite@dccouncil.us  
**Subject:** Cleveland Park and the Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear ANC Commissioners,

When we moved to Cleveland Park in 1985, we were charmed by this village in a city, human scale, walkability, many good school choices. It's a fragile thing that is under intense economic pressure.

As the Connecticut Avenue shopping area evolves, we would support the old concept of the butcher living over his/her shop - 2-3 story buildings. One only has to look at the high-rise canyons in Clarendon and what is happening in Bethesda to know that would disastrous for our unique neighborhood.

Easy to blame developers but they operate to do one thing - make money. Sensible, gentle development will have a far better lasting impact on the neighborhood than a scorched-earth, tear down all the old stuff approach. Good planning is about quality of life, not short-term gain by those who want to exploit us.

Thank you for your consideration,

Brian and Danuta Lockett  
3109 34th Street NW  
Washington DC 20008

cc: Office of Planning and Members of the City Council

**From:** brian@microshowcase.com  
**Sent:** Friday, December 13, 2019 1:54 PM  
**To:** plandc@dc.gov  
**Subject:** Comp Plan comments: LU-2.2.7 [Alley Use]  
**Attachments:** image.png

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To Whom It May Concern:

I am submitting the following comments on the Comprehensive Plan:

Under the 2016 DC zoning changes, DC's Office of Planning adjusted our DC zoning codes to allow by-right development on many of the 670 alley lots across the city that are buildable (i.e. alley lots over 450 ft<sup>2</sup>). These changes directly align with the Mayor's Order on housing, which requires all District agencies to seek ways to build 36,000 new housing units in DC by 2025.

Given there are hundreds of alley lots that are unbuilt and underutilized in DC, and that there is also a severe housing crisis in the city, I support updating Comp Plan language below to include:

*"Address housing shortage by supporting residential use on vacant and underutilized alley lots."*

*"Address housing shortage by supporting the subdivision of larger alley lots to lot sizes that match adjacent residential lots."*

Thank you for your consideration.

Brian Levy  
1321 Florida Ave NW  
Washington DC 20009

310.8

#### ***Policy LU-2.2.7: Alley ~~Closing~~ Use***

Discourage the conversion of alleys to private yards or developable land when the alleys are part of the historic fabric of the neighborhood and would otherwise continue to perform their intended functions, such as access to rear garages and service areas for trash collection. Support the greening of residential alleys where feasible to enhance sustainability and stormwater management. Encourage potential activation of commercial alleys in business districts through art, programming, and events, where not in conflict with the intended function of the alley network. 310.8

---

**From:** Bryan DeLeo <bryan.deleo@gmail.com> on behalf of Bryan DeLeo <bryandeleo@gmail.com>  
**Sent:** Wednesday, January 8, 2020 4:05 PM  
**To:** all@anc3c.org  
**Cc:** plandc@dc.gov  
**Subject:** Resident Support for Increased Density

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Dear ANC3C,

As a 41-year resident of the District and a 26-year homeowner and resident of ANC3C, I am writing in support of the Office of Planning proposal for increased density along Connecticut Avenue between Macomb and Porter Streets. Although I live in Woodley Park, I frequent the library, businesses and restaurants in Cleveland Park, and, more broadly, I care about the city. In order to foster vitality in the District, we need both new residents and increased tax revenue from successful businesses. Many factors contribute to urban vitality, of course.

For 13 years I worked for the National Trust for Historic Preservation, and I value the unique historic character of our city. Going forward, though, I believe that Washington needs to grow to some reasonable degree, and greater density along Connecticut Avenue will be one sensible component to foster that growth. Thanks very much for listening.

Bryan DeLeo  
2923 28th Street NW  
[bryandeleo@gmail.com](mailto:bryandeleo@gmail.com)

cc: Office of Planning

---

**From:** bryantodd71@gmail.com  
**Sent:** Wednesday, December 4, 2019 10:44 AM  
**To:** PlanDC@dc.gov  
**Subject:** comprehensive plan yodates

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Good morning,

Could you add my name and email to the updates?

Thank you,

Bryan Todd

---

**From:** C. Darren Thompson <c.darren.thompson@gmail.com>  
**Sent:** Friday, November 22, 2019 3:28 PM  
**To:** plandc@dc.gov  
**Subject:** Park equity in the Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

Various sections in the Comp Plan mention a need for equitable park space throughout the city. Washington DC has over a dozen fenced in dog exercise areas (dog parks) according to the plan as currently written, however none of these parks exist in any of the neighborhoods East of the Anacostia River and there is no specific mention in the Comp Plan to ensure that dog parks East if the River get priority in funding in order to create a more equitable city.

I would like to comment that language be added to the Comp Plan that prioritizes funding for dog parks in Ward 7 and 8 until there is an equitable distribution of facilities throughout the city.

This language would support many of the sections of the Comp Plan including the Land Use Element, the Parks, Recreation, and Open Space Element, the Urban Design Element, the Community Services and Facilities Element, the Far Northeast and Southeast Area Element, and the Equity Crosswalk.

It is imperative that the city acknowledge the benefits that come with communities having access to dog exercise areas and that the city prioritize having a just and equitable city by prioritizing the constructions of these spaces in the communities East of the Anacostia River.

Thank you,

Darren

--

-Darren

---

**From:** Caitlin Rogger <crogger@gwash.org>  
**Sent:** Friday, January 10, 2020 4:09 PM  
**To:** plandc@dc.gov  
**Cc:** MikeANC6A03@gmail.com; Amber Gove; callen@dccouncil.us; pmendelson@dccouncil.us; rwhite@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us  
**Subject:** comments on Comp Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear OP,

I support the amendments to the Comprehensive Plan (I'm writing in my role as a citizen and resident of ward 6).

Here are a few comments.

#### Transportation

I would like to see the transportation element incorporate measures to reduce the numbers of single-occupancy vehicles on the road and vehicle miles traveled in the District. Prioritizing cars over every other means of transportation yields enormous costs, and drivers of cars (including myself) should help foot that bill or find alternative means.

I also suggest eliminating minimum parking requirements and elimination of any language that requires parking. I strongly encourage OP not to subsidize parking through economic development deals.

#### Housing

I think the FLUM should allow for greater density in all parts of the city, especially in planning areas with limited affordable housing (including mine, Capitol Hill, and also Rock Creek West and Near Northwest).

Thank you.

Best wishes,

Caitlin Rogger

---

**From:** Carolyn Brown <carolynbrown@donohuestearns.com>  
**Sent:** Friday, January 10, 2020 7:25 PM  
**To:** plandc@dc.gov  
**Cc:** colleen.willger@dc.gov  
**Subject:** Comp Plan Comments -- HP Element  
**Attachments:** image001.png; D&S Comments on HP Element Comp Plan 1.10.2020.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Attached please find our comments on the Historic Preservation Element of the Comprehensive Plan amendments.



Mary Carolyn ("Carolyn") Brown  
Donohue & Stearns, PLC  
1750 K Street, N.W., 12th Floor  
Washington, D.C. 20006  
(202) 763-7538 Work  
(202) 664-6472 Cell  
[carolynbrown@donohuestearns.com](mailto:carolynbrown@donohuestearns.com)

DONOHUE & STEARNS PLC CONFIDENTIALITY NOTICE: This message is sent by the law firm of Donohue & Stearns, PLC, and is intended exclusively for the individual(s) to whom it is addressed. It is a confidential communication, including any attachments, protected by applicable legal privileges. The communication may contain information that is proprietary, privileged, confidential, or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by email, delete this message from your computer, and do not copy or disclose it to anyone else.

---

**From:** Carren Kaston <ckaston@starpower.net>  
**Sent:** Friday, January 10, 2020 5:02 PM  
**To:** plandc@dc.gov  
**Subject:** Resident Carren Kaston's Response to the Comprehensive Plan  
**Attachments:** COMPREHENSIVE PLAN - Response to the Mayor's Plan for Areas West of the Rock Creek Park.docx

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please find attached the response to the Comp Plan by Carren Kaston, President, Sedgwick Gardens Tenants Association.

Thank you for providing an opportunity for individual citizens to respond.

Carren Kaston

---

**From:** Cathy Hotka <cathyhotka@yahoo.com>  
**Sent:** Saturday, November 30, 2019 8:10 PM  
**To:** plandc@dc.gov  
**Subject:** Wisconsin Avenue

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hi there. I'm weighing in to support additional development on Wisconsin Avenue. Upper Northwest is insufficiently dense for the many transportation options available. Way too much of our buildings are decaying two-story ones. Many of us would welcome new development that brings new life to the neighborhood.

Thanks!

**Cathy**  
Cathy Hotka & Associates, LLC

[www.cathyhotka.com](http://www.cathyhotka.com)  
Ask me about the Store Operations Council !

---

**From:** Charlotte Baer <charlotte4103@yahoo.com>  
**Sent:** Monday, December 9, 2019 9:18 AM  
**To:** plandc@dc.gov  
**Subject:** Support of Comprehensive plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

As a 20 plus-year resident of Ward 3 (Tenleytown/North Cleveland Park) I support the changes in the Comprehensive plan so DC residents can have more housing options and better access to public transit. The situation where people either have no housing or must live an hour away and commute by car to their jobs is not sustainable. I don't like to see decisions made because a few people make loud noises against change. I think the Comprehensive Plan is workable and should be passed.

Thank you,

Charlotte Baer  
4103 38th St. NW

---

**From:** Charlotte Jackson <charlotte.jackson@gmail.com>  
**Sent:** Saturday, December 7, 2019 9:39 AM  
**To:** plandc@dc.gov; mcheh@dccouncil.us  
**Subject:** Ward 3 DC Comp Plan comments - pro-density

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hi,

I am a homeowner living at 5338 43rd St NW, Washington, DC 20015. I have a 3yo and a 5yo who will be attending Janney Elementary next year. The Tenleytown Neighbors Association has been putting fliers on people's doors around here raising concerns about the DC Comp Plan increasing "traffic" and "parking" in our neighborhood. I just want to say that this is a terrible reason to oppose any new development in a neighborhood with a walk score of 95 and which sits directly on top of a metro station and a bus hub. If these residents are so stressed about 'traffic' and 'parking' maybe they should try getting out of their cars and walking around or using the abundant transit in the neighborhood. I cannot attend the 10am meeting at Wilson High today due to childcare obligations, but wholeheartedly support more density in the neighborhood as more density leads to better amenities for everyone. I will try to attend the ANC meeting this coming week to voice my support in person.

Thanks,  
Charlotte Jackson

---

**From:** chawkinson@dupontcirclebid.org  
**Sent:** Monday, November 18, 2019 1:37 PM  
**To:** plandc@dc.gov  
**Subject:** Greetings!  
**Attachments:** image001.png

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Good afternoon,

I am writing to request a representative from the Office of Planning Comprehensive Team attend the Dupont Circle BID executive committee meeting, scheduled for December 11<sup>th</sup>, to discuss the proposed changes to the Comprehensive Plan and to answer questions from the Board's executive committee.

I am happy to provide background and provide additional information.

I appreciate your assistance in this!

Colleen

Colleen Hawkinson  
Executive Director

DUPONT CIRCLE BID  
1601 Connecticut Avenue, NW, Suite 502  
Washington, DC 20009  
202-525-4687



---

**From:** chawkinson@dupontcirclebid.org  
**Sent:** Monday, October 21, 2019 2:29 PM  
**To:** plandc@dc.gov  
**Subject:** Revision to proposed new action language  
**Attachments:** image002.png

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I would like to propose the following feedback regarding a new proposed action, titled “Cap Park”. Please see the language in its current form and the revision I propose on behalf of the Dupont Circle Business Improvement District.

Proposed New Action NNW: “Cap Park” project.

Currently states: Complete study of the “Cap park” deck project over the north Connecticut Avenue underpass between Dupont Circle and Q Street, NW. The new park should be designed as a new neighborhood gathering point with green features and public art, so it may support programming and host events like the weekly farmers market.”

Recommend revise to:

Finalize design and complete construction of “Dupont Plaza” project over the north Connecticut Avenue underpass between Dupont Circle and Q Street, NW. The new plaza should be a new gathering place with green features and public art so it may support programming and events such as the farmers market.”

Thank you. I am happy to answer any questions you may have.

Colleen

Colleen Hawkinson  
Executive Director

DUPONT CIRCLE BID  
1601 Connecticut Avenue, NW, Suite 502  
Washington, DC 20009  
202-525-4687



---

**From:** Cheryl Cort <cheryl@smartergrowth.net>  
**Sent:** Friday, January 10, 2020 5:17 PM  
**To:** plandc@dc.gov; Trueblood, Andrew (OP); Scriven, Malaika (OP)  
**Subject:** CSG comments on October 2019 draft Comp Plan amendments.  
**Attachments:** CSG Cover Letter for comments on DC Comp Plan October 2019 Draft-FNL.pdf; CSG comments on DC Comp Plan October 2019 Draft\_FNL.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Please accept these comments on behalf of the Coalition for Smarter Growth. Thank you.

---

**Cheryl Cort** | Policy Director  
**Coalition for Smarter Growth**  
316 F Street NE | Suite 200 | Washington, DC 20002  
(direct/mobile) 202-251-7516 | (office) 202-675-0016  
(e) [cheryl@smartergrowth.net](mailto:cheryl@smartergrowth.net) | [www.smartergrowth.net](http://www.smartergrowth.net)  
Twitter @betterDCregion | @cherylcort

Your gift helps keep CSG's advocacy going! [Donate today!](#)

---

**From:** cheryl.cort@everyactioncustom.com on behalf of Cheryl Cort <cheryl.cort@everyactioncustom.com>  
**Sent:** Thursday, December 5, 2019 1:24 PM  
**To:** plandc@dc.gov  
**Subject:** I support the Office of Planning DC Comprehensive Plan amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

As a DC resident, I support the proposed changes to the DC Comprehensive Plan because these changes will put meeting our housing needs first. It will also ensure that as our city grows, we will enable more people to stay in their communities and live near transit. This builds a more equitable and sustainable city.

In particular, I support the following changes to the Comp Plan:

- Inclusion of more housing across the city, especially near Metro stations and transit corridors so more people can live near transit, and walk, bike and ride transit. The Future Land Use Map proposes more housing around Metro stations and other transit-accessible locations.
- Ensuring we have enough homes of all shapes and sizes, particularly affordable homes, in each part of the city. The plan sets a policy for a minimum of 15% of homes in each area of the city should be affordable for low income neighbors.

I urge my Advisory Neighborhood Commission to support these changes, and for OP to formally recommend this updated Comp Plan to the DC Council soon after the conclusion of the ANC comment period.

Thank you for your consideration.

Sincerely,  
Cheryl Cort  
1438 Florida Ave NW Washington, DC 20009-5802 cheryl.cort@gmail.com

---

**From:** Cheryl Tennille <tennille@starpower.net>  
**Sent:** Sunday, December 22, 2019 12:20 PM  
**To:** plandc@dc.gov  
**Subject:** Fwd: DC Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I endorse every word of Patricia Svoboda.

Indeed the tall gentleman instructing in front  
of the colored maps Dec 7 WHS insisted the brown line on the map showed ONLY development on Conn Ave and denied  
plans to

invade and destroy Cleveland Park historic homes.

Be advised that the DC Plan is egregious impossible social engineering given: 1) metro  
continued fires and unreliable long delays

over which DC Office of Planning has no jurisdiction. 2) Eaton, Jamey, Deal and Wilson are NOW highly diverse and over  
enrolled. Latter by 375 students. 3) It's folly to think millennials have no cars. Their family and friends do! How about the  
6 AU students crammed into apt. In McLean Gardens alternating parking their 6 cars  
all over area. Gov Hogan declared the king of cars

is Maryland! VA is right there vying for kingship .

The Ward Three comment in Equity report was made by a zealot who advises developers, wants to turn CP into a  
“Vibrant” we do not ever want. Long working hours, safety for us and our children for whom rigorous academics are the  
rule do not call for  
anything like oft made comparisons.

CP is not a neighborhood of first time home buyers. The high unreliable maintenance  
requirements of old fragile houses repels millennials. Piling on high rises in the name is  
specious growth statistics ruins the livability  
and viability while dancing in joy in the hearts and  
pockets of developers.

The Comp Plan is about greed, money and false accusations against a community, liberal and  
contributing to the city and the nation since President John F. Kennedy.

Cheryl L. Tennille  
2950 Newark St NW

Sent from my iPhone

Begin forwarded message:

**From:** PATRICIA SVOBODA <svoby@comcast.net>  
**Date:** December 20, 2019 at 11:53:06 PM EST  
**To:** tennille@starpower.net, leila.afzal@verizon.net  
**Subject: Fwd: DC Comprehensive Plan**  
**Reply-To:** PATRICIA SVOBODA <svoby@comcast.net>

----- Original Message -----

From: PATRICIA SVOBODA <svoby@comcast.net>  
To: plandc@dc.gov  
Date: December 20, 2019 at 11:45 PM  
Subject: DC Comprehensive Plan

Dear DC Comprehensive Plan Board Members:

I am greatly concerned with Mr. Trueblood's proposal of the form-based planning diagram produced by the District of Columbia Office of Planning which would be detrimental for Cleveland Park historic residences and Art Deco commercial buildings on Connecticut Avenue. His drawing disregards the current position of historic single family homes up to five blocks from Connecticut Avenue, which would be obliterated under his plan. This plan really should be for undeveloped land not the Cleveland Park Historic District, which is under the Federal designated Historic District and protected by covenants. The Cleveland Park Historic District and other historic communities in Washington would be greatly affected by this drastic city planning. There should be another solution for affordable housing in open, undeveloped lands and not in already established DC historic districts. DC Office of Planning should work more closely with DC Historic Preservation Review Board and architectural historians to come to a more reasonable solution.

Sincerely,  
Patricia Svoboda

2945 Newark Street, NW  
Washington, DC 20008

---

**From:** chris robinson <crob129@gmail.com>  
**Sent:** Tuesday, January 7, 2020 3:51 PM  
**To:** plandc@dc.gov  
**Cc:** 2A02@anc.dc.gov; 2A01@anc.dc.gov  
**Subject:** Comments on draft update to Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Thank you for considering my feedback on the update to the District's master planning document. I'm a ward 2 resident. Although I own a car, I overwhelmingly walk, use mass transit and ride my bike to get around and commute. Accordingly, my top priorities are improving transportation alternatives.

In the document, I highlight the following areas of concern:

*Chapter 21 - Near Northwest Specific*

*2108.11 Policy NNW-1.1.10: Parking Management—*

On street parking is poor use of limited street space. Residential parking is an irritating giveaway of public space to a limited, privileged group of car owners which creates hazardous conditions for non-motorized street users and should be replaced with wider sidewalks, and dedicated lanes for buses and non-motorized road users. If parking is really the greatest and best use of available space, off street parking will be built for profit.

I suggest the District, **in order to encourage use of alternative transportation, commit to implementing programs to remove the amount of on-street parking, to be replaced with street space to dedicated bus lanes and/or other non-motorized modes, and/or more pedestrian friendly streetscapes.**

*Policy NNW-1.1.14: Improve transit connections to Georgetown by implementing a transit way on K Street downtown and extending the H Street streetcar. 2108.15*

This does not go far enough. Transit connections to Georgetown won't be improved by the K street improvement because the K street plan only encompasses K between 12<sup>th</sup> and 21<sup>st</sup>. In fact, nothing in DDOT's stated goals and benefits of the project include anything about improving the connection to Georgetown. Tying in with my previous comment about parking, **the District should plan to remove on-street parking along M street.** Have you ever walked on M street? It's awful. Also, consider that much of the upper northwest quadrant's only mass transportation connection is the Wisconsin avenue bus line. This bus line largely runs through Georgetown via M street. My girlfriend relies on the Circulator to get to work. It's a horribly unreliable bus. It's not uncommon for her to wait 20 minutes during rush hour for a bus to come. M street is a horrible bottleneck and it's a disgrace that the District favors street parking there over wider sidewalks and dedicated bus lanes. While the MoveDC plan is a good place to start, the District should be ambitious with more specific issues in order to provide more political support and cover to potentially controversial improvements.

*NEW Action T.3.F: Improve Truck Safety Implement a truck safety campaign aimed at pedestrian and cyclists, that focuses on the need to share the road, and identifies potential truck conflict locations with bike lanes, transit stops and streetcars.*

I propose: *Improve Truck Safety Implement a truck safety campaign aimed at pedestrian, cyclists **and truck drivers**, that focuses on the need to share the road, and identifies potential truck conflict locations with bike lanes, transit stops and streetcars. The District should also implement programs to require trucks to use side guards and other safety devices to help reduce the risk of catastrophic injury and death to cyclists.*

*For good measure, I've copied my ANC Commissioner and favored candidate for the Ward 2 election.*

*Thank you*

*Chris Robinson  
1255 25th st NW*

---

**From:** Christie Gardner <gardner.christie58@gmail.com>  
**Sent:** Monday, December 2, 2019 2:29 PM  
**To:** plandc@dc.gov  
**Subject:** Ward 8 discussion of Comprehensive plan. Where and when is this meeting?

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

I just received a email from PPA in reference to this meeting.

My name is Christie Gardner, I'm on the Advisory Board at 11th Street Project, and Secretary for the Client Advisory Council CAC for Bread for the City and various other committees.

Thanking you in advance for your cooperation I know its December 3 through December 7. Need when and where.

---

**From:** Christine.Shiker@hklaw.com  
**Sent:** Tuesday, December 17, 2019 8:37 AM  
**To:** plandc@dc.gov  
**Cc:** colleen.willger@dc.gov; mabrams@Foulgerpratt.com; Shane.Dettman@hklaw.com  
**Subject:** Comp Plan FLUM Comment - Tracking Numbers 2339.1 and 2339.2  
**Attachments:** FLUM Comment - Tracking Numbers 2339.1 and 2339.2 - Submitted\_71967569\_1.PDF

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attached please find a comment to the proposed Future Land Use Map in response to Tracking Numbers 2339.1 and 2339.2 for property located on the west side of the WMATA tracks, generally between Florida Avenue, NE and Rhode Island Avenue, NE. Should you have any questions or need additional information, please do not hesitate to contact me. Thank you. Christy

**Christine Shiker | Holland & Knight**

Partner

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.457.7167 | Fax 202.419.2864

[christine.shiker@hklaw.com](mailto:christine.shiker@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

[Add to address book](#) | [View professional biography](#)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christine.Shiker@hklaw.com  
**Sent:** Thursday, December 12, 2019 5:02 PM  
**To:** plandc@dc.gov  
**Cc:** colleen.willger@dc.gov; Shane.Dettman@hklaw.com; anita@hrgm.com; rachna@hrgm.com; butani@hrgm.com  
**Subject:** Comment to Comp Plan FLUM - West Side of Martin Luther King Jr. Avenue, SE  
**Attachments:** Final FLUM Comment - Shannon Place\_71919580\_1.PDF

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attached please find a comment to the proposed Future Land Use Map for property located on the west side of Martin Luther King Jr. Avenue, SE. Should you have any questions or need additional information, please do not hesitate to contact me. Thank you. Christy

**Christine Shiker | Holland & Knight**

Partner

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.457.7167 | Fax 202.419.2864

[christine.shiker@hklaw.com](mailto:christine.shiker@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

[Add to address book](#) | [View professional biography](#)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christine.Shiker@hklaw.com  
**Sent:** Tuesday, December 3, 2019 11:34 AM  
**To:** plandc@dc.gov  
**Cc:** colleen.willger@dc.gov; sferenc@jstreetcompanies.com; Shane.Dettman@hklaw.com; Jessica.Bloomfield@hklaw.com  
**Subject:** Comment to Comp Plan FLUM Map - Request to Correct/Amend for 555 4th Street, NW  
**Attachments:** Request to Correct\_Amend Comp Plan FLUM - 555 4th Street NW\_71729283\_1.PDF

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attached please find a request to correct/amend the proposed Future Land Use Map for property located at 555 4<sup>th</sup> Street, NW. Should you have any questions or need additional information, please do not hesitate to contact me. Thank you. Christy

**Christine Shiker | Holland & Knight**

Partner

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.457.7167 | Fax 202.419.2864

[christine.shiker@hklaw.com](mailto:christine.shiker@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

[Add to address book](#) | [View professional biography](#)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christopher.Cohen@hklaw.com  
**Sent:** Friday, January 10, 2020 6:09 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** RE: Comprehensive Plan Comment - Tracking No. 1603  
**Attachments:** 1020 Michigan Avenue Comp Plan Amendment\_51346481\_2.DOCX

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

Please find attached a revised comment for the subject application. The approximate location of the site is now outlined on Figure 1 under Section 1.

Thank you again.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5127 | Fax 202.955.5564  
[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

**From:** Cohen, Christopher S (WAS - X75127) <[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com)>  
**Sent:** Friday, January 10, 2020 4:25 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comprehensive Plan Comment - Tracking No. 1603

On behalf of the owner of 1020 Michigan Avenue, NE (Square 3885, Lot 1), please find the attached comments.

Thank you.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5127 | Fax 202.955.5564  
[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christopher.Cohen@hklaw.com  
**Sent:** Friday, January 10, 2020 6:03 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** RE: Comprehensive Plan Comment - Tracking No. 1643  
**Attachments:** 845 Bladensburg Road Comp Plan Amendment\_51379506\_4.DOCX

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

Please find attached a revised comment for the subject application. The approximate location of the site is now outlined on Figure 1 under Section 1.

Thank you again.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5127 | Fax 202.955.5564  
[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

**From:** Cohen, Christopher S (WAS - X75127)  
**Sent:** Friday, January 10, 2020 5:10 PM  
**To:** 'plandc@dc.gov' <plandc@dc.gov>; 'compplanupdate@dc.gov' <compplanupdate@dc.gov>  
**Subject:** Comprehensive Plan Comment - Tracking No. 1643

On behalf of the owner of the property located at 845 Bladensburg Road, NE (Square 4491, Lot 5), please find the attached comments.

Thank you.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5127 | Fax 202.955.5564  
[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christopher.Cohen@hklaw.com  
**Sent:** Friday, January 10, 2020 5:55 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** RE: Comprehensive Plan Comment - (Square 3663, Lot 5); (Square 3663, Parcel 122/65)  
**Attachments:** Application for an Amendment to the Comprehensive Plan\_Archdiocese\_145 Taylor and 4300 Harewood, NE\_51272840\_5.DOCX

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello:

Please find attached a revised application. The approximate location of the site is now outlined on Figure 1 under Section 1.A, as well as Figure 2 under Section 1.C.

Thank you again.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5127 | Fax 202.955.5564  
[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

**From:** Cohen, Christopher S (WAS - X75127)  
**Sent:** Friday, January 10, 2020 5:38 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comprehensive Plan Comment - (Square 3663, Lot 5); (Square 3663, Parcel 122/65)

On behalf of the Archdiocese of Washington, please find the attached comments for the property improved with the St. Paul II Seminary (Square 3663, Lot 5) and the Archbishop Carroll High School (Square 3663, Parcel 122/65).

Thank you.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5127 | Fax 202.955.5564  
[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christopher.Cohen@hklaw.com  
**Sent:** Friday, January 10, 2020 5:38 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comprehensive Plan Comment - (Square 3663, Lot 5); (Square 3663, Parcel 122/65)  
**Attachments:** Application for an Amendment to the Comprehensive Plan\_Archdiocese\_145 Taylor and 4300 Harewood, NE\_51272840\_4.DOCX

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

On behalf of the Archdiocese of Washington, please find the attached comments for the property improved with the St. Paul II Seminary (Square 3663, Lot 5) and the Archbishop Carroll High School (Square 3663, Parcel 122/65).

Thank you.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.469.5127 | Fax 202.955.5564

[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christopher.Cohen@hklaw.com  
**Sent:** Friday, January 10, 2020 5:18 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comprehensive Plan Comment - Tracking No. 1598  
**Attachments:** 3701 12th Street Comp Plan Amendment\_51347699\_3.DOCX

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

On behalf of the owner of the property located at 3701 12<sup>th</sup> Street, NE (Square 3926, Lot 62), please find the attached comments.

Thank you.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.469.5127 | Fax 202.955.5564

[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christopher.Cohen@hklaw.com  
**Sent:** Friday, January 10, 2020 5:14 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comprehensive Plan Comment - Tracking No. 1117  
**Attachments:** Application for an Amendment to the Comprehensive Plan\_6419 Georgia Ave, NW\_51413537\_2.DOCX

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please find the attached comments in connection with the property located at 6419 and 6431 Georgia Avenue, NW (Square 2975, Lots 6 and 8).

Thank you.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.469.5127 | Fax 202.955.5564

[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christopher.Cohen@hklaw.com  
**Sent:** Friday, January 10, 2020 5:05 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comprehensive Plan Comment - Tracking No. 2331  
**Attachments:** Application for an Amendment to the Comprehensive Plan\_archdiocese\_6000 Georgia Ave, NW\_51266219\_3.DOCX

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

On behalf of the Archdiocese of Washington, please find the attached comments in connection with property improved with the Nativity Catholic Church located at 6000 Georgia Avenue, NW (Square 2939, Lots 802, 803, 811).

Thank you.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.469.5127 | Fax 202.955.5564

[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christopher.Cohen@hklaw.com  
**Sent:** Friday, January 10, 2020 5:02 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comprehensive Plan Comment - Tracking No. 2340  
**Attachments:** Application for an Amendment to the Comprehensive Plan\_Archdiocese\_313 2nd Street, NE\_51755765\_2.DOCX

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

On behalf of the Archdiocese of Washington, please find the attached comments in connection with the property improved with St. Joseph's Catholic Church, located at 313 2nd Street, NE (Square 756, Lot 806).

Thank you.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.469.5127 | Fax 202.955.5564

[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christopher.Cohen@hklaw.com  
**Sent:** Friday, January 10, 2020 4:51 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comprehensive Plan Comment - Tracking No. 1590  
**Attachments:** 5501 South Dakota \_ Comprehensive Plan Amendment\_51923463\_4.DOCX

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please find the attached comments for the application for an amendment to the Comprehensive Plan. The subject site is located at 5501 and 5515 South Dakota Avenue, NE (Square 3760, Lot 21).

Thank you.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.469.5127 | Fax 202.955.5564

[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christopher.Cohen@hklaw.com  
**Sent:** Friday, January 10, 2020 4:43 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comprehensive Plan Comment - Tracking No. 1532  
**Attachments:** 209 Upshur Comp Plan Amendment (Neighborhood Development Company)\_51951449\_2.DOCX

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

On behalf of the owner of 209-211 Upshur Street, NW (Square 3317, Lot 115), please find the attached comments.

Thank you.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.469.5127 | Fax 202.955.5564

[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christopher.Cohen@hklaw.com  
**Sent:** Friday, January 10, 2020 4:39 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comprehensive Plan Comment - Tracking No. 2346  
**Attachments:** Application for an Amendment to the Comprehensive Plan\_Archdiocese\_1315 8th Street\_51034568\_2.DOCX

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

On behalf of the Archdiocese of Washington, please find the attached comments in connection with the property located at Lots 2, 801, 802, and 803 in Square 423.

Thank you.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.469.5127 | Fax 202.955.5564

[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christopher.Cohen@hklaw.com  
**Sent:** Friday, January 10, 2020 4:35 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comprehensive Plan Comment - Tracking No. 2329  
**Attachments:** Application for an Amendment to the Comprehensive Plan\_Archdiocese\_320 21st Street, NE\_51285257\_2.DOCX

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

On behalf of the Archdiocese of Washington, please find the attached comments in connection with the property improved with St. Benedict the Moor, located at 320 21<sup>st</sup> Street, NE (Square 4558, Lot 33).

Thank you.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.469.5127 | Fax 202.955.5564

[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Christopher.Cohen@hklaw.com  
**Sent:** Friday, January 10, 2020 4:25 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comprehensive Plan Comment - Tracking No. 1603  
**Attachments:** 1020 Michigan Avenue Comp Plan Amendment\_51346481\_2.DOCX

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

On behalf of the owner of 1020 Michigan Avenue, NE (Square 3885, Lot 1), please find the attached comments.

Thank you.

--Chris

**Christopher S. Cohen | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.469.5127 | Fax 202.955.5564

[Christopher.Cohen@hklaw.com](mailto:Christopher.Cohen@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** citymom92@gmail.com  
**Sent:** Thursday, January 9, 2020 7:40 AM  
**To:** Holtzman, Steve (SMD 6B05)  
**Cc:** plandc; Mendelson, Phil (COUNCIL); Allen, Charles (COUNCIL); abaca@ggwash.org; abonds@dccouncil.us; Grosso, David (Council); esilverman@dccouncil.us; rwhite@dccouncil.us  
**Subject:** Re: Support for Office of Planning Comp Plan Amendments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Excellent! Thank you so much Steve for the update!

Best,  
Gina

On Jan 9, 2020, at 1:04 AM, Holtzman, Steve (SMD 6B05) <6B05@anc.dc.gov> wrote:

Gina,

Thanks for contacting me and expressing your views on this.

Just to let you know there have been a number of working groups of ANC commissioners and other residents working on review of the various components of the amendments for the past several weeks. We were reviewing the transportation elements of this this evening. The Office of Planning has requested ANC comments be all sent by mid February. There will certainly be comments and suggestions from this and other ANCs, hopefully productive ones. There already are quite a few. But, my rough sense is that everyone is on the same page here.

best,

Steve

Get [Outlook for Android](#)

---

**From:** regina arlotto <citymom92@gmail.com>  
**Sent:** Wednesday, January 8, 2020 7:43:59 PM  
**To:** plandc <compplanupdate@dc.gov>  
**Cc:** Holtzman, Steve (SMD 6B05) <6B05@anc.dc.gov>; Mendelson, Phil (COUNCIL) <PMENDELSON@DCCOUNCIL.US>; Allen, Charles (COUNCIL) <CALLen@DCCOUNCIL.US>; abaca@ggwash.org <abaca@ggwash.org>; abonds@dccouncil.us <abonds@dccouncil.us>; Grosso, David (Council) <dgrossso@dccouncil.us>; esilverman@dccouncil.us <esilverman@dccouncil.us>; rwhite@dccouncil.us <rwhite@dccouncil.us>  
**Subject:** Support for Office of Planning Comp Plan Amendments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Good evening all-

I am writing to express my full and unequivocal support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

My husband and I bought our first house on Capitol Hill in 1994, when it was still an affordable neighborhood in the city. Both of us grew up in the DC suburbs, and we made a very conscious decision to live in DC and raise our family here. We looked for a house we could afford that was in walking distance to a grocery store, a bank, and the metro. We landed on the 100 block of Kentucky Avenue Southeast. My husband was a DC public school teacher, and I was just out of graduate school working at an architectural history firm. Thanks to the DC HPAP program, and fast forward a couple of decades later, we're still here, in our second Hill house, across the street from our first. All three of our kids are proud DCPS graduates (well almost, as #3 is a senior graduating in June) and our oldest son has graduated from college and has moved back to DC, working at a law firm and living in a group house near Union Station.

We've had many opportunities to move out of DC and buy a bigger house closer to my husband's job in Anne Arundel county. In fact, his employer almost made it a requirement for him to move to the county when he was hired as Superintendent of Anne Arundel County Public Schools in 2014. George made the case to stay in DC and commute to Annapolis, and the school board agreed. We love it here and can't think of living anywhere else. But for over twenty years, we have lamented the lack of density in our neighborhood. We don't have the vibrancy, diversity, and economic development that other areas of the city enjoy due to our unreasonably low density, mostly residential neighborhood. I especially want higher density in my neighborhood, Capitol Hill.

Should ANC 6B pass any resolutions pertaining to OP's proposed amendments, I hope that they are supportive, and encourages OP to go further in increasing allowable density in 6B, and city-wide.

I want more density, more integrated neighborhoods, fairer housing, better transit, and more responsible land use. I want parking minimums eliminated, and the practice of subsidizing parking stopped. I would also like to see the addition of language that commits to the Housing and Land Use Elements to furthering Fair Housing principles. I want my kids and their friends to be able to afford to live here and raise their families here too.

Thank you for this opportunity to comment on the Comprehensive Plan amendments, and I look forward to the progress DC will make once these amendments are adopted.

With best regards,

Gina Arlotto  
123 Kentucky Avenue SE

---

**From:** Claire Park <soc.park@googlemail.com>  
**Sent:** Friday, January 10, 2020 12:02 PM  
**To:** plandc@dc.gov  
**Cc:** 2B01@anc.dc.gov; 2B02@anc.dc.gov; 2B03@anc.dc.gov; 2B04@anc.dc.gov; 2B05@anc.dc.gov; 2B06@anc.dc.gov; 2B07@anc.dc.gov; 2B08@anc.dc.gov; 2B09@anc.dc.gov; abonds@dccouncil.us; rwhite@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; pmendelson@dccouncil.us; abaca@ggwash.org  
**Subject:** DC Comprehensive Plan Support and Feedback

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and Advisory Neighborhood Commission 2B,

I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

Dear Office of Planning and [your ANC],

I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

*[For extra credit, what's your ANC been up to? Did your ANC pass any zoning or planning resolutions in the last few months? If you want, you can find their website [here](#), and look at recent documents. You can also look at the [Future Land Use Map](#), and see if there are any black-outlined areas near you. Look at the number, then search for it [here](#). But really, this is above and beyond. You can just encourage your ANC to allow for more density.]*

*[Here's an example of how to thank your ANC for an amendment on the map or a resolution:] I want to commend [your ANC] for [passing a resolution or requesting an amendment] pertaining to the Future Use Land Map and encourage OP to go further in increasing allowable density in [your ANC], [your ward or area of the city], and citywide. [[Here's the Future Land Use Map](#) if you want to know what your area looks like in the proposed amendments]*

*I live in [neighborhood] and [here's where you can explain what you think of the housing situation in your neighborhood.]*

*[Use any of these that you feel are appropriate to you and your neighborhood. Feel free to personalize them with your own details or tailor them to your community:]*

- The rent is too high.
- There is not enough affordable housing.
- Longtime neighbors are being displaced.
- I'm afraid I will soon not be able to afford to live where I live now.
- Wealthier, less dense parts of the city to share in the responsibility of creating more housing, especially affordable housing.
- Fair housing is a right, not a privilege.
- I want the city to be affordable to most of its residents.
- I want to own a home someday.
- I want to have kids someday.
- I don't want to just leave the city because I can't afford to have children here.
- I want my neighborhood to remain diverse.
- We need more housing to help combat homelessness.
- My neighborhood could stand to have more apartment buildings if they were allowed.
- My neighborhood needs to do its fair share and build more affordable housing.
- We should acknowledge the destructive history of restrictive covenants and housing discrimination in D.C.

*[This is just to get you thinking, and you really can say anything. Any comment helps and shows your elected representatives — here's another engaged resident who cares about housing.]*

*[Do you have a specific message to your ANC commissioners? Here's a good place for that. You could always encourage them to support the Comprehensive Plan in general.]*

I want to support the proposed changes to the Comprehensive Plan and suggest that:

*[Here are some options for additions recommended by GGWash if you'd like to get specific:]*

- The entire city should be moderate-density mixed-use, and areas close to transit should be high-density mixed use.
- The Comprehensive Plan should not have any parking-minimum requirements, minimum lot size requirements, or setback requirements.
- I especially want to support the changes about how D.C.'s "established" neighborhoods should be "supported" instead of "protected."
- The Comprehensive Plan should incorporate more language from HUD's Affirmatively Furthering Fair Housing rule.
- I support more affordable, denser housing in wealthy parts of the city.

*[You can end with a personal, optimistic note if you'd like.]*

Thanks very much,

*[You]*

I appreciate ANC2B's work thus far in promoting micromobility and increasing micromobility safety in the council area. I encourage the OP to go further in increasing allowable density in ANC 2B, Ward 2, and city wide.

I live near Meridian Hill Park, below the U street corridor and north of Dupont, an area where housing can scarcely be said to be affordable. On the Future Land Use Map, the area is characterized as "moderate density residential," where there are mostly single family homes, 2-4 unit buildings, and some very low-rise apartments. However, I believe that wealthier, less dense parts of the city should share in the responsibility of creating more housing, especially affordable housing. Our neighborhood could stand to have more apartment buildings if they were allowed.

I want to support the proposed changes to the Comprehensive Plan and suggest that the entire city should be moderate-density mixed-use, and areas close to transit should be high-density mixed use. The Plan should not have any parking-minimum requirements, minimum lot requirements, or setback requirements. I especially want to support changes about how D.C.'s established neighborhoods should be 'supported' instead of 'protected.' I support more affordable, denser housing in wealthy parts of the city like ours.

I think the changes to the DC Comprehensive Plan show great promise for our community to uphold fair housing as a right, not a privilege, and look forward to a more inclusive, diverse, and denser District.

Thank you very much,

Claire Park

Dear Office of Planning and [your ANC],

I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

*[For extra credit, what's your ANC been up to? Did your ANC pass any zoning or planning resolutions in the last few months? If you want, you can find their website [here](#), and look at recent documents. You can also look at the [Future Land Use Map](#), and see if there are any black-outlined areas near you. Look at the number, then search for it [here](#). But really, this is above and beyond. You can just encourage your ANC to allow for more density.]*

*[Here's an example of how to thank your ANC for an amendment on the map or a resolution:] I want to commend [your ANC] for [passing a resolution or requesting an amendment] pertaining to the Future Use Land Map and encourage OP to go further in increasing allowable density in [your ANC], [your ward or area of the city], and citywide. [\[Here's the Future Land Use Map\]](#) if you want to know what your area looks like in the proposed amendments]*

I live in [neighborhood] and [here's where you can explain what you think of the housing situation in your neighborhood.]

*[Use any of these that you feel are appropriate to you and your neighborhood. Feel free to personalize them with your own details or tailor them to your community:]*

- The rent is too high.
- There is not enough affordable housing.
- Longtime neighbors are being displaced.
- I'm afraid I will soon not be able to afford to live where I live now.

- Wealthier, less dense parts of the city to share in the responsibility of creating more housing, especially affordable housing.
- Fair housing is a right, not a privilege.
- I want the city to be affordable to most of its residents.
- I want to own a home someday.
- I want to have kids someday.
- I don't want to just leave the city because I can't afford to have children here.
- I want my neighborhood to remain diverse.
- We need more housing to help combat homelessness.
- My neighborhood could stand to have more apartment buildings if they were allowed.
- My neighborhood needs to do its fair share and build more affordable housing.
- We should acknowledge the destructive history of restrictive covenants and housing discrimination in D.C.

*[This is just to get you thinking, and you really can say anything. Any comment helps and shows your elected representatives — here's another engaged resident who cares about housing.]*

*[Do you have a specific message to your ANC commissioners? Here's a good place for that. You could always encourage them to support the Comprehensive Plan in general.]*

I want to support the proposed changes to the Comprehensive Plan and suggest that:

*[Here are some options for additions [recommended](#) by GGWash if you'd like to get specific:]*

- The entire city should be moderate-density mixed-use, and areas close to transit should be high-density mixed use.
- The Comprehensive Plan should not have any parking-minimum requirements, minimum lot size requirements, or setback requirements.
- I especially want to support the changes about how D.C.'s "established" neighborhoods should be "supported" instead of "protected."
- The Comprehensive Plan should incorporate more language from HUD's [Affirmatively Furthering Fair Housing](#) rule.
- I support more affordable, denser housing in wealthy parts of the city.

*[You can end with a personal, optimistic note if you'd like.]*

Thanks very much,

*[You]*

---

**From:** Claudia Russell <cjrussell@erols.com>  
**Sent:** Saturday, January 4, 2020 4:36 PM  
**To:** PlanDC@dc.gov  
**Subject:** Updates for the Comprehensive Plan

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please send them to this email address:

cjrussell@erols.com

Thank you!

Claudia Russell

---

**From:** claudia62@juno.com  
**Sent:** Tuesday, December 31, 2019 6:37 AM  
**To:** plandc@dc.gov; 6b@anc.dc.org  
**Subject:** Chapter 15 Public Review Draft.

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I am the President of the Potomac Gardens Senior Resident Council. Our ANC Commissioner, Kelly Waud, sent me a link to the Chapter 15 Public Review Draft, regarding the Southeast Boulevard project.

My comments:

Connecting the boulevard to any street grids that flow into our neighborhoods is totally unacceptable, and it sounds to me like it's very unnecessary. I thought the goal was to provide quicker, smoother access to the Anacostia Waterfront. Why would there be any need to re-direct that traffic into residential neighborhoods?

And the idea of having a Bus Garage anywhere near us is completely horrifying. Places like that should be in wide open spaces, not in residential neighborhoods. That would create an environmental nightmare of exhaust fumes, traffic jams, as well as social and economic problems in the neighborhoods.

Kelly specifically pointed out this page to me:

**On Page 33:**

**"Action CH-2.2.D: Potomac Gardens New Community Pursue redevelopment of  
Potomac Gardens as a new community as a mixed income development, replacing  
the existing public housing development with new mixed income housing, including  
an equivalent number of affordable units and additional market rate units. Overall  
densities on the site should be compatible with adjacent uses. Every effort should  
be made to avoid the long term displacement of existing residents if the project is  
reconstructed. 1512.14"**

**My comment: This would completely abolish the Resident Council!! MIXED Income?**

**We would lose our ability to preside over the building under the DC Housing Authority.**

**We advocate for the elderly and disabled residents, many of whom are in wheelchairs.**

**We provide activities, meals, trips, and a lot of help. We would lose our funding from**

**HUD. We would cease to exist. This strikes a lot of people, not just me, as a cruel plan.**

ANC Commissioner Kelly Waud is coming to our Resident Council meeting in February. She will explain these proposals to the residents, and we will discuss what options we have to fight them.

Thank you for considering my comments.

Claudia McCormack, President

Potomac Gardens Senior

Resident Council

1229 G Street SE

Washington, DC 20003

---

**From:** Collins Roth <collins.roth@gmail.com>  
**Sent:** Thursday, January 9, 2020 4:44 AM  
**To:** all@anc3c.org  
**Cc:** plandc@dc.gov; cpsmartgrowth@gmail.com  
**Subject:** Support of Comprehensive Plan Amendments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear ANC members,  
I am writing in support of proposed changes to the Comprehensive Plan as they relate to Cleveland Park.

I have watched with dismay as this once vibrant Connecticut Avenue commercial area has struggled to adapt to the changing retail and entertainment trends of the 21st century. As competing areas have developed, and the nature of retail has changed, the "strip" has remained locked firmly in past. Our commercial district is burdened with attributes that may once have been strengths, but today are increasingly problematic. That includes a car-centric design with street level parking lots and service lane, low density, single purpose commercial buildings and an anchor tenant, the Uptown, which is much loved but of fading day to day relevance. Many of these weaknesses resulted from, and are protected by, planning decisions made long ago. The proposed changes allow flexibility to begin to adapt for the future.

To digress a bit, my family has had the pleasure to temporarily relocate from our house on Newark St for a couple of years in Hamburg, Germany. Here we live the positive benefit of density, and mixed use development. 5 story buildings line main streets, often with beautiful detached homes (most far older than in CP!) around the corner. Our building is shared by a local law firm, a dentist and three families. Next door, a beautiful town house converted to three flats, provides home to a 80 year old artist in the in law suite, another family and the long time owners (retired but drawing income from rent). A music school occupies a former mansion nearby.

The mixed, dense nature of housing supports phenomenal local amenities. The area is always busy with daytime foot traffic that alternates between students, office workers, residents and visitor. That supports not one but 2 urban grocery stores within 150 meters on either side (think Brookville, but modernized). Road closures allow a weekly street market. Several pubs, bakeries and restaurants seem to thrive on not only evening but daytime traffic. A bus line that recently was upgraded to 8 minute intervals.

Parking is terrible. But show me an attractive urban destination in the world where it isn't! This is a perceived weakness that can be a sign of strength. Because you cannot park, most people don't drive. They walk to local stores, or take the bus. The streets are lined with bicycle racks. This creates a virtuous circle of demand for local businesses and amenities, resulting in less need to drive, and so on!

All of the above are a result of conscious planning decisions. Encouraging density. Allowing mixed use commercial and residential buildings. Trading amenities for development. Converting usage and dividing existing historical spaces (both large old homes and commercial/industrial) to modern usage. Fighting poor parking not with more parking, but with transit options and safe and pleasant alternative means.

The changes to the DC comprehensive plan will not instantly fix Cleveland Parks problems (in fact nothing will change!). Nor are all of Hamburg's solutions relevant to Cleveland Park. But the proposed changes to allow density will introduce flexibility and hopefully spur a virtuous cycle to unlock CP's future potential.

Thanks,

Collins Roth  
3100 Newark St

**From:** Connor Bevan <cbevan@SalzburgGlobal.org>  
**Sent:** Friday, January 10, 2020 4:14 PM  
**To:** plandc@dc.gov  
**Cc:** kmcduffle@dccouncil.us; bonds@dccouncil.us; rwhite@dccouncil.us; esilverman@dccouncil.us; dgrosso@dccouncil.us; pmendelson@dccouncil.us; abaca@ggwash.org; joshkramercomics@gmail.com  
**Subject:** Back the Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and Councilmember McDuffie,

I would like to first offer my support and encouragement for your continued support for the need to address critical structural issues in DC's housing market.

I live in Trinidad, where ballooning rent prices continue to force out lifetime residents, and eat into the earnings and livelihoods of even those who can afford to stay. I will admit – my presence in this neighborhood is undoubtedly part of the problem. I moved to the neighborhood less than a year ago, and as a white man from California, I'm indicative of the type of gentrification that continues to plague DC, especially in Near Northeast.

When I considered moving to DC to take a job at a cash-strapped international nonprofit, I was faced with a couple options: move into a rapidly gentrifying neighborhood, and exacerbate churning demographics, or pack up and move way out into Virginia and Maryland, a decision that would have involved me doubling or tripling my commute times, and incurring the expenses and carbon footprint that come with owning a vehicle.

I'm sure you all are no stranger to stories like mine. DC is unique in that people from all over the country – and world – yearn to come here and inspire change.

That's what I'm asking of you all here today. The idea that housing need be a zero-sum game (my residence is akin to the displacement of another) is only made possible by our own regulatory failures. The fact of the matter is, DC and the entire Capitol Region are experiencing growth like nowhere else in this country. Investment and human capital continues to find a home in DC. Yet, far too often, we shy away from growth and prosperity, opting instead for the foolhardy ignorance that posits that can freeze this district in time.

That's why I'm asking you to support the proposed changes to the Comprehensive Plan, and take a step beyond to ensure that our locale can meet its dire housing shortage while protecting the most vulnerable members of our community. DC is a city – let's finally act like one. From Friendship Heights to Anacostia, this city should welcome infill and density, particularly in areas close to transit. Minimum parking requirements, setback requirements and lot size restrictions only have the pernicious effects of encouraging the type of wasteful, sprawling urban planning that pollutes our air, eats into our natural environment, and makes transportation and mobility that much more difficult. Wealthy areas of town should no longer get to turn their backs on new developments and affordable housing. It's time to do away with "protecting" and "defending" neighborhoods, and instead looking after the people that make our neighborhoods so vibrant. Doing so means embracing change.

Thank you,

Connor

SALZBURG  
GLOBAL  
SEMINAR

Connor Bevan | Davidson Impact Fellow  
1250 H Street NW, Suite 1150, Washington, D.C. 20005  
phone: +1 (202) 637-7688 | skype: cbevan\_22  
mobile: +1 (510) 414-7977 | email: [cbevan@salzburgglobal.org](mailto:cbevan@salzburgglobal.org)  
[2019 Program](#) | [Inspiring Leadership](#) | [Bio](#)



---

**From:** Courtney Battle <cbattle@handhousing.org>  
**Sent:** Friday, January 10, 2020 1:32 PM  
**To:** plandc@dc.gov  
**Cc:** Heather Raspberry  
**Subject:** HAND Comments on Draft Comprehensive Plan Update  
**Attachments:** HAND Letter January 2020.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Director Trueblood and DHCD Staff,

Attached are written comments from HAND on the draft Comprehensive Plan Update. Thank you for the chance to provide input on this draft and we look forward to continued partnership in this process.

Best,

**Courtney Battle, Membership Director**  
[Housing Association of Nonprofit Developers \(HAND\)](#)  
PO Box 48386, Washington, D.C. 20002 | 202.384.376

---

**From:** Coy McKinney <coymckinney@gmail.com>  
**Sent:** Thursday, January 9, 2020 9:54 PM  
**To:** plandc@dc.gov  
**Cc:** Trueblood, Andrew (OP); sw-action@googlegroups.com; 6d@anc.dc.gov  
**Subject:** Comments on DC Comp Plan, Chapter 19, on behalf of SW DC ACTION  
**Attachments:** Chapter 19\_Public\_Review\_Draft\_AW\_Oct2019\_wcomments.pdf; Chapter 19 Signatures.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good evening,

Please find attached the comments submitted by a variety of SW residents belonging to the group SW DC ACTION on Chapter 19 of the Draft of the DC Comprehensive Plan. The comments, along with our overall concerns (shared below), are supported by 168 other neighbors who have signed on in agreement. We hope you will take them into consideration moving forward.

-----

As

members of the neighborhood group, SW Action, we believe in equity (anti-racist policies) and sustainability. Given SW's unique past (urban renewal), we believe it is important for our voices, as well as those of other like-minded residents to be embraced.

Below, you will find a brief summary of our comments and concerns.

- 
- 
- Southwest is a neighborhood for
- residents, not just a destination for visitors. We believe the Lower Anacostia/Near Southwest Area (LANSWAE) focuses too much on the commercial aspects of the area. Members of SW Action want more neighborhood-serving retail, instead of pricey bars and restaurants.
- 
- 
- 
- We want more small businesses,
- minority-owned companies, and better work opportunities with livable wages for residents. We urge the Office of Planning to adjust this focus within the Comp Plan.
-

Those

of us familiar with the 2006 DC Comprehensive Plan and the 2015 SW Neighborhood Plan noticed similar language in the LANSWAE around the importance of socioeconomic diversity. While socioeconomic diversity is still important to residents, the type of development

that has taken place since those documents were created has not catered to those ideals.

- 
- 
- The ratio of affordable to market-rate
- units is disproportionate. The majority of units are rentals (high proportion of studios) unsuitable for families, which has impeded the neighborhood's ability to evolve equitably.
- 
- 
- 
- Additionally, most of SW has been
- built up, so where will the Office of Planning implement these ideals? We urge the Office of Planning to not only produce more truly affordable units of all types, especially 3-bedroom, but also to provide concrete plans for how and where these goals will
- be applied.
- 

The

LANSWAE contained very few alternative methods to achieve equitable, neighborhood-centered development. We encourage the Office of Planning to promote tools like limited equity cooperatives, community land trusts, and worker cooperatives as they are well-tested

and successful in creating and preserving affordable housing and homeownership opportunities to individuals of all economic backgrounds, as well as creating sustainable, neighborhood-friendly work opportunities.

**From:** Coy McKinney <coymckinney@gmail.com>  
**Sent:** Monday, November 18, 2019 4:09 PM  
**To:** plandc@dc.gov  
**Subject:** Housing Market Analysis

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

One of my primary concerns has been the ratio of units that are market rate versus those that are "affordable." I understand that more housing needs to be built, however, my analysis finds that the disproportionate number of market rate units is contributing to rising housing costs, gentrification, and displacement. DHCD's, October 2019, [Housing Equity Report](#), states that "housing production has consisted mostly of small rental units targeted to households earning more than 120% of the MFI." Those people need housing, but not as badly as those who are less fortunate. Moreover, this hasn't worked. For example, consider a Bisnow article entitled, "[apartment rents on D.C.'s Waterfront rise 6% even as area leads city in new supply.](#)" The Chairman of the Zoning Commission has even said, "[seems like the more housing we get, the more the price goes up.](#)" In an [article](#) written by Rick Jacobus, he writes, "I think it is clear . . . that we can't expect luxury development to have the same impact on rents at the bottom of the market as it does at the top," and he continues, "the most compelling policy implication . . . is that we need to do more to encourage development of new buildings that are targeted for lower- and middle-income households."

Given these outcomes and findings, it was surprising to see that in 2019, in court, the Zoning Commission relied on a 2013 report, [Bridges To Opportunity](#), to justify their approval of majority market-rate buildings. The Bridges report finds that, "the recent increase in market rate housing does not appear to have led to significant gentrification, by which we mean the displacement of lower income residents." It has been clear to affordable housing advocates for a while that this logic is incorrect, and even a report from the DC Chamber of Commerce refutes this notion, where the Chairman, writes, ". . . affluent families are displacing low- and middle-income families, who now comprise 52 percent of all families compared to 64 percent just 10 years ago." This theory is further undermined by DC's CFO [finding](#) in 2018 that nearly 11% of all Class-A units are vacant. Now, it should be clear that the proliferation of market rate units is not helping the affordable housing issue significantly. Thus, my position is that no governmental body should allow or promote the *Bridges* report, or other reports that find similar conclusions moving forward.

The issue of family-sized housing, (3+ bedrooms) needs to be remedied. It is extremely shortsighted to allow the proliferation of housing to overwhelmingly cater to single individuals. What happens to those individuals if they choose to start a family? Over the past decade, 60% of all units built have been one-bedrooms.

Finally, I have become a supporter and advocate of community land trusts and limited equity cooperatives. Numerous stories and findings show that these tools are consistently successful in creating and preserving affordable housing. I encourage OP to implement these policies across the board into their Comprehensive Plan.

Thank you for time and consideration in this matter.

---

**From:** CP Smart Growth <cpsmartgrowth@gmail.com>  
**Sent:** Thursday, January 2, 2020 11:51 PM  
**To:** all@anc3c.org  
**Cc:** plandc@dc.gov  
**Subject:** CPSG Letter on FLUM Amendment 2123  
**Attachments:** CPSG Letter FLUM Amendment 2123 - 01-02-20.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Commissioners of ANC 3C,

Attached is a letter from the Cleveland Park Smart Growth Steering Committee asking for your support of the Office of Planning's proposal to change the Future Land Use Map designation for the commercial area on Connecticut Avenue between Porter and Macomb Streets from Low Density Commercial to a mix of Moderate Density Commercial and High Density Residential. The attached letter outlines why we support this plan and why we hope ANC 3C will pass a resolution supporting it.

We would be happy to meet with any of you to discuss this further.

Thank you for your consideration of this request.

Bob Ward  
on behalf of the CPSG Steering Committee

cc: Office of Planning

--

[www.cpsmartgrowth.com](http://www.cpsmartgrowth.com)

---

**From:** Crystal Wright <crystal@bakerwright.com>  
**Sent:** Sunday, December 22, 2019 9:29 AM  
**To:** plandc@dc.gov  
**Subject:** Opposition to Mayor's Comprehensive Plan  
**Attachments:** Opposition to Mayor's Comprehensive Plan-Crystal Wright-12-21-19.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please find the attached letter opposing the Mayor's Comprehensive Plan.

Kind Regards,

--  
Crystal Wright  
Public Relations Strategist  
Baker Wright Group, LLC  
Washington, DC  
202/549-8072  
[www.bakerwright.com](http://www.bakerwright.com)

---

**From:** cwasserma1@aol.com  
**Sent:** Saturday, December 14, 2019 12:41 AM  
**To:** MCheh@dccouncil.us  
**Cc:** plandc@dc.gov; 3G@anc.dc.gov  
**Subject:** DC Office of Planning proposed Chevy Chase DC Commercial Strip rezoning

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

We call or everyone refers to Chevy Chase DC as the "small town in the big city". The commercial strip with the local shops and restaurants define the community. I believe we have to have growth and development that is carefully planned so as to enhance the neighborhood and meet our city's needs without giving up what makes this place special. It should not become another Wisconsin Avenue corridor, which is fine for what it is, but Chevy Chase DC is not the same character and the existing character is worth saving. Certain properties are ripe for renewal and development. I can think of a more efficient use for the upper section closest to the circle where the historic bus station is housed where height would not be as problematic. I dont want another 5333 which was built "by right" and we could do nothing to engage and make it more fitting for the neighborhood.

We already have plans to renovate/grow the community center, and it makes sense to perhaps add on to existing shops in the row of buildings that include the dry cleaners and restaurants and wine shop, but not to 6 stories... It should be and should remain low-rise community shops and convenience stores as it is now zoned.

---

**From:** cyruschimento@everyactioncustom.com on behalf of Cyrus Chimento  
<cyruschimento@everyactioncustom.com>  
**Sent:** Friday, December 6, 2019 10:56 AM  
**To:** plandc@dc.gov  
**Subject:** I support the Office of Planning DC Comprehensive Plan amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

We are in a climate emergency. As a DC resident, I support the proposed changes to the DC Comprehensive Plan because these changes will put meeting our housing needs first. It will also ensure that as our city grows, we will enable more people to stay in their communities and live near transit. This builds a more equitable and sustainable city.

In particular, I support the following changes to the Comp Plan:

- Inclusion of more housing across the city, especially near Metro stations and transit corridors so more people can live near transit, and walk, bike and ride transit. The Future Land Use Map proposes more housing around Metro stations and other transit-accessible locations.
- Ensuring we have enough homes of all shapes and sizes, particularly affordable homes, in each part of the city. The plan sets a policy for a minimum of 15% of homes in each area of the city should be affordable for low income neighbors.

I urge my Advisory Neighborhood Commission to support these changes, and for OP to formally recommend this updated Comp Plan to the DC Council soon after the conclusion of the ANC comment period.

Thank you for your consideration.

Sincerely,  
Cyrus Chimento  
1812 1st St NW Washington, DC 20001-1057 cyruschimento@gmail.com

---

**From:** d.c. forrd <dc4reality@gmail.com>  
**Sent:** Friday, January 10, 2020 8:35 PM  
**To:** ElGawish, Heba (OP); Trueblood, Andrew (OP)  
**Cc:** plandc; plandc@dc.gov  
**Subject:** Re: DC4RD COMMENTS --> Re: Comp Plan Public Review

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

ADDENDUM.

PLEASE SEE & PRINT THIS LINK FOR ADDITIONAL VISION POLICIES.

<http://www.dc4reason.org/updates/479>

THANK YOU.

CHRIS OTTEN

On Fri, Jan 10, 2020 at 8:21 PM d.c. forrd <[dc4reality@gmail.com](mailto:dc4reality@gmail.com)> wrote:

DEAR OFFICE OF PLANNING STAFF:

PLEASE ACCEPT THE FOLLOWING COMMENTS & NOTICE FOR REVIEW IN COMP PLAN REWRITE.

REGARDS,

CHRIS OTTEN, CO-FACILITATOR

DC FOR REASONABLE DEVELOPMENT

PS: WHEN WILL WE SEE HOW OUR COMMENTS ARE INCLUDED OR NOT?

On Fri, Jan 10, 2020 at 2:28 PM ElGawish, Heba (OP) <[heba.elgawish@dc.gov](mailto:heba.elgawish@dc.gov)> wrote:

Hello,

Following up on your phone call, the Office of Planning will be accepting public feedback until 11:59pm Friday, January 10, 2020.

ANCs can submit feedback through February 14, 2020. If you have additional comments on the draft, we strongly encourage you to continue to share them with the appropriate ANC. Due to the broad scope of the Comp Plan, during Public Review the Office of Planning (OP) will give special attention to ANC resolutions.

Regards,

**Heba ElGawish** · Community Planner

DC Office of Planning

1100 4th Street SW, Suite E650 · Washington, DC 20024

202.741.5217

[heba.elgawish@dc.gov](mailto:heba.elgawish@dc.gov)

[planning.dc.gov](http://planning.dc.gov)

--

DC for Reasonable Development

(202) 656-5874

[www.dc4reason.org](http://www.dc4reason.org)

[fb.me/dc4reality](http://fb.me/dc4reality)

[twitter.com/dc4reality](http://twitter.com/dc4reality)

--

DC for Reasonable Development

(202) 656-5874

[www.dc4reason.org](http://www.dc4reason.org)

[fb.me/dc4reality](http://fb.me/dc4reality)

[twitter.com/dc4reality](http://twitter.com/dc4reality)

---

**From:** d.c. forrd <dc4reality@gmail.com>  
**Sent:** Friday, January 10, 2020 8:21 PM  
**To:** ElGawish, Heba (OP); Trueblood, Andrew (OP)  
**Cc:** plandc; plandc@dc.gov  
**Subject:** DC4RD COMMENTS --> Re: Comp Plan Public Review  
**Attachments:** 01\_10\_2020\_dc4rd\_COMMENTS\_COMP\_PLAN.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

DEAR OFFICE OF PLANNING STAFF:  
PLEASE ACCEPT THE FOLLOWING COMMENTS & NOTICE FOR REVIEW IN COMP PLAN REWRITE.  
REGARDS,  
CHRIS OTTEN, CO-FACILITATOR  
DC FOR REASONABLE DEVELOPMENT

PS: WHEN WILL WE SEE HOW OUR COMMENTS ARE INCLUDED OR NOT?

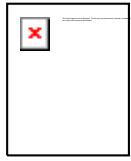
On Fri, Jan 10, 2020 at 2:28 PM ElGawish, Heba (OP) <[heba.elgawish@dc.gov](mailto:heba.elgawish@dc.gov)> wrote:

Hello,

Following up on your phone call, the Office of Planning will be accepting public feedback until 11:59pm Friday, January 10, 2020.

ANCs can submit feedback through February 14, 2020. If you have additional comments on the draft, we strongly encourage you to continue to share them with the appropriate ANC. Due to the broad scope of the Comp Plan, during Public Review the Office of Planning (OP) will give special attention to ANC resolutions.

Regards,



**Heba ElGawish** · Community Planner

DC Office of Planning

1100 4th Street SW, Suite E650 · Washington, DC 20024

202.741.5217

[heba.elgawish@dc.gov](mailto:heba.elgawish@dc.gov)

[planning.dc.gov](http://planning.dc.gov)

--

DC for Reasonable Development

(202) 656-5874

[www.dc4reason.org](http://www.dc4reason.org)

[fb.me/dc4reality](http://fb.me/dc4reality)

[twitter.com/dc4reality](http://twitter.com/dc4reality)

---

**From:** Dale Barnhard <dwbdcy@yahoo.com>  
**Sent:** Monday, December 30, 2019 1:32 PM  
**To:** plandc@dc.gov  
**Cc:** Gary Barnhard  
**Subject:** Squares 1,4,5,17

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

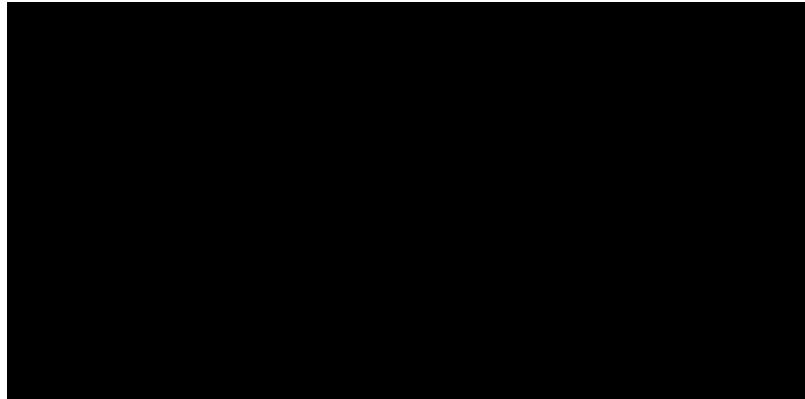
What is the connection between the FLUM & text amendments?

We have several proposed text amendments that are in conformance with the City's goals for the comprehensive plan, but the area is identified as park as a future use which would not be in sync with the comp plans emphasis on housing, transit, and accessible park space.

The area will be subject to a DDOT study this year and this will open development opportunities consistent with our text amendments.

Please see our wiki at:

[Foggy Bottom Future – Don't wait for the future, help us build it!](#)



### **Foggy Bottom Future – Don't wait for the future, help us build it!**

We would speak with the appropriate people at DCOP at your earliest convenience about this matter.

Dale W. Barnhard

[Sent from Yahoo Mail on Android](#)

---

**From:** Damien Agostinelli <damienagostinelli@gmail.com>  
**Sent:** Wednesday, January 8, 2020 10:10 AM  
**To:** plandc@dc.gov  
**Subject:** Comments on 10/15/19 draft updated Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Damien Agostinelli  
3219 7<sup>th</sup> ST NE  
Washington, DC 20017  
202-641.8311  
[DamienAgostinelli@gmail.com](mailto:DamienAgostinelli@gmail.com)

January 8, 2020

Plan DC  
DC Office of Planning  
1100-4th Street, S.W. #650  
Washington, DC 20024

Dear OP:

I am writing to officially object to OP's acceptance in its 10/15/19 draft updated Comprehensive Plan (Comp Plan) of the developer's proposed Map Amendment (#1866) & Text Amendments (#1882 & 1887) for 901 Monroe Street NE (Square 3829). As a resident of nearby 7<sup>th</sup> Street NE, I'd like to relay my experience over the nearly 15 years of continuous construction around my single-family home, in every direction. When I moved here in 1989, I knew nothing of zoning and its implications. Over the last 15 years, I have learned much more. Perhaps most troubling is zoning laws and the related processes are too complicated for regular citizens these laws purport to protect. This means citizens that live in area are not able to be effective participants of the process.

My experience living on 7<sup>th</sup> Street was that construction traffic rumbled through at any and all hours, especially delivery of materials. While the former Paulist's estate was being turned into the eventual 500 and some townhouses, large flat-bed delivery trucks would cruise by in each direction heading south at 4:00am and returning north again past my house by 4:30 am. This went on for years and years!

Workmen and work trucks parked all over the place when they wished as they wished, taking residential parking from the residents.

Years passed during construction when heavy rains would generate mud flows down 7<sup>th</sup> Street, often into Lawrence, Kearney and Jackson Streets, flooding the areas with mud. Pedestrian traffic was imposable, and automobile and bus traffic would get filthy and splash mud onto everything that wasn't already muddy.

This type of construction abuse of neighbors is apparently the price the neighbors must pay so the city and the developers may reap its benefits from the many construction projects.

Finally, I learned these up-zoning projects increases the property values of the effected parcel tremendously. Currently DC Law allows developers to offset these increases in value with paltry "Community Amenities".

Please consider the citizens that will endure (pay) for 901 construction. The remaining 6 houses on the proposed 901 Monroe Street parcel contain elderly residents, who have been living in their houses since before the metro, and deserve better than have this project, very likely be the end of them – just for the error of living next to the project.

Thank you for thoughtfully considering my e-mail.

---

**From:** dan <dan.v.young@gmail.com>  
**Sent:** Tuesday, December 3, 2019 5:20 PM  
**To:** plandc@dc.gov; wisc869639@gmail.com; monicasyoung@me.com  
**Subject:** FLUM changes

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hi

Please adhere the existing timeline for review and comment of the text and map changes to the existing FLUM for Tenleytown. This presently calls for a "planning analysis" for Wisconsin Ave over the next 5 years.

The current FLUM is compatible with the zoning and infrastructure capacity as previously approved by the City Council and allows for development along Wisconsin Ave. that will be compatible with the infrastructure.

Dan and Monica Young

4215 Yuma St.NW

Washington DC 20016

---

**From:** Daniel Schramm <daniel.p.schramm@gmail.com>  
**Sent:** Friday, January 10, 2020 12:08 PM  
**To:** plandc@dc.gov  
**Cc:** McDuffie, Kenyan (Council); Crawford Riddick, Marita (Council); Mitchell, Barbara (Council); Cislo, Kelley (Council); Treadway, Nolan (Council); Cozart, Anita (OP); Dan Schramm; Higgins, Ursula (ANC 5B02); Landon Jones; Steptoe, Carolyn C.(ANC 5B04); Hall-Carley, Gayle (SMD 5B01); Mekembe, Henri (SMD 5B03); Caroline Petti; evelyn.kasongo@dc.gov; emily.johnson@dc.gov  
**Subject:** BNCA Comments on OP Draft Comprehensive Plan Changes  
**Attachments:** BNCA Comp Plan Comment Letter (Jan. 10, 2020).pdf; Attach I\_BNCA\_comp\_plan\_proposals\_06.21.17.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Dir. Trueblood and Office of Planning Staff,

Please find attached comments from the Brookland Neighborhood Civic Association on OP's October 2019 revisions to the DC Comprehensive Plan. The second attachment is our letter on proposals for changes to the Comprehensive Plan from June of 2017, which are discussed in our current comments.

Please feel free to contact me if you have any questions. We would appreciate the opportunity to have follow-up discussions with OP staff regarding certain specific issues associated with Brookland - such as the need to preserve the Brookland Green as park space in the FLUM.

Sincerely,

Daniel Schramm  
President, BNCA  
[www.brooklandcivic.org](http://www.brooklandcivic.org)

---

**From:** Danny Clark <daclark8192@gmail.com>  
**Sent:** Friday, January 10, 2020 2:11 PM  
**To:** plandc@dc.gov  
**Cc:** abonds@dccouncil.us; rwhite@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; mcgeh@dccouncil.us; pmendelson@dccouncil.us; 3B05@anc.dc.gov; 3B04@anc.dc.gov; 3B03@anc.dc.gov; 3B02@anc.dc.gov; 3B01@anc.dc.gov  
**Subject:** Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and ANC3B members,

I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

I live near the border of Glover Park and Cathedral Heights on Wisconsin Avenue and there is not enough density in the neighborhood. While there are apartment complexes on one side of the street that serve the needs of students and working families, on the other side there are single family homes that cost millions of dollars that serve only wealthy residents. There is not enough affordable housing in our neighborhood as low density housing is prioritized. Glover Park and Cathedral Heights need to do their fair share to build more housing in DC so it can be affordable.

I want to support the proposed changes to the Comprehensive Plan and further suggest that richer, less dense parts of the city need to share in the responsibility to create more housing. The entire city should be moderate-density mixed use, and areas close to transit should be high-density mixed use. Single family homes along a major bus route, like there are in my neighborhood, is not conducive to housing affordability or good transportation policy.

My wife and I are expecting a child and want to remain in DC to raise our children. We're lucky to have some financial stability that lets us live in this wonderful city. I want to make sure that the city my child grows up in is affordable for all. By committing to building more housing, especially affordable housing, we can accomplish this.

Thank you for considering my comments,

Daniel Clark

---

**From:** Dave Kasten <dave.kasten@gmail.com>  
**Sent:** Wednesday, January 8, 2020 10:55 PM  
**To:** plandc@dc.gov; 6B04@anc.dc.gov; pmendelson@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; rwhite@dccouncil.us; callen@dccouncil.us  
**Cc:** abaca@ggwash.org  
**Subject:** I support Greater Washington's comments on the Comprehensive Plan!

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hi,

As someone who moved to DC in 2009, I support the Comprehensive Plan! BUILD MORE THINGS IN MY BACKYARD. I routinely read Greater Greater Washington and trust their perspective on building more; in particular, I support their comments, especially the claim that folks in Rock Creek, Near Northwest, and Capitol Hill (my neighborhood) should have to bear more of the burden for affordable housing. Get rid of regressive policies like minimum parking requirements and street setbacks!

BUILD MORE NEAR ME!

Sincerely, and thanks for listening,  
David Kasten  
503 10th St SE

---

**From:** Dave Ricksecker <david\_ricksecker@yahoo.com>  
**Sent:** Tuesday, January 7, 2020 1:58 PM  
**To:** plandc@dc.gov  
**Cc:** commissioners@anc3f.com; dgrosso@dccouncil.us; Cheh Mary (COUNCIL)  
**Subject:** Zoning Changes ANC3F and Howard Law parcel

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

All,

I live at 2904 Upton street and I strongly object to changing the zoning from the current Institutional designation to mixed use medium density residential" for several reasons.

- 1) This is a wonderful open space for kids and sports activities. There are not any other nearby sports fields or playgrounds.
- 2) The street is already busy with traffic without more housing. Parking is already limited due to nearby apartment dwellers street parking and Howard, UDC and other students workers.
- 3) It will completely change the character of the street and neighborhood. Currently the neighborhood is low-density single family housing.
- 4) There are numerous other nearby locations along the Connecticut Avenue corridor that should be considered. Such as the former Intelstat building, former walgreens, the green space in front of the former Intelstat, the lot next to the Kuwaiti embassy on Tilden, etc. The Van Ness commercial area between Albemarle and Van Ness, with its many one and two story commercial buildings, has room to add housing.
- 5) It will increase an already overcrowded Hearst Elementary (before the former Fannie Mae renovations are even complete).

Again, I strongly oppose changing the Howard Law School parcel to a "mixed-use medium density residential and institutional" designation which is a change from only institutional use.

David Ricksecker  
2904 Upton St. NW  
Washington, D.C., 20008  
202-329-3538

---

**From:** David Cristeal <dcristeal@msn.com>  
**Sent:** Wednesday, January 8, 2020 6:23 PM  
**To:** commissioners@anc3f.com  
**Cc:** plandc@dc.gov; CPSG Steering Committee  
**Subject:** DC Office of Planning Proposal for Cleveland Park commercial strip (Amendment 2123)

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear ANC 3F Commissioners,

Wouldn't it be great if store clerks earning a minimum wage at Cleveland Park commercial area stores like Target, Mom's Organic Foods and Streets Market could find a nearby apartment they could afford? If approved, the Office of Planning's proposed Amendment 2123 to the Comprehensive Plan Update could help make this a reality.

I am writing to ask for your support of the Office of Planning Update to the District of Columbia's Comprehensive Plan. The Update has many recommendations for future land use, housing, transportation, education and more that, if implemented, strengthens and enhances the livability and vibrancy of all DC communities, including Cleveland Park. The Office of Planning staff as well as their colleagues from other Departments who have contributed to this Update and the public engagement process are to be applauded for their efforts.

I am specifically asking for your support of a future land use change for the **commercial area at the Cleveland Park metro station along Connecticut Avenue between Porter on the north to Macomb on the south** that would allow for additional housing units (**Amendment 2123**). I recognize that this part of Connecticut Avenue is located in ANC 3C but have two reasons for this particular request:

First, I request your support for more housing there as a nearby coop owner living at Tilden and Connecticut (ANC 3F01). I support the many stores such as Mom's and Streets Market, restaurants such as Indique, Bindaas, Sababas, Al Volo and Vace (I think it's dinner time). I shop at other stores there as well. Allowing more housing between Porter and Macomb adds more potential customers for these shops. Stores and restaurants benefit from more customers living nearby.

Second, I request your support for more housing there as a professional in the housing affordability field (just retired as Arlington's Housing Director). Allowing more housing along Connecticut Avenue between Porter and Macomb (as well as other similar locations in Ward 3/Rock Creek Park West on Connecticut and Wisconsin Avenues) is necessary if the District is to achieve its ambitious 2025 housing objectives: 36,000 net new units/12,000 net new units of affordable housing. According to figures from the Office of Planning and Department of Housing and Community Development (DCHD), Rock Creek West has only 470 affordable units and needs about 1,500 more affordable units to reach the 2025 objective. Appropriately FLUMed and zoned locations along or near Connecticut and Wisconsin Avenues would be most suitable for this level of additional housing.

In my Arlington experience, land use and zoning tools closest to transportation corridors provide the foundation from which to obtain more housing as well as wider affordability. Building more housing in existing urban areas such as Cleveland Park, while challenging and expensive, is a more efficient use of scarce public infrastructure resources and therefore offers an alternative to the 'driving until you can afford' mentality of development that eats up open spaces in the outer areas of this region (as well as the financial and social costs of that drive when an affordable sub- or ex-urban home is an hour or longer commute to an urban job).

Several of the store clerks I referred to above pay about \$1,500 for a 2-bedroom apartment. That's a great rent for such an apartment but they are located in suburban Maryland and Virginia. These employees currently drive or take public transportation to get to work. Allowing more housing units in Cleveland Park could provide a solution to this dilemma. Most of the employees I spoke with at the three retailers would love to live in Cleveland Park. I suspect they are not alone.

Therefore, I ask that ANC 3F pass a resolution in support of the Office of Planning's proposal (Amendment 2123) that would allow for the development of more housing units than currently allowed.

Respectfully,

David Cristeal  
3930 Connecticut Ave, NW  
Washington, DC 20008

---

**From:** David Harris <dah.wdc@gmail.com>  
**Sent:** Friday, January 10, 2020 3:19 PM  
**To:** all@anc3c.org; 3C05@anc.dc.gov  
**Cc:** plandc@dc.gov; Cheh, Mary (COUNCIL); pmendelson@dccouncil.us  
**Subject:** Increasing Housing Density in Cleveland Park

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Commissioner Hersh and ANC 3c,

I'm asking for your support to help pass a resolution in favor of the current Office of Planning proposal to increase housing density in the Connecticut Avenue commercial district in Cleveland Park to "high residential density." We desperately need to increase the amount of housing in DC as a whole, and Cleveland Park needs to do its fair share. Increasing housing will help to reduce prices (simple market economics), increase affordable housing (there's no affordable housing without more homes), and help to reduce displacement of long-time residents in other parts of the city. We need to open the door to make it possible to build more homes in Cleveland Park. This also helps DC meet environmental goals, and would help to boost our local economy because there would be more people around to shop in our stores and eat in our restaurants.

I appreciate your consideration and hope you will join me in supporting increased housing density along the Connecticut Avenue commercial district in Cleveland Park.

Best regards,

David A. Harris  
3065 Porter St. NW  
Washington, DC 20008

David A. Harris  
[dah.wdc@gmail.com](mailto:dah.wdc@gmail.com)  
Mobile: 202-438-7041

---

**From:** David Kosub <drdavyboy@gmail.com>  
**Sent:** Friday, January 3, 2020 9:34 AM  
**To:** plandc@dc.gov  
**Subject:** Comments on Rock Creek East Element of Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good day Office of Planning staff,

Please find below comments and feedback from my family on the Rock Creek East element of the Comprehensive Plan. We are happy to answer any questions you may have.

Thank you for the opportunity to provide public comment,  
David  
Lamond-Riggs Resident

## General Comments

- Many more areas of the city, including Riggs Park which lies partially in the Rock Creek East area, should be considered for having “village green” potential like that referenced for Takoma (RCE-2.1.D). A triangle park owned by DDOT sits at the southwest corner of Riggs Rd NE and South Dakota Ave NE, which could serve as a signature open space feature for the neighborhood (especially if it too could be transferred to DPR management as noted in **Action PROS-1.3.B**). Moreover, this aligns with goals set forth in Policy RCE-2.5.3 and policy RCE-2.5.4 as it relates to resource protection and open space conservation, respectively.
- Capital investments (e.g. façade improvements, streetscape amenities, pedestrian safety measures, parking management improvements, and public art) should be a goal throughout the city, not solely in Petworth (Policy RCE-2.2.2). Similarly, undesirable uses (as described in the plan) should also be limited throughout the city, not solely Petworth, to strengthen the economic vitality of those corridors, retain businesses, and serve the shopping needs of the surrounding neighborhoods (Policy RCE-2.2.3)
- Walkability, transit, trails, and related items should be an attribute that enhances development character throughout the city, and not specifically focused only on the Georgia Ave Petworth area (Policy RCE-2.2.1 and Policy RCE-2.3.2)

## Specific Comments

### Overview

- Add Riggs Rd NE and 3rd St NE in Riggs Park (which lies partially within the Rock Creek East area) to the following statement as they too are gateways into the city from Maryland and deserve attention, “Coordination should also emphasize improvement of gateways into the city at New Hampshire Avenue, Georgia Avenue, and 16th Street. Moreover, this intersection should be considered in other parts of the plan with policies focused on gateways into the city.”
- Include the intersection at Riggs Rd NE and South Dakota Ave NE in the following statement related to pedestrian and bicyclist safety along with Georgia Ave, “Such changes...will need to be explored along Georgia Avenue as plans for Bus Rapid Transit along the avenue move forward.”

- Replace the name of Fort Circle Parks referenced throughout the plan to the Civil War Defenses of Washington, which is how the national park Service refers to these public assets
- Policy RCE-1.1.3: Directing Growth
- Add the South Dakota Ave NE and Riggs Rd NE corridor to the list of communities where economic development activity and employment growth should be concentrated, pedestrian, transit, and bicyclist access improved, and urban and visual design enhanced for the local community to enjoy
- Policy RCE-1.1.7: Cross Jurisdictional Coordination
- Consider working closely with the Maryland National Capital Parks and Planning commission on any potential development on Riggs Rd NE and 3<sup>rd</sup> St NE in Riggs Park that borders Maryland
- Policy RCE-1.1.9: Traffic Management Strategies
- Add the intersection of South Dakota Ave NE and Riggs Rd NE in Lamond-Riggs to the list needing improved traffic management. Pedestrian improvements and streetscape beautification should also be noted for this intersection too.

#### Action RCE-1.1.B: Façade Improvements

- Urban design and façade improvements should be implemented in the South Dakota Ave NE and Riggs Rd NE corridor

#### Action RCE-1.1.C: Industrial Zone Buffers

- Include the Lamond-Riggs neighborhood alongside the CSX railroad tracks

#### Policy RCE-1.2.1: Fort Stevens and Fort Slocum

- Either request Fort Totten also be referenced here to ensure it also receives the same attention as other CWDW parks referenced in this policy or that the heading reference the CWDW parks more generally instead of those two specific parks to ensure equal attention throughout

#### Policy RCE-1.2.6: Small and Minority Businesses

- Request the boundaries of The Parks Main Street, who's current corridor includes the Riggs Park neighborhood , to extend north from Riggs Rd NE along the CSX railroad tracks to encompass all small businesses located along 2<sup>nd</sup> St NE

#### Policy RCE-1.2.9: Recreational Acreage

- Green space and park land should be expanded, conserved, and managed as appropriate in the Riggs park neighborhood too

---

**From:** David Kosub <drdavyboy@gmail.com>  
**Sent:** Sunday, December 15, 2019 5:20 PM  
**To:** plandc@dc.gov  
**Subject:** Comments on Upper Northeast Area of Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

\*\*Please review this version. The earlier email had an error\*\*\*

Thank you for the opportunity to review and provide feedback on the Office of Planning's Comprehensive Plan. Please find below some suggestions from my family related to the Upper Northeast area. We are happy to answer any questions you may have.

#### Overview

- Request mentioning Riggs Park in the list of neighborhoods described in the following sentence, "Upper Northeast is principally known as a residential community, with stable single family neighborhoods like Arboretum, Brookland..."
- Request the UDC Bernie Baccus campus be referenced in this sentence, "It includes three major institutions of higher learning—the Catholic University of America (CUA), Trinity University, and Gallaudet University—and numerous other institutions serving other missions."
- Request the following phrase "and new families" be added to this sentence as they too have a strong civic engagement ethos, "Upper Northeast neighborhoods are home to many lifelong Washingtonians and have a strong tradition of civic involvement."
- Request the following sentence be revised as there are many factors contributing to the rising cost of housing in the District. It is more than new homeowners moving into the area. As currently written, it suggests correlation yields causation. "A new generation of homeowners has "discovered" Upper Northeast—driving up prices and increasing housing demand"
- Replace all references to the name "Fort Circle Parks" in this section and throughout the plan with that of "Civil War Defenses of Washington." NPS refers to these parks as the CWDW and this plan should be consistent.
- Recommend including references to the Modern at Artplace and Fort Totten South development activities on-going in Riggs Park in the paragraph that begins, "More than half of the additional households are associated with specific sites that are in various stages of planning right now."
- In the section about demographics, please include information on all races/ethnicities in the narrative (currently data are provided only for African American and Hispanic groups)...

#### Policy UNE-1.1.3: Metro Station Development

- Request small and local business development, including retail and restaurants, be added to the list.
- Ensure items such as beautification, native landscaping, and trash clean up are included here to ensure we are enhancing the visual nature of the area around the metro stops (including Fort Totten)

#### Policy UNE-1.1.7: Larger-Scale Retail Development

- Recommend including the industrial area (some of which has recently been rezoned as Mixed Use) alongside the CSX railroad tracks between Riggs Rd NE and 2<sup>nd</sup> St NE are included here
- Opportunities to visually enhance this strip of land would be optimal as many vehicles and pedestrians visit this site on a daily basis
- Opportunities should also encourage additional community-serving retail development, specifically sit-down, non-fast food restaurants

**Policy UNE-1.2.1: Streetscape Improvements,**

- Request adding the South Dakota ave and Riggs Rd NE corridor to the list needing streetscape improvements (e.g. uniform visual feel, native landscaping, trees, undergrounding powerlines, transforming DDOT greenspace on south west corner to a community park, traffic mitigation, etc.)

**Policy UNE-1.2.7: Institutional Open Space**

- Request UDC-Bernie Baccus campus be included here. Much of the impervious surfaces there could be transformed into community serving parks and also align with their urban sustainability goals
- Consider options to increase green and impervious spaces near the entrance to the Fort Totten metro station. Currently it is mostly all parking lots or sidewalks aside from the NPS parkland

**Policy UNE-1.2.8: Environmental Quality**

- Request considering the installation of more native trees, grasses, and rain gardens throughout the upper northeast area to also help address environmental quality issues
- Emphasize that new development consider installing green roofs, solar paneling, or related green infrastructure for all new projects

**Action UNE-1.2.A: Parkland Acquisition** Address the shortage of parkland in the Planning Area

- Request DDOT transfer the parcel of land on the southwest corner of South Dakota Ave and Riggs Rd NE to DPR
- Request attention, resources, and planning be provided to reactivate the Civil War Defenses of Washington NPS land for community recreational, historical, and cultural uses, located at Galloway St, South Dakota Ave, and Gallatin St NE, such as through a hiking walking path

**action UNE-1.2.C: Main Streets/Great Streets**

- In addition to Rhode Island Ave, please consider adding Riggs Park (south Dakota ave and Riggs Rd NE) to be eligible to apply for Great Streets funding for its small businesses as well as funding for transportation, streetscape, and façade improvements.

**Policy UNE 2.7 Fort Totten Metro Station Area 2417**

- Indicate the Fort Totten station serves the red, green, and yellow lines
- Regarding the statement, “the area has been slated for transit-oriented development in the Comprehensive Plan for more than 20 years,” recommend the Comprehensive Plan emphasize strongly that this should happen very soon. The community has waited for this for a long time, as evident by the 20 year reference, and another study may only suggest the same thing which has been touted for decades.

**Policy UNE-2.7.1: Fort Totten Metro Station**

- Request stressing pedestrian access here if it is envisioned as a “transit village”
- Request Riggs Park be added to the list of communities potentially impacted
- Request issues related to public safety, trash, and native landscaping, and overall beautification of this metro site be emphasized as a necessity if it is truly to be considered a “transit village”

**Action UNE-2.7.A: Fort Totten Small Area Plan**

- Request any new study discuss the 2009 South Dakota and Riggs Rd Area Development Plan. Many items therein, especially related to green and open spaces, must still be addressed to this day
- Any new study should stress small and local business development instead of national chains

**Action UNE-2.7.B:**

- Clarify that the Y intersection is north of Riggs Rd and South Dakota Ave where 3<sup>rd</sup> St splits off to the right and 2<sup>nd</sup> St NE to the left.

- As part of considering new park land, focus attention and resources on the south west corner of South Dakota Ave and Riggs Rd NE (parcel of land currently owned by DDOT) as an opportunity to create a neighborhood community park
- Include beautifying and enhancing the visual nature of the Riggs Rd tunnel under the CSX tracks, as it serves partially as a defacto Welcome to Riggs Park for drivers and pedestrians

---

**From:** David Poms <dpoms@dcpca.org>  
**Sent:** Friday, January 10, 2020 4:53 PM  
**To:** plandc@dc.gov  
**Cc:** Patricia Quinn; ymoghimi@amerihealthcaritas.com  
**Subject:** Comprehensive Plan Feedback - CSF-2 Health  
**Attachments:** DC PACT Feedback on CSF-2 Comp Plan.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning,

Attached please find feedback on section CSF-2 of the Comprehensive Plan from the DC PACT Coalition, a collective impact initiative working to address racial inequity in health outcomes by improving alignment of the health and social service sectors. We hope that consideration of our feedback will lead to a desire to collaborate with DC PACT on health equity improvement planning. Please let me know if you have any questions, and thank you for the opportunity to provide feedback.

Sincerely,  
David

David Poms  
Policy Analyst  
DC Primary Care Association  
1620 I Street NW #300  
Washington, DC 20006  
Office: 202-552-2305  
DPoms@dcpca.org

*This message is intended only for the use of the individual or entity to which it is addressed, and may contain information that is privileged, confidential and exempt from disclosure under applicable law. If the reader of this message is not the intended recipient, or the employer or agent responsible for delivering the message to the intended recipient, you are hereby notified that any dissemination, distribution or copying of this communication is strictly prohibited. If you have received this communication in error, please notify the sender immediately by telephone and delete the material from your computer. Thank you for your cooperation.*

---

**From:** Debbie Lyle <dlyle@lldhhome.org>  
**Sent:** Friday, January 10, 2020 3:52 PM  
**To:** plandc@dc.gov  
**Cc:** tomquinn71@gmail.com; jonbender@gmail.com; Matthew Frumin; L. Orem  
**Subject:** Request regarding Future Land Use Map  
**Attachments:** image003.jpg; image004.jpg; image005.jpg; image006.png; image007.png; image008.png; image009.png; image002.jpg; Letter to Andrew Trueblood.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

January 10, 2019

Andrew Trueblood, Director  
DC Office of Planning  
1100 4<sup>th</sup> Street, SW, Suite 650 East  
Washington, DC 20024

Dear Director Trueblood:

The Lisner-Louise-Dickson-Hurt Home has proudly served low income DC seniors for 80 years. The economics of our operation, however, are not sustainable. In order to continue to serve low income DC seniors (and potentially expand our ability to do so), we will need to make considerable capital investments in our existing building and may need to utilize portions of our property for development.

There is a significant amount of open land on our site which is in close proximity to the Friendship Heights Metro Station and the accompanying amenities. We are exploring development options that can support our mission. We will be sensitive to the needs of our nearby neighbors as we consider development options. Pursuit of some development on our site, however, will be essential as we act to stabilize our operations.

We ask the Office of Planning to propose a change to the Future Land Use Map for our site (Lot 0009, Square 1663) to allow for medium density residential (or at a minimum moderate density residential) and low density commercial. The reason for the low density commercial request is to allow for the inclusion of very modest unrelated commercial including office space on the site.

Sincerely,

Matthew Frumin, Board President

Ward Orem, CEO

Debra Lyle  
Development Coordinator and

Executive Assistant to the CEO  
Lisner-Louise-Dickson-Hurt Home  
5425 Western Avenue, NW  
Washington, DC 20015  
[www.lldhhome.org](http://www.lldhhome.org)  
202-966-6667 Ext. 3373  
fax 202-362-0360

*The mission of the Lisner-Louise-Dickson-Hurt Home is to provide extraordinary health and life care services to low and modest income seniors of the District of Columbia, empowering them to live their lives to the fullest.*

A participant in the Combined Federal Campaign, Code 25024  
and the United Way Campaign of the National Capital Area Code 8007



---

**From:** Deborah Chaney <imdkchaney@verizon.net>  
**Sent:** Wednesday, October 30, 2019 6:51 PM  
**To:** PlanDC@dc.gov  
**Subject:** Comp Plan updates

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I am interested in receiving updates on the comprehensive plan

Deborah

---

**From:** Deborah Jones <djones@wardseven.com>  
**Sent:** Wednesday, January 8, 2020 11:47 PM  
**To:** plandc@dc.gov  
**Subject:** Ward 7 Stakeholder comments and Recommendations  
**Attachments:** FY2020 Comp Plan comments.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

We respectfully submit the attached 12 recommendations as suggested by community stakeholders from Ward 7.

Please see attached. Thank you.

--  
Deborah T. Jones  
Executive Director  
Ward 7 Business Partnership formerly Deanwood Heights Main Streets  
4645 Nannie Helen Burroughs Ave NE, Suite 209 | Washington, DC 20019  
202/621-2288 (voice) | [djones@wardseven.com](mailto:djones@wardseven.com) | Donate at: [www.wardseven.com](http://www.wardseven.com)

---

**From:** Delores Bushong <deloresbushong@hotmail.com>  
**Sent:** Thursday, December 12, 2019 4:25 PM  
**To:** joshua.ghaffari@dc.gov; plandc@dc.gov  
**Cc:** Garrity Bonnie; Laura Phinizy  
**Subject:** Proposed Revisions to Comp Plan Light Pollution  
**Attachments:** Revised amendments Light Pollution DC Comp Plan 121119.docx; Light Pollution Presentation FEB 2019 (1).pdf; Impact of Lighting - Gibbons (1).pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Josh and OP Staff,

We are sending you comments about the current draft, Chapter 6, and ask that you make modifications to the amendments related to light pollution before the draft Comp Plan is sent to the Council for review. Should you have any questions after reading the documents, please give me a call at 202-529-6824.

I sent electronic copies in an earlier email of the resolutions from ANC's and civic associations that we met with in the past two years asking for 2700 Kelvin street lights on all DC streets to help manage light pollution. Please include that information as you evaluate our request for revised amendments in the area of environmental hazards, specifically light pollution.

Thank you,  
Delores Bushong

---

**From:** Denis James <denisjames@verizon.net>  
**Sent:** Friday, January 10, 2020 4:43 PM  
**To:** DC Office of Planning Comp Plan 2020  
**Cc:** John L. Hargrove  
**Subject:** Comments of the Kalorama Citizens Association on OP Comp Plan Amendments  
**Attachments:** KCA comments on OP amendments to DC Comp Plan 1\_10\_20120.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please see attached document.

---

**From:** Devin Brady <devinbrady@gmail.com>  
**Sent:** Thursday, January 9, 2020 12:58 PM  
**To:** plandc@dc.gov  
**Cc:** Japer.Bowles@anc.dc.gov; Alex Baca  
**Subject:** Feedback on the Comp Plan Update

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello!

I live in Adams Morgan, in the Mid City policy area, and in general I strongly support the Comp Plan Update.

In the Summary of Major Policy Themes, I'm concerned about the phrase "Improve traffic circulation along major Mid-City arterial streets". If this means more cars on our roads and those cars traveling at higher speeds, that is a big problem. The streets of Adams Morgan are not highways whose purpose it is to speed suburban commuters to their destinations. They are our front yards, where people live and work, where children play. The need of Adams Morgan residents to safely walk and bike their own streets must be paramount, far above traffic circulation. Our streets are frankly an under-utilized resource because they are only thought of as where "traffic circulation" happens. Many Adams Morgan residents, like myself, do not own cars and our streets do not serve us.

Relatedly in the Mid City planning area, the streets around the Columbia Heights Metro station need to be fully closed to cars, and allow buses, bikes, and pedestrians only. The constant danger from cars keeps Columbia Heights from being the beloved public space it could be. What was done on 14th Street in Manhattan recently, turning it into a car-free busway, is exactly what should happen on 14th Street NW here in DC (in the blocks around the station).

Finally, we need more housing in DC and I support the Comp Plan in its efforts to build more housing in currently-exclusive areas west of Rock Creek Park. In a housing crisis, we cannot have any regulation that mandates a mansion-only zone. We should be able to build up to 5 stories of housing on any habitable land in the city, and even taller around Metro stations. To the furthest extent possible we must remove the red tape of DC bureaucracy and the veto power of individual busybodies that prevents new housing from being built quickly on every block in the city.

Thank you,  
Devin Brady

---

**From:** Divya Parmar <parmar.d@gmail.com>  
**Sent:** Friday, January 10, 2020 3:54 PM  
**To:** plandc@dc.gov  
**Subject:** Please Support the Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear DC Office of Planning,

I urge you to support the Comp Plan. It will provide affordable housing and transit to make DC welcome to all. Let's move the city forward to a greater future.

Thank you,  
Divya Parmar

---

**From:** Doggett, Rosalyn <RDoggett@wmata.com>  
**Sent:** Wednesday, January 8, 2020 1:19 PM  
**To:** plandc@dc.gov  
**Cc:** Willger, Colleen (OP)  
**Subject:** WMATA Clarifications to DC Comprehensive Plan Amendments  
**Attachments:** 200108 WMATA Comp Plan Amendment Clarifications.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attached please find WMATA proposed clarifications/corrections.

Rosalyn Doggett  
Senior Real Estate Advisor  
Washington Metropolitan Area Transit Authority  
600 Fifth Street, NW  
Washington, DC 20001  
202 962 2208  
202 604 1275 (mobile)

---

**From:** Dupont, Angela <angela.dupont@ncpc.gov>  
**Sent:** Friday, January 10, 2020 8:16 PM  
**To:** Trueblood, Andrew; plandc@dc.gov  
**Cc:** Acosta, Marcel; Sherman, Michael; Ghaffari, Joshua (OP) (joshua.ghaffari@dc.gov)  
**Subject:** NCPC Staff Comments on the District Elements  
**Attachments:** image001.jpg; NCPC Comments on the District Elements\_1.10.20.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Mr. Trueblood,

I am sending this email on behalf of Executive Director Marcel Acosta. The National Capital Planning Commission staff appreciates the opportunity to provide comments and propose amendments to the District Elements of the *Comprehensive Plan for the National Capital* (please see attached). Please contact me at 202-482-7232 if you have any questions.

Regards  
Angela Dupont

**Angela Mar Dupont**  
Urban Planner | Policy and Research Division | 202.482.7232 (phone)  
401 9<sup>th</sup> Street, NW, Suite 500N | Washington, DC 20004



---

**From:** Eckington Civic Association <eckingtoncivic@gmail.com>  
**Sent:** Friday, January 10, 2020 3:47 PM  
**To:** plandc@dc.gov; jennifer.barber@dc.gov  
**Cc:** Daniel Agold; Segmen, Cortney (SMD 5E03); Pinkney Sylvia (ANC 5E04); Conor Shaw; McDuffie, Kenyan (Council); Silas Grant; shelley.vinyard@gmail.com  
**Subject:** Eckington Civic Association letter re: Comprehensive Plan Amendments  
**Attachments:** ECA Comprehensive Plan Comments 1.10.20.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Director Trueblood and Ms. Barber,

Please find attached a letter from the Eckington Civic Association requesting that the Office of Planning reconsider its decision not to recommend for inclusion in the Comprehensive Plan several map amendments (tracking numbers 2416.1, 2416.2, 2416.3, 2419.1, 2419.2, and 2419.3) and one text amendment (tracking number 1702) that we submitted in 2017.

We believe that the Office of Planning erred in concluding that these requested changes were inconsistent with completed plans or policy documents or "inappropriate," and are requesting that the Office of Planning reconsider. Specifically, we believe that the ECA's proposed amendments are entirely consistent with the Mayor and Office of Planning's stated goal of increasing more housing in the District and in the Mid City.

I know that Shelley Vinyard, who spearheaded the development and submission of these amendments on behalf of the ECA, has been in contact with you regarding these amendments, and we would welcome further discussions with your office. It would be particularly helpful if the Office of Planning could clarify for us what aspects of the ECA's submissions were "inappropriate," so that we have an opportunity to address whatever procedural or substantive concerns that language is intended to reference.

I have copied Eckington's two ANC commissioners, Cortney Segmen and Sylvia Pinkney as well as our council member Kenyan McDuffie. Daniel Agold is one of the vice presidents of the civic association. Please include Daniel and me on any correspondence to ensure that we receive it.

Best regards,

Conor

Conor Shaw  
President  
Eckington Civic Association  
<http://eckingtoncivicassociation.com>  
Like us on Facebook  
Follow us on Twitter @EckingtonCivic

---

**From:** Ed Carley <ed.carley@gmail.com>  
**Sent:** Friday, January 10, 2020 7:57 PM  
**To:** all@anc3c.org; commissioners@anc3f.com  
**Cc:** plandc@dc.gov; mcheh@dccouncil.us; dgrosso@dccouncil.us; pmendelson@dccouncil.us; abonds@dccouncil.us; esilverman@dccouncil.us; rwhite@dccouncil.us; Finley, Beau (SMD 3C04)  
**Subject:** Comprehensive plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Council Members and Commissioners,  
I'm emailing in support of increased density on Connecticut Avenue, especially in the Cleveland Park commercial district as proposed by the Office of Planning in the Future Land Use Map. Increasing density of the commercial area along Connecticut between Macomb and Porter from low density commercial to moderate density commercial and high density residential will increase the economic vitality of Cleveland Park and provide increased housing options close to public transit.

Taking these steps will help DC to meet its climate change goals by creating opportunities for people to live to close their jobs without need for a car. Increasing density in our Cleveland Park neighborhood just makes sense. Neighborhoods north and south of Cleveland Park have higher densities, buildings within two blocks are much taller than the buildings along the commercial strip here. I believe that it is a crime that most of the buildings along this strip are only 2 stories tall and only a few apartment buildings. This strip sits directly on top of a metro station. We should have much taller apartment buildings and more commercial space. This would make our neighborhood more vibrant, while also helping to reduce transportation related greenhouse gas emissions.

I urge you to support increased density (both commercial and especially residential) in the Cleveland Park corridor.

Respectfully,

Ed Carley  
2800 Quebec St. NW #834

--

Ed Carley

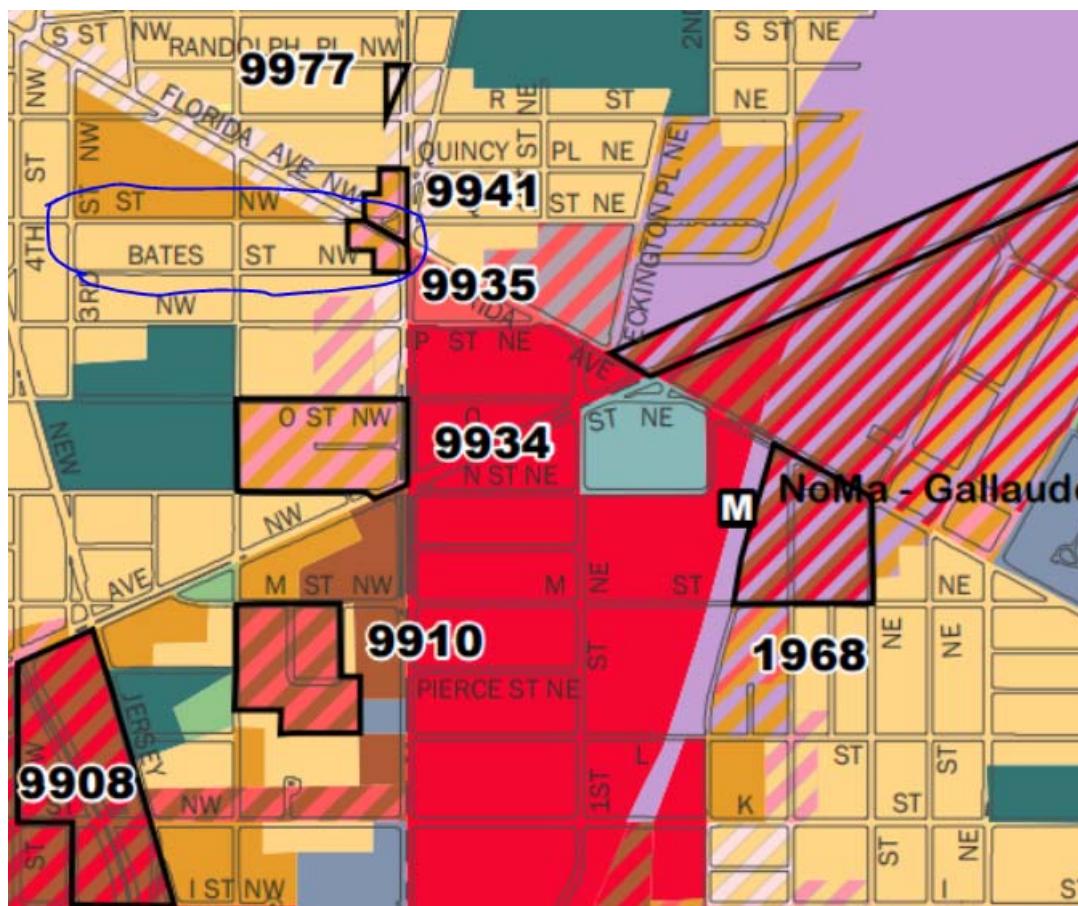
[ed.carley@gmail.com](mailto:ed.carley@gmail.com)

**From:** Edward Hickey <edward.hickey@gmail.com>  
**Sent:** Friday, January 10, 2020 7:25 PM  
**To:** plandc@dc.gov  
**Subject:** Resident Comments on Comprehensive Plan - FLUM - Ward 5 / ANC5E  
**Attachments:** image.png; image.png

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

My name is Ed Hickey and since 2014 I have been the owner of 39 Bates St NW which is a small 2 unit federal row home within ANC5E.

I'm writing today about the DC Comprehensive Plan Future Land Use Map (FLUM). I attended the 23 November 2019 session at Luke C. Moore and am familiar with the proposed changes. However when reviewing the map, it looks a little inconsistent with its zoning changes/updates particularly with my Ward 5 area. I noticed amendments 9934 and 9935 proposed density updates which impact Bates St NW and I support, but for some reason the boundaries for those updates only include Q St NW and a small part of Bates but don't fully cover the entire area:



**\*DRAFT FOR PUBLIC REVIEW\*****Proposed Amendments to the Maps of the Comprehensive Plan**

Map	Tracking Number	Proposer	Amendment Description	Proposed Change	Proposed Boundaries	Recommendation	Explanation	ANC Resolution
Future Land Use Map	9934	Office of Planning (Office of Planning)	Change from Low Density Residential to Moderate Density Commercial, Medium Density Residential	Moderate Density Commercial, Medium Density Residential	N St NW, North Capitol St NW, O St NW and 1st St NW	Proposed amendment is recommended for Council approval	Proposed amendment is consistent with completed plans or policy documents	No
Future Land Use Map	9935	Office of Planning (Office of Planning)	Change from Low Density Commercial, Moderate Density Residential to Moderate Density Commercial, Medium Density Residential	Moderate Density Commercial, Medium Density Residential	North Capitol St NW, Bates St NW, Q St NW and Florida Ave NW	Proposed amendment is recommended for Council approval	Proposed amendment is consistent with completed plans or policy documents	No

I am in support of growth and believe additional density is desperately needed to allow DC to mature and accommodate additional residents. My concern is that we're only codifying changes for larger projects and developers (going from low density residential to moderate/medium density residential) but it is specifically restricted to a small carved out area. This chopping up of residential streets into different zones helps those who can hire zoning attorneys but leaves smaller homeowners in the dark. If the area's density is being increased it should be reflected consistently throughout rather than having a patchwork of zoning covering parts of streets that is confusing for residents - walk 5 feet and you have a huge new 60ft tall 14 unit building but the remainder of the block is restricted to older 30ft tall 2 unit rowhomes with lead pipes and structures in need of update.

I would appreciate if OP would take this into consideration and propose more consistent and expansive boundaries when updating the FLUM. I will be attending my ANC5E05 meeting tomorrow to discuss their resolution but I wanted to send this in to ensure my comments are received as there are many opinions in our ANC about the FLUM and I am not sure my comments will come through in the resolution.

Respectfully,  
Edward Hickey

---

**From:** Elizabeth DeBarros <edebarros@dcbia.org>  
**Sent:** Friday, January 10, 2020 11:50 PM  
**To:** plandc@dc.gov; Trueblood, Andrew (OP)  
**Cc:** Lisa Mallory; pmendelson@dccouncil.us; kmcduffle@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; rwhite@dccouncil.us; bnadeau@dccouncil.us; jevans@dccouncil.us; mcheh@dccouncil.us; Todd, Brandon (Council); callen@dccouncil.us; vgray@dccouncil.us; twhite@dccouncil.us; John Falcicchio; Utz, Jeffrey; Michele V. Hagans; mayor@dc.gov  
**Subject:** DCBIA Comments to Draft Comprehensive Plan Amendment  
**Attachments:** Full Submission.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good evening!

Please see attached for letter from Lisa Mallory, CEO, and the DCBIA comment submission to the Draft Comprehensive Plan. We appreciate the opportunity to comment on this important land use document.

Please let us know if you have any questions.

Best,

Liz

Liz DeBarros  
Senior Advisor  
District of Columbia Building Industry Association  
650 F Street, NW, Suite 690  
Washington, DC 20004 | 202.498.5862  
e: [edebarros@dcbia.org](mailto:edebarros@dcbia.org)  
w: [@dcbia](http://dcbia.org)

Click [HERE](#) to check out our upcoming events!

---

**From:** Elizabeth Hagerty <eghagerty@gmail.com>  
**Sent:** Friday, January 10, 2020 10:47 AM  
**To:** plandc@dc.gov  
**Cc:** 3F01@anc.dc.gov; 3F02@anc.dc.gov; 3F03@anc.dc.gov; 3F04@anc.dc.gov; 3F05@anc.dc.gov; 3F06@anc.dc.gov; mcheh@dccouncil.us; abonds@dccouncil.us; rwhite@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; pmendelson@dccouncil.us; abaca@ggwash.org  
**Subject:** My Comments as City Resident, on D.C.'s Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and ANC 3F,

I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

I recently viewed the Future Land Use Map, and I would like to thank you for the proposals to increase residential density along Wisconsin Avenue. I hope you will encourage the Office of Planning to increase allowable density in ANC 3F, Ward 3, not just along major thoroughfares, and throughout the city.

I live in Northern Cleveland Park. I have lived here since 2016. In the past four years, the rent for my one bedroom apartment (which I financially have to split, with a new roommate each year...) has risen from \$1,500/mo to \$1,898/mo.

The rents in DC are skyrocketing, while paychecks for a full time job are not increasing at anywhere near the same rate. I love this neighborhood, with the mix of city and safety. I can't afford a car and rent in this area, so I love being near public transit, which also is good for the environment. If I move further out into a suburb, I will be forced to be another car on the road and add to commuter congestion. I expect I won't be able to live in this neighborhood much longer with the city's housing crisis. At age 30, with a full time job, I still have a roommate. I would love to live in a studio for some privacy, but apartments being built now are increasingly "luxury" facilities with unnecessary extras pricing previous residents out of the area. Reserving a few units for a strict limited program is not the answer. We need to make sure we are only raising rents along with the raise in minimum wage. I am also very aware, as a millennial, that I see my peers buying tear down and rebuild houses in quickly gentrifying neighborhoods, displacing the previous residents and lowering DC's diversity yet again. I have also seen a huge surge in homelessness in our ward since just 2016. We need more housing in DC, and that means increasing apartment buildings and affordable housing.

As Ward 3 is partially wealthy, established, residential homeowners in the ward I anticipate a "not in my backyard" response to higher density housing areas and affordable housing in the area. More housing will not bring danger or traffic to the area. There is a heavy police presence in the ward between the DC police, AU police, and Secret Service for the embassies. Apartment residents want to use the public transit Cleveland Park and Tenleytown offer. I've found DC residents are proud to say they are a socially caring, liberal minded, intelligent population. If home owners and our elected officials from Ward 3 and around the city truly care about the next generations, protecting the environment, maintaining a diverse population, ending homelessness, allowing tax dollars to benefit the city, and making the best choices for the future of DC, they need to focus on this true crisis. We need to build more affordable housing to keep up with demand.

I would specifically like to ask why there is a huge, empty building that once held stores (empty for 3+ years) on the corner of Wisconsin Avenue and Upton Street, NW? Also, I am strongly concerned that the community being built on Wisconsin Avenue slightly south of that intersection, where the bank association was and across from Sidwell, will have

extremely high rents and once again force existing tenants out of the neighborhood. Also, why in the proposed amendments are you only increasing residential density in Tenleytown to medium density? The areas around that metro and Van Ness are always losing rental businesses. They come and go within 6 months. If you put in apartments, we will shop / eat / spend our money in those stores and restaurants that go empty in your downtown areas and look bleak. As a resident of DC in Ward 3, ANC 3F, I am getting in touch to support the proposed changes to the Comprehensive Plan, and after research also suggest the following additions:

- The entire city should be moderate-density mixed-use, and specifically areas close to transit should be high-density mixed use. The Comprehensive Plan should not have any parking-minimum requirements, minimum lot size requirements, or setback requirements.
- I especially want to support the changes about how D.C.'s "established" neighborhoods should be "supported" instead of "protected."
- The Comprehensive Plan should incorporate more language from HUD's Affirmatively Furthering Fair Housing rule.
- And finally, I support more affordable, denser housing in wealthy parts of the city.

In summary... I just want you all to really focus on the changes you can make to improve the district's lack of affordable housing. This is the most "close to home" issue that keeps me up at night. I'd be more than happy to discuss any of my thoughts via email or phone.

Thank you so much for representing me in our city government.

Above all, please remember that fair housing is a right, not a privilege.

Sincerely Yours,  
Elizabeth Hagerty  
4115 Wisconsin Avenue, NW  
Apartment 411  
Washington, DC 20016  
(301) 221-6293  
[eghagerty@gmail.com](mailto:eghagerty@gmail.com)

---

**From:** Elliot Seibert <elliotseibert@gmail.com>  
**Sent:** Thursday, October 17, 2019 11:33 AM  
**To:** plandc@dc.gov  
**Cc:** Norman, Anita (SMD 1B01)  
**Subject:** Comp Plan Engagement Opportunities

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hello,

On behalf of the LeDroit Park Civic Association, I'm writing to ask for more information on the two nearest proposed amendments (#9811 and 9812), as well as information on opportunities for community engagement.

With regards to the proposed amendments (9811 and 9812), the tracking document explanation says: "Proposed amendment is consistent with completed plans or policy documents." Those lots, which are associated with Howard University hospital, don't appear to be addressed in the 2011 Howard University Central Campus Master Plan. Which specific plan or policy documents are the 9811 and 9812 changes responsive to?

In terms of engagement, your [amendment timeline](#) says there will be engagement opportunities from October to December but no events are listed on your website. Can you point me to a list of opportunities that interested residents can attend? If an appropriate event is not already scheduled, we would love to invite you to our October (10/22) or November (11/26) meeting. Please let me know.

Thank you,  
Elliot Seibert  
Secretary, LeDroit Park Civic Association

--  
Elliot Seibert  
[elliotseibert@gmail.com](mailto:elliotseibert@gmail.com)  
[202-320-4308](tel:202-320-4308)

---

**From:** Elliott Mogul <elliott.mogul@gmail.com>  
**Sent:** Friday, January 10, 2020 10:09 AM  
**To:** plandc@dc.gov  
**Cc:** 6E02@anc.dc.gov; 6E05@anc.dc.gov; pmendelson@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; rwhite@dccouncil.us; callen@dccouncil.us  
**Subject:** Comments re Changes to the Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear DC Office of Planning,

I am a resident of Ward 6, ANC 6E2, and live within the Near Northwest Area Element, though just a block from the Mid-City Area Element.

I write to strongly support the proposed amendments to the Comprehensive Plan, including those changes to the Future Land Use and Generalized Policy Maps, and in particular those amendments suggested for the Near Northwest and Midcity Area Elements. These central parts of the city are already dense, but should be allowed to be more dense, in order to encourage more equitable housing in the city.

Though I live in a connected rowhouse, I believe these parts of the city should be subject to a Comprehensive Plan that encourages greater density and mandates that higher density uses include affordable housing, especially deeply affordable housing for those making much below the average median income for the region. Because these areas are so central and well connected by transit, we would live in a more equitable city if a variety of housing were allowed.

Indeed, as a resident of the west side of the 1700 block of 6th Street, I can see how such a variety of uses makes for a dynamic city. On my block are single-family row homes, alley residences, duplex condo buildings, mid-size apartment buildings, churches, day cares, and convenience stores. The residences vary from \$1+ row homes to affordable apartments supported by religious institutions. This type of mixture is only possible when the rules governing zoning and development allow greater density and variety of uses. The success of this block, immediately adjacent to the Shaw Metro station, can and should be replicated in the surrounding blocks -- many of which are designated for no more than moderate-density residential. There is no reason why these surrounding blocks could not support greater density and a mix of commercial and residential uses. And there are many empty lots or underused land where there are large surface parking lots that can and should be redeveloped to provide for higher density housing. (Relatedly: How can we encourage the development on Parcel 42 to get started?)

I am encouraged by the fact that the proposed amendments designate a larger portion of the Shaw, Mt. Vernon Square/Convention Center, Pleasant Plains, and Howard University areas as mixed-use and for higher density. I think the map could do more -- the entirety of Near Northwest can and should be designated for more dense and mixed land use. But I believe that the proposed amendments are a good step towards promoting a more affordable and dynamic Near Northwest and Mid City, and should be adopted.

To address a few specific proposed amendments. I support the following proposals to change the Future Land Use Map categories on S Street NW, 7th Street NW, 11th Street NW, and Georgia Avenue NW: 179, 302, 2229, 2215, 2229, 2363.1, 2363.2, 9810, 9811, 9812, and 9938. I similarly support the associated proposals to the Generalized Policy map.

Thank you for your consideration of these comments.

Best,  
Elliott Mogul

CC: My DC council members, ANC commissioner, and ANC chair

---

**From:** elsa m santoyo <emsantoyo28@gmail.com>  
**Sent:** Friday, January 10, 2020 6:00 PM  
**To:** plandc@dc.gov; Rick Murphy; Joe Gibbons  
**Cc:** Mary Cheh; Phil Mendelson; abonds@dccouncil.us; rwhite@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; Stephen Hansen; Rebecca Miller; Richard deC. Hinds; Cheryl Gray; Betsy Merritt  
**Subject:** Comments on Amendments to OP's DC Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and ANC2E,

I'm writing to express my opposition to wholesale adoption proposed amendments to the remaining sections of the Office of Planning's Comprehensive Plan.

Based upon conditions in areas that have had their density increased over the past decade or so It is fairly clear, we cannot just assume more density will result in housing that is "affordable". The definition of "affordable" must include housing that is affordable to existing residents and across the economic spectrum. It cannot continue to be "affordable" just to young professionals. That will result in a City that resembles a gated community instead of a vital urban center.

In Georgetown, multi-family mid-rise buildings - those constructed over the past two decades and still on-the-boards - has not, and promises not to create housing that is affordable across a wide economic range. Our "affordable" housing is instead largely found in older multi-family buildings and in basement apartments. This is likely repeated in other parts of the City.

So, before the Plan is adopted, a study should be undertaken to document actual housing costs in newly moderate and high density areas. The study should also document actual tax revenue generated as well as tax breaks given to developers. As well it would be good to understand any increased costs of infrastructure to required serve a larger population. Finally the study should analyze if increasing density has resulted in greater diversity.

I want the city to be affordable to its residents, and I want my city to remain diverse.

We need more housing and services to help combat homelessness.

I do not want to support the proposed changes to the Comprehensive Plan that would result in:

- The entire city zoned as moderate-density mixed-use, and areas close to transit should be high-density mixed use. These zones should be inserted with sensitivity to the existing urban context.

- No parking-minimum requirements, minimum lot size requirements, or setback requirements.
- A loss of features, historic fabric, and characteristics that distinguish D.C.'s neighborhoods – those deemed historic should be “protected” for future generations.

With great appreciation for OUR City,

sincerely, Elsa Santoyo, Assoc. AIA

---

**From:** elvira sisolak <vira.sisolak01@gmail.com>  
**Sent:** Tuesday, October 29, 2019 7:59 AM  
**To:** plandc@dc.gov  
**Cc:** Susan Sedgewick  
**Subject:** Reservation 13

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I was among a group of members of Capitol Hill Village who attended a meeting with OP last Thursday concerning our recommendation for modification of the Comprehensive Plan. My particular interest is Reservation 13, and I noted that one OP employees said that we should review the Small Area Plan for that area. As I reviewed your website, I located a document called "Master Plan for Reservation 13 Hill East Waterfront." Is this the small area plan? If not, could you tell me where I can find it on your website? Also, are there other documents on your website that discuss specific aspects of what is planned for Reservation 13? I would like to review any such documents that discuss specifics about housing, health care, recreation, and civic space for that area. I have seen language that generally refers to these aspects, but not specifics. For example, will housing include condos as well as rental apartments, group housing, assisted living, etc.?

Thank you.

Vira Sisolak

---

**From:** Erik Rodriguez <ejrdrz@gmail.com>  
**Sent:** Tuesday, January 7, 2020 4:41 PM  
**To:** plandc@dc.gov  
**Cc:** commissioners@anc3f.com  
**Subject:** Comp Plan Comment Survey  
**Attachments:** Comp Plan Comment Survey - to share ER.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hi there,

I received this survey from our tenant association and would like to submit it as comment on the comprehensive plan.

Thank you,

Erik Rodriguez  
3726 Connecticut Ave NW

---

**From:** Erik Rodriquez <ejrdrz@gmail.com>  
**Sent:** Tuesday, December 17, 2019 5:56 PM  
**To:** plandc@dc.gov  
**Subject:** Support changes to the Comp Plan in Cleveland Park

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hi there,

I'm emailing to strongly, without hesitation, support the Macklin Project at 3400 Connecticut Ave NW (HPA 20-043) and projects like it. Cleveland Park desperately needs more housing and the business district is so dilapidated that such a project would be the beginning of turning around its long-running decline. Please green-light this project.

Thank you,

Erik Rodriquez  
3726 Connecticut Ave NW Apt 505A  
Washington, DC 20008-4548

---

**From:** Erik Rodriguez <ejrdrz@gmail.com>  
**Sent:** Tuesday, December 17, 2019 5:54 PM  
**To:** plandc@dc.gov  
**Subject:** Macklin Project 3400 Connecticut HPA 20-043

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hi there,

I'm emailing to strongly, without hesitation, support the Macklin Project at 3400 Connecticut Ave NW (HPA 20-043). Cleveland Park desperately needs more housing and the business district is so dilapidated that such a project would be the beginning of turning around its long-running decline. Please green-light this project.

Thank you,

Erik Rodriguez  
3726 Connecticut Ave NW Apt 505A  
Washington, DC 20008-4548

---

**From:** Estella <GeneralDelivery1@verizon.net>  
**Sent:** Friday, January 10, 2020 10:26 AM  
**To:** plandc@dc.gov  
**Subject:** Opposition to the plan for Ward 3

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

As a resident of Ward 3, I write in opposition to the Mayor's Comprehensive Plan with respect to the residential neighborhood of Ward 3.

Currently there is too much density in Ward 3 and this Plan would only add to it.

Our green spaces have largely disappeared for condominium space and this plan will make it worse.

The 100% rental voucher system has destabilized the community without any economic growth to show for it. The Section 8 voucher style kind of program is preferable because it allows landlords to check credit history and tenants to pay for a minimal amount of their rent.

Thank you for your consideration,  
Estella Salvatierra

---

**From:** evelynsfraser@everyactioncustom.com on behalf of Evelyn Fraser  
<evelynsfraser@everyactioncustom.com>  
**Sent:** Friday, December 6, 2019 7:01 AM  
**To:** plandc@dc.gov  
**Subject:** [SUSPECTED SPAM] I support the Office of Planning DC Comprehensive Plan amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

As a DC resident, I demand you support the proposed changes to the DC Comprehensive Plan because these changes will put meeting our housing needs first. It will also ensure that as our city grows, we will enable more people to stay in their communities and live near transit. This builds a more equitable and sustainable city.

In particular, I want you to stand up for and support the following changes to the Comp Plan:

- Inclusion of more housing across the city, especially near Metro stations and transit corridors so more people can live near transit, and walk, bike and ride transit. The Future Land Use Map proposes more housing around Metro stations and other transit-accessible locations.
- Ensuring we have enough homes of all shapes and sizes, particularly affordable homes, in each part of the city. The plan sets a policy for a minimum of 15% of homes in each area of the city should be affordable for low income neighbors.

I urge my Advisory Neighborhood Commission to support these changes, and for OP to formally recommend this updated Comp Plan to the DC Council soon after the conclusion of the ANC comment period.

Thank you for your consideration.

Sincerely,  
Evelyn Fraser  
2724 28th St NE Washington, DC 20018-1417 evelynsfraser@hotmail.com

---

**From:** Ever DuBose <everbyever@verizon.net>  
**Sent:** Wednesday, January 8, 2020 4:17 PM  
**To:** plandc@dc.gov  
**Cc:** Ever DuBose; kmcduffle@dccouncil.us  
**Subject:** Comprehensive Land Plan Objection to Developer Map Amendment

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear OP,

We are writing to officially object to OP's acceptance in its October 15, 2019 draft updated Comprehensive Plan of the developer's proposed Map Amendment (#1866) and Text Amendments (#1882 & 1887) for 901 Monroe Street NE. (Square 3829). We are the abutting landowners and members of the "200 Footers" (on all 4 sides of the site) who opposed the massive proposed PUD at the Zoning Commission and finally won reversal - vacating the Zoning Commission Order by the D.C. Court of Appeals because the 901 Monroe proposal was not consistent with current law. We have three points regarding the 3 proposed Amendments:

First, the 901 Monroe site's current zoning (pre-ZRR's renamed categories) is R-2 with a small section of C-1, both of which only allow a maximum of 40 feet in height and 3 stories. The 901 proposal result in a change in low density residential area to allow 75 feet in height and 7 stories, which is completely out of scale of our homes in the 3829 square. These proposals would drastically cut out the light and air for our homes and negatively affect our quality of life.

Second, the 901 team's proposed Map Amendment calls for undesirable "spot, i.e., not for the rest of the Square 3829 or any other of the surrounding Squares. In fact, R-2 zoning is currently in a huge area from 9th Street to just West of 12th Street, and from Otis Street to Evarts Street with the only exception being the small section of C-1/MU-3A in Square 3829 section where Colonel Brooks Tavern use to be located.

Third, the D.C. Court of Appeals deemed that the 901 teams project was legally inconsistent with the current law. The proposed project included 6.5 stories when current law does not allow more than 5 stories -even with the PUD. The spot upzoning would result in dramatic and unjustified contrast with the rest of Square 3829 and areas South and North of Monroe Street. The 901 team's proposed Text Amendment boldly call for up zoning to 7 stories and 75 feet. This is flatly incompatible with our homes.

One other point we would like for consideration. The 901 team has consistently previously rejected the commitment to senior housing and below market rate units inclusive in their plans for this site. The Mayor has advocated and made a commitment to make sure developers include senior and below market rate affordable housing within their developments. We are hopeful that OP will follow through on the Mayor's promise making it a reality.

We thank you for your thoughtful and open consideration of these changes that would dramatically and adversely affect our quality of life and our neighbors.

Ever DuBose  
3404 -10th Street NE  
Washington, DC 20017  
202-486-0450

Joan and Dellas Wilson  
3406 -10th Street NE  
Washington, DC 20017  
202-832-5046

Curtis and Mary Knight  
3400 - 10th Street NE  
Washington, DC 20017  
202-529-2505

Sent from my iPad

---

**From:** FACE Group <f.a.c.e.info.group@gmail.com>  
**Sent:** Friday, January 10, 2020 1:08 PM  
**To:** plandc@dc.gov  
**Subject:** our comp plan amendments  
**Attachments:** Copy of Comments for Comprehensive Plan Update.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

hello sorry for the delay please accept our comprehensive plan comments and response to this email for confirmation of receipt

---

**From:** Fletcher-Johnson Task Force <fjtaskforce@gmail.com>  
**Sent:** Thursday, October 31, 2019 10:23 AM  
**To:** PlanDC@dc.gov  
**Subject:** Questions about Comp Plan Engagement

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good morning, Comp Plan Specialist,

We are trying to understand how to best make comments on the Comp Plan. Could you help us by addressing the following 8 questions below?

1. Are there any limitations to commenting (what isn't OP taking comment on during this period)?
2. Will we be able to comment on the Benning Road Corridor Redevelopment Framework?
3. When is the public's deadline to comment (actual date)?
4. How can the public submit their comments (i.e., website submission, email, etc.)?
5. What is OP's preferred method of receiving comments from the public?
6. When is the ANC's deadline to comment (actual date)?
7. How should the ANCs submit their comments?
8. What is OP's preferred method of receiving comments from ANCs?

Thanks,  
-Keith

Keith Hasan-Towery, MPP  
1st Vice Chair  
Fletcher-Johnson Taskforce  
240-340-2198

--

---

**From:** Gail Reed <gail8625@gmail.com>  
**Sent:** Tuesday, December 17, 2019 11:00 PM  
**To:** PlanDC@dc.gov  
**Subject:** Requests for Updates on the comprehensive plan

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I would like to receive updates on the dc comprehensive plan Gail8625@gmail .com

Sent from my iPhone

---

**From:** Gale Harman <galegrif@verizon.net>  
**Sent:** Tuesday, December 17, 2019 4:16 PM  
**To:** plandc@dc.gov  
**Subject:** comp plan

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I am writing to express my strong support for the comments proposed by ANC4A regarding the comp plan earlier this year. The comments reflect the views of many residents in our neighborhood who believe that it's important to have a low-density area east of Rock Creek Park, where many high density areas have developed over recent years. Many people moving to the District love the new developments east of the Park andante to have easy access to all it offers, but still desire a quieter and more spacious spot to live — the neighborhoods between 16th St and the Park provide this option. Please maintain the integrity of 16th St as is in order to provide a variety of living options for current and future DC residents.

Thanks, Gale and Bill Harman  
1719 Webster St NW  
WDC 20011

---

**From:** Galin Brooks <galin@downtowndc.org>  
**Sent:** Friday, January 10, 2020 12:14 PM  
**To:** planning@dc.gov; plandc@dc.gov  
**Subject:** Draft Comprehensive Plan Comments from the DowntownDC BID  
**Attachments:** image001.png; Comp Plan Parks, Recreation, and Open Space Element DT BID Comments.pdf; Com Plan Transportation Element DT BID Comments.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Please find attached comments to the Parks, Recreation and Open Space Element and the Transportation Element of the Comprehensive Plan Draft Update for the District of Columbia, provided on behalf of the DowntownDC Business Improvement District.

Thank you for the opportunity to provide these recommendations. We look forward to continuing to work together to make DowntownDC a healthy, thriving, and sustainable urban center.

Kind regards,

Galin

**Galin Brooks, AICP**  
Director of Planning and Placemaking



DowntownDC Business Improvement District  
1275 K Street NW | Suite 1000 | Washington, DC 20005  
(202) 270 - 0366  
[downtowndc.org](http://downtowndc.org)

--

---

**From:** Gary barnhard <Barnhard@barnhard.com>  
**Sent:** Thursday, January 2, 2020 1:07 PM  
**To:** plandc@dc.gov  
**Cc:** andrea.limauro@dc.gov; heba.elgawish@dc.gov; dl2639@icloud.com; Dale Barnhard  
**Subject:** Request for Meeting to Discuss Disposition of Proposed Amendments  
**Attachments:** print\_3619 Square 5 Lot 855Original Subdivision.pdf; print\_3619 Square 5 ResubdivisionVersion 1 1968 For Public Highway.pdf; Historic-Base-Map-27th-and-I-Street.pdf; Proposed Text Amendment 2-5-5.pdf; Proposed Text Amendment 2-5-4.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To: DC Planning Office

Pursuant to our conversation with Heba ElGawish regarding Squares 1,4,5, and 17 and the initial disposition of our proposed text amendments to the DC Comprehensive Plan, we would appreciate a meeting be scheduled with the planners at the earliest opportunity to address the disposition of our proposed amendments, the correction of conflicting text, as well as strategies for successful implementation of the resulting policies.

Appended below please find:

- Email from *Heba ElGawish dated 1/2/2020*
- Material abstracted from the current Comprehensive Plan Draft out for public comment pertaining to the disposition of proposed amendments booked under tracking numbers 2469 and 2473.
- Initial issues identified with the proposed disposition
- Proposed reclama/update for discussion

Attached please find:

- Lot 855 Subdivision Plat
- Square 5 Resubdivision to Accommodate Public Highway
- Historic Base Map 27th & I Street, NW
- Original Proposed Text Amendment 2-5-4 (Existing Policy)
- Original Proposed Text Amendment 2-5-5 (New Policy)

Sincerely,

Gary P. Barnhard  
Dale W. Barnhard  
Barnhard Family, LLC

Gary Pearce Barnhard  
Equity Member  
Barnhard Family, LLC  
[barnhard@barnhard.com](mailto:barnhard@barnhard.com)  
(301) 229-8012 Voice

>>> "ElGawish, Heba (OP)" <heba.elgawish@dc.gov> 1/2/2020 10:17 AM >>>

*Good morning Mr. Barnhard,*

*Thank you for stopping by on Monday to discuss the text amendments you proposed as part of the 2017 Open Call. We will review and incorporate as appropriate into the Mayor's submission to DC Council, and transmit your comment in that submission.*

*Thank you.*

*Heba ElGawish*

## **Request for Meeting to Discuss Disposition of Proposed Amendments**

**Public Comments Due By January 10, 2020**

### **Tracking Number -- 2469**

Proposer -- Dale W. Barnhard (FoggyBottomFuture.org)

Citation -- 2115.10

#### **Existing Text:**

Protect and maximize the benefits of, all parks and open spaces in this area, including George Washington Circle, Juarez Circle and adjacent open space “islands,” Rock Creek Park, and Rock Creek and Potomac Parkway. The publicly-owned land between M Street and Virginia Avenue and 26th and 29th Street, which includes both federally-owned and District-owned land, shall be retained as parkland and shall not be used for development or highways.

#### **Proposed Amendment:**

Policy NNW-2.5.4: West End/Foggy Bottom Parkland Protect, maintain, and improve the amount of accessible recreational park space, in particular, historic National Park Service property to the community. Where possible, future development should incorporate new public amenities to include accessible recreational park space maintained through public-private partnerships.

Recommendation - Proposed amendment is NOT recommended for Council approval

Explanation - Existing language is sufficient

ANC Resolution - Do not know

### **Tracking Number -- 2473**

Proposer -- Dale W. Barnhard (FoggyBottomFuture.org)

#### **New Policy:**

Policy NNW-2.5.5: West End/Foggy Bottom Highway Right-of-Way The publicly-owned land between M Street and Virginia Avenue and 26th and 29th Street, which includes both

federally-owned and District-owned land, shall be part of a comprehensive Small Area Plan addressing and consistent with the Comprehensive Plan City Wide Elements, and with a significant focus on Chapter 9 - Urban Design. XXXX.XX

Recommendation - Proposed amendment is NOT recommended for Council approval

Explanation - Existing language is sufficient

ANC Resolution - Do not know

### **Chapter 21\_Public\_Review\_Draft\_NNW\_Oct2019.docx Page 38 of 39**

2115.10 *Policy NNW-2.5.4: West End/Foggy Bottom Parkland*

Protect **and improve, program activities** and maximize the benefits of, all parks and open spaces in this area, including George Washington Circle, Juarez Circle and adjacent open space "islands," Rock Creek Park, and Rock Creek and Potomac Parkway. The publicly-owned land between M Street and Virginia Avenue and 26th and 29th Street, which includes both federally-owned and District-owned land, **shall be retained as parkland and shall not be used for development or highways.** 2115.10

NEW POLICY: Study Potential for Removing Highway Infrastructure in Foggy Bottom

**Study the feasibility of improving Foggy Bottom and West End's access to the Potomac river and existing park land, create new open space and new development parcels by reconfiguring existing transportation infrastructure reconnecting to the city grid is essential for improving neighborhood connectivity and to support desirable enhanced non automotive transportation, improved park accessibility, increase affordable housing and neighborhood-oriented development.**

#### **Issues:**

(1) Conflating "parkland" with "highway right-of-way" (both Federally and District owned parcels of land set aside for public highway per attached plat) has been a source of confusion to multiple government departments and private landowners which has created multiple land use problems which the proposed disposition does not satisfactorily address.

(2) There is a conflict in language between the proposed new policy language and the existing language of 2115.10 due to a failure to resolve issue (1) above. **The conflicting words are highlighted in yellow.**

As the only private landowners in Square 5 we would appreciate the opportunity to meet with the planners and discuss these and other issues related to the land use of the subject parcels.

Please contact us with respect to the earliest opportunity to schedule such a meeting.

#### **PROPOSED RECLAMA/UPDATE:**

### **Chapter 21\_Public\_Review\_Draft\_NNW\_Oct2019.docx Page 38 of 39**

**2115.10 Policy NNW-2.5.4: West End/Foggy Bottom Parkland and Defined Open Spaces**

Protect **and improve, program activities** and maximize the benefits of, all parks and open spaces in this area, including George Washington Circle, Juarez Circle and adjacent open space “islands,” Rock Creek Park, and Rock Creek and Potomac Parkway. ~~The publicly-owned land between M Street and Virginia Avenue and 26th and 29th Street, which includes both federally-owned and District-owned land, shall be retained as parkland and shall not be used for development or highways.~~ 2115.10

**NEW POLICY: West End/Foggy Bottom Highway Right-of-Way and Other Undesignated Open Spaces**

Study the feasibility of improving Foggy Bottom and West End’s access to the Potomac river and existing park land, create new open space and new development parcels by reconfiguring existing transportation infrastructure, reconnecting to the city grid is essential for improving neighborhood connectivity and to support desirable enhanced non automotive transportation, improved park accessibility, increase affordable housing, and neighborhood-oriented development.

---

**From:** Gary Kopff <gary.kopff@aya.yale.edu>  
**Sent:** Friday, January 10, 2020 10:16 AM  
**To:** all@anc3c.org; commissioners@anc3f.com; plandc@dc.gov; mcheh@dccouncil.us; pmendelson@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; rwhite@dccouncil.us; oag@dc.gov  
**Subject:** Proposed change to comprehensive plan as it impacts a portion of commercial property in Cleveland Park Historic District near Conn. Ave and Newark Street

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear ANC Commissioners,

The Cleveland Park “commercial area” includes one lot erroneously rezoned many years ago in violation of the intent and explicit provisions in the “1937 Agreement.”

Mr. Macklin obtained limited approval for rezoning his land to permit construction of the mixed-use Macklin — reversing the 1936 rejection of the request — and the seven adjacent owners of single-family homes across Newark Street and directly west of the proposed Macklin project (and their successors) received absolute protections in perpetuity against any future rezoning of the western segment of Mr. Macklin’s property beyond a 140 foot line demarcation line due west of Connecticut Avenue. The absolute protections are contained within a document filed among the records of the sea government with the DC recorder of deeds ‘s and this document is executed by Mr. Macklin, the seven owners of adjacent single-family homes, and two commissioners of the disc of Columbia government on behalf of their successors controlling DC government. The successors to the two DC commissioners would include the mayor, and the city Council.

At the request of councilmember Mary Cheh, the attorney general of the district of Columbia is currently evaluating the enforceability of the “1937 agreement.” In the interim, there should be no further violations by the office of planning which would occur if the specific lot at issue, currently mis-zoned commercial, were to be further up zoned as envisioned in the changes to the comprehensive plan. NOTE: the remainder of the lots included within the current MacKlein property are not subject to the limitations in the “1937 agreement.”

cc: Office of Planning and Members of the City Council

Gary Kopff from I-Phone

**From:** Gavin Baker <gavin@gavinbaker.com>  
**Sent:** Saturday, December 14, 2019 6:40 PM  
**To:** plandc@dc.gov  
**Subject:** public comments: Transportation, Rock Creek East, Upper Northeast

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello, please accept these comments on the draft Comprehensive Plan update.

## Transportation Element

400.2 Add bullet: "Reducing pollution and negative health and environmental impacts resulting from transportation"

403.14 Insert after "kiosks": "pedestrian and bicyclist wayfinding,"

407.19 Insert at the end: "In coordination with WMATA partners, leverage stable capital funding to advance planning for long-term improvements, such as new stations or lines to better serve residents, workers, and visitors in the District."

407.24 Strike "when justified by demand to meet service guidelines and passenger levels" and insert: "to the greatest extent possible, especially at times needed to meet demand"

408.8 Add at the beginning: "Work with regional and federal partners and Amtrak to..."

409.8 Strike "similar" and insert "high-quality"

409.11 Strike "Wherever feasible,"

410.10 Strike "Continue to monitor the sidewalk network for needed improvements." and insert: "Promote walkability through proactive maintenance and improvements, such as planting street trees to provide shade."

Policy T-3.3.7 Revise to: "Large trucks and delivery vehicles should park in ~~the suitable~~ safe locations ~~for loading~~ and should not block travel lanes, ~~or~~ bike lanes, crosswalks, or transit stops."

Action T.3.F Strike "aimed at" and insert "to promote the safety of"; strike "identifies" and insert "prevents"

417.4 Revise to: "Action T-3.4.A: Transit Directional Signs and Pedestrian Wayfinding

Work with Establish a joint city/WMATA/private sector Task Force and other partners to improve and augment pedestrian directional signs and system maps for transit riders, especially at wayfinding to and from transit stations exits, and at various other frequently visited locations throughout the District."

Policy T-5.2.3 Revise to: "Encourage the use of Electric vehicles for District Government vehicles, the Circulator and WMATA buses, ~~and if available trucks used by DPW~~. Work with federal partners to

encourage the use of electric vehicles for Federal Government vehicles operated in the District.”

### **Rock Creek East Element**

Policy RCE-2.6.4 Revise to: “Promote safe access and circulation throughout the Riggs Road and South Dakota Avenue neighborhood, especially to Fort Totten Metro Station and the Metropolitan Branch Trail (expected to extend to Fort Totten in 2020), with a well-lit and connected sidewalk network and appropriate bicycle facilities.”

### **Upper Northeast Element**

2417.4 Strike “protects” and insert “minimizes and mitigates negative impacts on”

2417.5 Revise to: “Improve pedestrian and bicycle access to the Fort Totten Metrorail Station and the Metropolitan Branch Trail (expected to extend to Fort Totten in 2020), with a particular emphasis on pedestrian and vehicle safety improvements at the South Dakota/Riggs intersection.”

### **Future Land Use Map**

**Riggs Road, immediately east of South Dakota Avenue:** Shown on the map as Moderate Density Commercial. Recommend change to Mixed Use with Moderate Density Commercial and Medium Density Residential (the Fort Totten North & South developments include residential as well as commercial).

**South Dakota Avenue, immediately north of Kennedy Street, east side:** Shown on the map as Low Density Residential. Recommend change to Low Density Commercial (currently a 7-11 and gas station).

**2nd Street, immediately north of Riggs Road, west side:** Shown on the map as Production. Recommend change to Moderate Density Residential (currently the Milestone on 2nd Street apartments, 5700-5756 2nd St. NE).

**2nd Street, immediately north of Riggs Road, east side:** Shown on the map as Low Density Residential. Recommend change to Moderate Density Residential (currently apartments, 5601-5609 2nd St. NE).

Thank you for your consideration,

Gavin Baker

746 Kennedy St. NE

Washington, DC 20011

---

**From:** General Manager <broadmoordc@gmail.com>  
**Sent:** Thursday, January 2, 2020 6:01 PM  
**To:** plandc@dc.gov  
**Subject:** The Broadmoor letter regarding DC comprehensive plan  
**Attachments:** BCA to DC office of planning re CompPlan 12.30.19.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Regards,  
Sarah Boswell  
The Broadmoor Cooperative  
3601 Connecticut Avenue  
Washington, DC 20008  
202.966.6900 main  
202.966.0642 fax  
Manager@BroadmoorDC.com  
[www.BroadmoorDC.com](http://www.BroadmoorDC.com)

---

**From:** George Fagan <gconnorfagan@gmail.com>  
**Sent:** Friday, January 10, 2020 4:51 PM  
**To:** plandc@dc.gov  
**Cc:** lxdlnbc@gmail.com; pmendelson@dccouncil.us; 2b04@anc.dc.gov  
**Subject:** Comprehensive Plan Public Comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and ANC 2B,

I am a new resident of ANC 2B. I come from New Orleans—where many lives hinge on zoning and land use decisions. DC has not been impacted by environmental or human-caused disasters as directly as New Orleans has; however, the District faces its own unique set of challenges. I wholeheartedly and broadly support increased density measures in 2B, the Mid-City planning area, and citywide.

Even under New Orleans' unique land use regime, density is the lifeblood of the city—for better or worse. For instance, 80 percent of public or partially subsidized housing was destroyed during Hurricane Katrina. Only a small portion of this housing was ever rebuilt, and the city continues to face both a housing and density crisis. All of this is to say that dense, practical, development has the potential to alleviate equity concerns in D.C. as much as it does in New Orleans, and I support such measures.

I write as a citizen of D.C. I write as a New Orleanian. I write as a privileged person who disproportionately benefits from zoning and land use legislation. I am duty-bound to create spaces in my life and my city that treat systematically, historically disadvantaged citizens of D.C. as equals.

As a lawyer, I am fully aware of the dog-whistling Supreme Court opinions that have dictated the aesthetic and exclusionary zoning regime of the past half-century. D.C. has a chance to depart from these post-Jim Crow zoning and land use rules and regulations through a number of specific measures: 1) moderate-density mixed-use across the entire Future Land Use Map (FLUM) 2) no parking-minimum controls (nor lot or setback requirements) in the Comprehensive Plan 3) adherence to traditional fair housing principles in the Comprehensive Plan and 4) amendments to Section 309.10 that focus on conservation rather than preservation, as is consistent with my personal and professional approach to zoning and historic preservation laws.

In the past, my home has been flooded, my neighbors have been displaced by municipal public housing failures, and my home state is slowly disintegrating into the Gulf of Mexico. My home city has and continues to slowly drown because of climate change and the city's unwillingness to help those who are most affected by its consequences.

Thank you,  
G. Connor Fagan

--  
G. Connor Fagan, J.D.  
Legal Fellow (Contract)  
Van Ness Feldman LLP  
[gfagan2@lsu.edu](mailto:gfagan2@lsu.edu)  
Cell: 504-427-6403

---

**From:** George Hofmann <georgehofmannpainter@gmail.com>  
**Sent:** Monday, December 30, 2019 4:39 AM  
**To:** plandc@dc.gov  
**Subject:** Comp Plan comment

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

In ANC3f we are most concerned, immediately, with the impact of new residents already in our larger buildings like my own, The Brandywine, and in others like Sedgewick Gardens and Van Ness North; Sedgewick Gardens is a particularly egregious example of what has gone wrong with the implementation of the Mayor's Housing Initiative, and the lack of planning and foresight. It is also an example of city agency turf-wars and blindness that ill serves the whole population. Schools, streets - including crossings, traffic and pedestrian safety - all have been impacted as well, and the OP must realize that with every plan there is a human outcome.

So too, for the future, we are looking for green buildings in any new developments, and formulas that accommodate multiple income levels, in order to help end homelessness, eliminate substandard housing elsewhere in the city, and, at the same time, maintain middle-class housing for the right balance for DC in the future.

George Hofmann  
Chair, Housing Committee  
ANC3f

---

**From:** Ghaffari, Joshua (OP)  
**Sent:** Friday, January 10, 2020 2:08 PM  
**To:** Colleen Scott  
**Cc:** Todd Boley; plandc  
**Subject:** RE: DC Comprehensive Plan Public Comment  
**Attachments:** DC Comp Plan comments Garrison.pdf

**Categories:** To Review

Good Afternoon,

Thank you for your interest and feedback on the Mayor's Draft Comprehensive Plan Update. We appreciate your participation in the Public Review. We will review your input and incorporate as appropriate into the Mayor's submission to DC Council and transmit your comment in that submission.

If you have additional comments on the draft, we strongly encourage you to continue to share them with the appropriate ANC. Due to the broad scope of the Comp Plan, during Public Review the Office of Planning (OP) will give special attention to ANC resolutions.

Thank you,

Comp Plan Team

---

**From:** Colleen Scott <colleen@projectccs.com>  
**Sent:** Friday, January 10, 2020 1:24 PM  
**To:** Ghaffari, Joshua (OP) <joshua.ghaffari@dc.gov>  
**Cc:** Todd Boley <tdboley@gmail.com>  
**Subject:** DC Comprehensive Plan Public Comment

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Mr. Ghaffari –

Attached please find a letter to include with the public comment materials you are receiving in conjunction with the Comprehensive Plan.

Thank you very much for your consideration.

Have a nice weekend.

**Colleen Scott**  
Principal

**CCS Project Management LLC**  
project management + development management

202-247-5390 | T

**Listen | Collaborate | Manage | Deliver**

[www.projectccs.com](http://www.projectccs.com)

---

**From:** Ghaffari, Joshua (OP)  
**Sent:** Monday, December 2, 2019 4:58 PM  
**To:** Bradbery, Angela (SMD 3C06)  
**Cc:** plandc  
**Subject:** RE: Question re FLUM amendment

Good Afternoon,

Thank you. We appreciate the additional feedback regarding these proposed amendments. We will take a closer look at them. Also, we have these proposed amendments flagged for the modifications regarding McLean Gardens that we discussed previously.

Best,

PlanDC Team

---

**From:** Bradbery, Angela (SMD 3C06) <3C06@anc.dc.gov>  
**Sent:** Monday, December 2, 2019 9:34 AM  
**To:** Ghaffari, Joshua (OP) <joshua.ghaffari@dc.gov>  
**Cc:** plandc <complanupdate@dc.gov>  
**Subject:** Re: Question re FLUM amendment

Hi Josh. Thanks for the info. I see that Vaughan Place also is included in amendment 9814. Is the plan to remove that also? Vaughan Place consists of both townhomes and an apartment tower. At the base of the tower are stores though. So perhaps just remove the townhomes?

Re 2795, it looks as though it cuts City Ridge - which is one development - in half. I'm wondering why?

Thanks.

Angela Bradbery  
ANC3C06 Commissioner  
(202) 669-6517

---

**From:** Ghaffari, Joshua (OP) <[joshua.ghaffari@dc.gov](mailto:joshua.ghaffari@dc.gov)>  
**Sent:** Wednesday, November 6, 2019 3:08 PM  
**To:** Bradbery, Angela (SMD 3C06) <[3C06@anc.dc.gov](mailto:3C06@anc.dc.gov)>  
**Cc:** plandc <[complanupdate@dc.gov](mailto:complanupdate@dc.gov)>  
**Subject:** RE: Question re FLUM amendment

- 9814 – OP will remove the portion that includes McLean Gardens and revisit whether the proposed amendment should be removed entirely. After the Public Review period has concluded, OP may make tweaks to the Draft Comprehensive Plan based on the feedback received, in some instances (i.e. McLean Gardens).
- 2795 – OP will modify the proposed amendment to remove the portion that includes McLean Gardens.

- The Future Planning Analysis Area is described within the legend of the proposed Generalized Policy Map here: <https://plandc.dc.gov/sites/default/files/dc/sites/Comprehensiveplan/publication/attachments/PolicyAmendmentsPublicDraft101019.pdf>

Let us know if you additional questions and would like to meet and have us discuss them with you. We are also hosting a series of community meetings this month and in December. You find the full schedule of meetings here: <https://plandc.dc.gov/publication/comprehensive-plan-upcoming-public-meetings>

Best,

PlanDC Team

---

**From:** Bradberry, Angela (SMD 3C06) <[3C06@anc.dc.gov](mailto:3C06@anc.dc.gov)>

**Sent:** Wednesday, November 6, 2019 11:18 AM

**To:** Ghaffari, Joshua (OP) <[joshua.ghaffari@dc.gov](mailto:joshua.ghaffari@dc.gov)>

**Cc:** plandc <[complanupdate@dc.gov](mailto:complanupdate@dc.gov)>

**Subject:** Re: Question re FLUM amendment

Thanks so much for these answers Josh. A few followup questions:

On 9814, do you mean you will remove the entire proposed amendment? Or just the part that includes McLean Gardens? (A portion of the section within those boundaries includes the Fannie Mae redevelopment). Also, can you tell me when the amendment or the McLean Gardens portion will be removed from the amendment list online? I know that residents will soon begin asking about it once they see the amendment list. And do you know how that recommendation got there in the first place?

Do you have backup documents that contain more info and analysis for this amendment that I can review?

On 2795, the southern end of that segment includes McLean Gardens, which is moderate density residential now. So I'm wondering what a new designation would mean for that portion of McLean Gardens. Do you have backup documents that contain more info and analysis for this amendment that I can review?

Also, can you please point me to info about what a Future Planning Analysis Area is?

Many thanks.

Angela

Angela Bradberry  
ANC3C06 Commissioner  
(202) 669-6517

---

**From:** Ghaffari, Joshua (OP) <[joshua.ghaffari@dc.gov](mailto:joshua.ghaffari@dc.gov)>

**Sent:** Tuesday, November 5, 2019 3:39 PM

**To:** Bradberry, Angela (SMD 3C06) <[3C06@anc.dc.gov](mailto:3C06@anc.dc.gov)>

**Cc:** plandc <[complanupdate@dc.gov](mailto:complanupdate@dc.gov)>

**Subject:** RE: Question re FLUM amendment

Good Afternoon Commissioner Bradberry,

Thank you for your inquiry and apologies for the delay in responding. Please see below for additional information regarding the specified amendments:

- 9814 – OP Amendment. Thank you for bringing this to our attention for McLean Gardens. This was an oversight on our part. We will remove accordingly
- 2803 – Public Amendment. Although the narrative provided includes general boundaries that may encompass low density residential, the recommendation only includes the multi-family and commercial properties. (Note that this area is also included within a Future Planning Analysis Area on the Generalized Policy Map)
- 2795 – Public Amendment. The proposed amendment is recommended to change the low density commercial designation along the west side of Wisconsin Ave NW between Rodman St NW and Yuma St NW to mixed-use moderate density commercial, medium density residential consistent with its development at the south end of the area identified. Also, the recommendation for the broader area identified in the proposed amendment is built on policies of transit oriented development and the importance of density along major corridors. (Note that this area is also included within a Future Planning Analysis Area on the Generalized Policy Map)

Best,

PlanDC Team

---

**From:** Bradbery, Angela (SMD 3C06) <[3C06@anc.dc.gov](mailto:3C06@anc.dc.gov)>

**Sent:** Tuesday, November 5, 2019 12:25 PM

**To:** Ghaffari, Joshua (OP) <[joshua.ghaffari@dc.gov](mailto:joshua.ghaffari@dc.gov)>

**Subject:** Re: Question re FLUM amendment

Hi Joshua. Just checking back on the status of this.

Thanks.

Angela

Angela Bradbery  
ANC3C06 Commissioner  
(202) 669-6517

---

**From:** Ghaffari, Joshua (OP) <[joshua.ghaffari@dc.gov](mailto:joshua.ghaffari@dc.gov)>

**Sent:** Thursday, October 31, 2019 4:48 PM

**To:** Bradbery, Angela (SMD 3C06) <[3C06@anc.dc.gov](mailto:3C06@anc.dc.gov)>

**Subject:** RE: Question re FLUM amendment

No problem. Thank you for clarifying the tracking numbers. We will follow-up soon.

Regards,  
Josh

---

**From:** Bradbery, Angela (SMD 3C06) <[3C06@anc.dc.gov](mailto:3C06@anc.dc.gov)>

**Sent:** Thursday, October 31, 2019 4:23 PM

**To:** Ghaffari, Joshua (OP) <[joshua.ghaffari@dc.gov](mailto:joshua.ghaffari@dc.gov)>

**Subject:** Re: Question re FLUM amendment

Hi Josh! Many apologies! I am looking at the log and it is 2795 of the FLUM, not the generalized policy map. While you are digging, can I please get 2803 of the FLUM as well? That's not in my SMD but is quite near it. Thanks so much, and apologies for the confusion.

So they are:

2795: Amend the Future Land Use Map to the west of Wisconsin Ave between Rodman on the south and Yuma on the north be designated as mixed-use with the combination of moderate density commercial and median density residential.

2803: Amend the FLUM so that the parcels west of Wisconsin Ave between Lowell on the south and Idaho on the north be designated as mixed use with the combination of medium density residential and moderate density commercial.

Thank you!

Angela

Angela Bradbery  
ANC3C06 Commissioner  
(202) 669-6517

---

**From:** Ghaffari, Joshua (OP) <[joshua.ghaffari@dc.gov](mailto:joshua.ghaffari@dc.gov)>  
**Sent:** Thursday, October 31, 2019 10:15 AM  
**To:** Bradbery, Angela (SMD 3C06) <[3C06@anc.dc.gov](mailto:3C06@anc.dc.gov)>  
**Subject:** RE: Question re FLUM amendment

Good Morning Commissioner Bradbery,

I wanted to circle-back to let you know that I have been looking into your request and conferring with colleagues. We should have a response for you by the end of this week. Also, I wanted to clarify amendment tracking number 2175. Is that the correct tracking number? I do not see that one on the Generalized Policy Map.

Regards,  
Josh

---

**From:** Bradbery, Angela (SMD 3C06) <[3C06@anc.dc.gov](mailto:3C06@anc.dc.gov)>  
**Sent:** Thursday, October 24, 2019 1:24 PM  
**To:** Ghaffari, Joshua (OP) <[joshua.ghaffari@dc.gov](mailto:joshua.ghaffari@dc.gov)>  
**Subject:** Fw: Question re FLUM amendment

Hi Josh. I just left you a voicemail. In addition to info about the amendment below (9814 to the FLUM), I'd like to get info about the origins and rationale behind 2175 on the Generalized Policy Map. Thanks so much.

Angela Bradbery  
ANC3C06 Commissioner  
(202) 669-6517

**From:** Bradbery, Angela (SMD 3C06) <[3C06@anc.dc.gov](mailto:3C06@anc.dc.gov)>

**Sent:** Tuesday, October 22, 2019 2:04 PM

**To:** Crain, Deborah (OP) <[deborahlcrain.kemp@dc.gov](mailto:deborahlcrain.kemp@dc.gov)>

**Subject:** Question re FLUM amendment

Hi Deborah. I'm wondering if I could get more information about FLUM amendment 9814, which would change a residential area to commercial. Can you tell me why OP suggested and what is envisioned for that area?

Thanks.

Angela

Angela Bradbery  
ANC3C06 Commissioner  
(202) 669-6517

*Honor the Best in Public Service!* Nominate an outstanding DC Government employee and/or team for the [19th Annual Cafritz Awards](#) by December 6th, 2019.

*Honor the Best in Public Service!* Nominate an outstanding DC Government employee and/or team for the [19th Annual Cafritz Awards](#) by December 6th, 2019.

---

**From:** Gil Landau <gil.landau@gmail.com>  
**Sent:** Wednesday, January 8, 2020 9:07 AM  
**To:** Plandc@dc.gov  
**Subject:** Resident feedback

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hi,

I'm writing to say that I strongly support the amendment that help add density to DC housing. The comp plan should encourage density, particularly in wealth neighborhoods like mine in Dupont and over the river in Georgetown. Further, there should be language that helps get abusive lawsuits to stop development dismissed faster.

Best

Gil Landau  
2122 Massachusetts Ave NW, Washington, DC 20008

---

**From:** Grace McClain <mcclainge@gmail.com>  
**Sent:** Friday, January 10, 2020 10:46 PM  
**To:** andrew.trueblood@dc.gov; plandc@dc.gov  
**Subject:** Comp Plan Comments  
**Attachments:** CP\_Intro\_1\_18 (1).pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hi Mr. Trueblood,

I have included for your review my comments on the Comprehensive Plan edits.

 [CP\\_Environment\\_238\\_326 \(1\).pdf](#) 

Best,

—  
Grace McClain, MPH  
703.431.4854  
she/they

---

**From:** Grant Giel <grant@gmacynelson.com>  
**Sent:** Friday, January 10, 2020 11:30 AM  
**To:** plandc@dc.gov  
**Subject:** Part 3 - Comment Letters for DC Comprehensive Plan - G. Macy Nelson, LLC  
**Attachments:** Letter - Upper Northeast Area Element - G. Macy Nelson, LLC.pdf; Letter - Urban Design Element - G. Macy Nelson, LLC.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

This is the final email.

Thank you again, and our apologies for needing to send multiple emails.

---

Grant Amadeus Giel, Esq.  
401 Washington Avenue, Suite 803  
Towson, MD 21204  
Office: (410) 296-8166, ext. 113  
Mobile: (724) 831-9251  
Email: [grant@gmacynelson.com](mailto:grant@gmacynelson.com)  
[www.gmacynelson.com](http://www.gmacynelson.com)

---

**From:** Greg Diefenbach <greg@alliantcontent.com>  
**Sent:** Wednesday, January 8, 2020 10:06 AM  
**To:** all@anc3c.org  
**Cc:** plandc@dc.gov; cpsmartgrowth@gmail.com; Rebecca Diefenbach  
**Subject:** Support for Office of Planning Changes to Cleveland Commercial Strip

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear ANC —

We write to you today asking that you please pass the ANC resolution in support of the Office of Planning's proposal to add high density residential to the Cleveland Park commercial strip.

The importance and value of urban density is now well understood, and its success has been demonstrated time and again as neighborhood after neighborhood has been revitalized across DC. Well-planned density allows for greater economic vitality. It also allows for a greater number of people to live near mass transit, reducing the need for cars in our city.

Please know that we greatly value the present 'character' and 'livability' of Cleveland Park. But we do not feel that these positive aspects of Cleveland Park will be negatively impacted in any significant way by the new plan.

We urge your support.

Thank you,

Greg & Rebecca Diefenbach  
3210 Newark Street, NW  
Washington, DC 20008

**From:** Griffin Winton-LaVieri <wintonlavier@gmail.com>  
**Sent:** Tuesday, January 7, 2020 8:20 PM  
**To:** plandc@dc.gov  
**Cc:** abaca@ggwash.org; pmendelson@dccouncil.us; mcheh@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; rwhite@dccouncil.us; 3c01@anc.dc.gov; 3c02@anc.dc.gov; 3C03@anc.dc.gov; 3c04@anc.dc.gov; 3c05@anc.dc.gov; 3c06@anc.dc.gov; 3c07@anc.dc.gov; vickigerstenANC@gmail.com; 3c09@anc.dc.gov; Jordan Riesenber  
**Subject:** Comp Plan Comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

I would like to express my support for the proposed amendments to the District's Future Land Use Map and draft changes to the Land Use Element. To be fair, I think that the District should go even further with this Plan, particularly in Ward 3 where I live. High density should be allowed to extend further than just a single block from Connecticut and Wisconsin Avenues; Metro stations and frequent transit routes have larger walksheds and optimizing transit aligns with the District's climate goals. Additionally, the District should follow Minneapolis and Portland in allowing multi-plexes to be built throughout the District. Neighborhoods such as Capital Riverfront, NoMa, and SW Waterfront have seen admirable increases in density in recent years but it is inequitable and unfair if other neighborhoods do not contribute to the fight against the District's housing crisis by allowing the construction of both affordable and market rate housing. I understand that "perfect" should not be the enemy of "good" but would urge the District to act boldly to be a welcoming home for the many not the few.

Thank you for your time and consideration,

Griffin Winton-LaVieri  
2828 Connecticut Ave NW

---

**From:** Guy <RightGuy@writeme.com>  
**Sent:** Thursday, January 9, 2020 5:21 PM  
**To:** plandc  
**Cc:** Councilmember Kenyan R. McDuffie; Phil Mendelson  
**Subject:** Objection to the Comprehensive Plan and Developer Map Amendments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I am writing you to **officially object to OP's** acceptance in its 10/15/19 draft updated Comprehensive Plan (Comp Plan) of the developer's proposed Map Amendment (#1866) & Text Amendments (#1882 & 1887) for 901 Monroe Street NE (Square 3829). I am an abutting landowner also in Square 3829 & was one of the "200-Footers" (on all 4 sides of the site) who opposed the massive proposed PUD at the Zoning Commission & finally won a reversal (vacating the Zoning Commission Order) by the DC Court of Appeals because the 901 Monroe proposal was not consistent with current law. I have 4 points to make about the 3 proposed Amendments:

- **First**, the 901 Monroe site's current zoning (pre-ZRR) is R-2 with a small section of C-1, both of which only allow a maximum of 40' in height & 3 stories. The ZRR renamed these zones as R-2 & MU-3A, both of which carry the same maximum of 40' in height & 3 stories. So, the 901 team's proposed upzoning Map Amendment would result in a dramatic change in a R-2 low density residential area. In fact, on 10/8/19, Ward 5 Councilmember McDuffie thanked the Council Chair for clarifying his intent in the Comp Plan Framework for protecting low density residential (naming R-1-B) in Brookland & elsewhere in DC.
- **Second**, the 901 team's proposed Map Amendment calls for undesirable "spot-zoning" solely for the 901 site, i.e., not for the rest of Square 3829 or any of the other surrounding Squares. In fact, R-2 zoning is currently in a huge area from 9th Street to just West of 12th Street & from Otis Street to Evarts Street (& a bit more) with the only exception being the small section of C-1/MU-3A in Square 3829 where the Colonel Brooks Tavern used to be. The 901 team's proposed Map Amendment is solely for the 901 site even though its proposed Text Amendments calls for upzoning in an unspecified larger area but without any accompanying proposed Map Amendment.
- **Third**, the DC Court of Appeals deemed that the 901 team's project was legally inconsistent with current law. The proposed project included 6.5 stories when current law did not allow more than 5 stories even with a PUD. So, the spot upzoning would result in dramatic & unjustified contrasts with the rest of Square 3829 & areas both South & North of Monroe St. The 901 team's proposed Text Amendments boldly call for upzoning to 7 stories and 75 feet. This is flatly incompatible with my home & those of all of the other 200-Footers.
- **Fourth**, the 901 team's proposed Text Amendments not only call for upzoning a larger area with current R-2 zoning (without an accompanying proposed Map Amendment for this expanded area) but also call for heights up to 7 stories and 75 feet which would be completely out-of-scale, especially with the rest of Square 3829. During the Zoning Commission PUD contested case, the 901 team rejected the 200-Footers recommendation for needed senior and extra affordable housing; instead, the 901 team wanted primarily market-rate housing. The bottom line is the 901 team is driven by profit without consideration of the need in Brookland for affordable and senior housing.

Finally, Why are you and the city government and planners so willing to give away benefits to greedy developers by matter of right or by easier PUD upzoning when you and I and the City nor the ANCs get no additional benefits, amenities, nor voluntary or enforceable agreements to ensure more senior or affordable housing that was already in the Zoning Laws. You basically guarantee much more density and profits for the "Landlords" and Developers, but get no guarantees to the community for Construction Management agreements, rights to protect and insure neighboring

homes against construction accidents, earthquakes from ground moving activities so close to our homes and no guarantee for even hiring DC residents or subcontractors during construction.

Thank you for thoughtfully considering my e-mail.

**Guy Durant**  
**3410 10th Street, NE**  
**Washington, DC 20017**  
**(202) 525-6342**

---

**From:** ile@everyactioncustom.com on behalf of Ileana Schinder <ile@everyactioncustom.com>  
**Sent:** Thursday, December 5, 2019 2:02 PM  
**To:** plandc@dc.gov  
**Subject:** I support the Office of Planning DC Comprehensive Plan amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

As a DC resident, I support the proposed changes to the DC Comprehensive Plan because these changes will put meeting our housing needs first. It will also ensure that as our city grows, we will enable more people to stay in their communities and live near transit. This builds a more equitable and sustainable city.

In particular, I support the following changes to the Comp Plan:

- Inclusion of more housing across the city, especially near Metro stations and transit corridors so more people can live near transit, and walk, bike and ride transit. The Future Land Use Map proposes more housing around Metro stations and other transit-accessible locations.
- Ensuring we have enough homes of all shapes and sizes, particularly affordable homes, in each part of the city. The plan sets a policy for a minimum of 15% of homes in each area of the city should be affordable for low income neighbors.

I urge my Advisory Neighborhood Commission to support these changes, and for OP to formally recommend this updated Comp Plan to the DC Council soon after the conclusion of the ANC comment period.

Thank you for your consideration.

Sincerely,  
Ileana Schinder  
6316 2nd St NW Washington, DC 20011-1428 ile@ileanaschinder.com

---

**From:** Irwin Royster <iroyster@erfsc.org>  
**Sent:** Tuesday, November 19, 2019 8:01 AM  
**To:** plandc@dc.gov  
**Subject:** Copy of far northeast and southeast plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please send copies of ward 7 and 8 comp plan to the above email address.

Thanks

Irwin

Sent from my Sprint Samsung Galaxy Note8.

**STATEMENT OF CONFIDENTIALITY**

The information contained in this electronic message and any attachments to this message are intended for the exclusive use of the addressee(s) and may contain confidential or privileged information. If you are not the intended recipient, please notify the sender immediately and destroy all copies of this message and any attachments.

---

**From:** jennybean28@everyactioncustom.com on behalf of J Piers <jennybean28@everyactioncustom.com>  
**Sent:** Monday, January 6, 2020 8:08 PM  
**To:** plandc@dc.gov  
**Subject:** [SUSPECTED SPAM] I support the Office of Planning DC Comprehensive Plan amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

As a DC resident, I support the proposed changes to the DC Comprehensive Plan because these changes will put meeting our housing needs first. It will also ensure that as our city grows, we will enable more people to stay in their communities and live near transit. This builds a more equitable and sustainable city.

In particular, I support the following changes to the Comp Plan:

- Inclusion of more housing across the city, especially near Metro stations and transit corridors so more people can live near transit, and walk, bike and ride transit. The Future Land Use Map proposes more housing around Metro stations and other transit-accessible locations.
- Ensuring we have enough homes of all shapes and sizes, particularly affordable homes, in each part of the city. The plan sets a policy for a minimum of 15% of homes in each area of the city should be affordable for low income neighbors.

I urge my Advisory Neighborhood Commission to support these changes, and for OP to formally recommend this updated Comp Plan to the DC Council soon after the conclusion of the ANC comment period.

Thank you for your consideration.

Sincerely,  
J Piers  
1705 2nd St NE Washington, DC 20002-2123 jennybean28@yahoo.com

---

**From:** Jack Hiller <jrhillier22@gmail.com>  
**Sent:** Friday, January 10, 2020 12:41 PM  
**To:** all@anc3c.org; commissioners@anc3f.com  
**Cc:** plandc@dc.gov; mcheh@dccouncil.us; pmendelson@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; rwhite@dccouncil.us  
**Subject:** Amendment 2123 FLUM Public Comment

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

I am a resident of ANC 3C and am writing in support of the Office of Planning's Amendment 2123 in the CP's FLUM.

Increasing the density of both commercial and residential areas along the Conn Ave corridor in Cleveland Park is a vital step in promoting the economic vibrancy, socioeconomic equity, and sustainability of both the neighborhood and DC as a whole.

Allowing more density near an already existing commercial hub and Metro station will allow for more residents to forgo more car trips, the top contributor to carbon emissions in the US. An increase in the housing stock is necessary in order to relieve the pressure of rising rent and gentrification that impacts hundreds of thousands of residents throughout the entire District. There must be more housing available in Rock Creek West in order to fulfill the city's objectives of the creation of tens of thousands of more housing units. Today, retail and commercial outlets need greater residential density than before to support them in face of increased competition from online retailers and other rising neighborhoods in DC.

The Cleveland Park commercial corridor is a go-to spot for me for grocery shopping, the library, movies and more (including my weekly Vace pizza). I enjoy bringing friends from across the DMV to show off the often-overlooked neighborhood. However, without allowing the chance for the community to allow and manage responsible, smart growth, the neighborhood will likely stagnate and even decline.

All the best,

John R Hiller  
2828 Connecticut Ave NW.

---

**From:** Jack McKay <jack@dcjack.org>  
**Sent:** Monday, December 23, 2019 11:16 AM  
**To:** plandc@dc.gov  
**Cc:** anc1d@googlegroups.com  
**Subject:** ANC1D Comprehensive Plan comment  
**Attachments:** comp plan.Dec 2019.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attached, a resolution from ANC1D (Mount Pleasant), summarizing a comment concerning the Mount Pleasant portion of the comprehensive plan, and specifically a proposed amendment.

-- Jack McKay

Secretary, ANC1D

--  
ANC 1D03 (Mount Pleasant) [jack@dcjack.org](mailto:jack@dcjack.org)

--  
You received this message because you are subscribed to the Google Groups "anc1d" group.  
To unsubscribe from this group and stop receiving emails from it, send an email to  
[anc1d+unsubscribe@googlegroups.com](mailto:anc1d+unsubscribe@googlegroups.com).

To view this discussion on the web visit <https://groups.google.com/d/msgid/anc1d/2dc4c792-8115-ca0a-d4e2-ba131f341803%40dcjack.org>.

---

**From:** Jackie Porter <jporter@pascalweiss.com>  
**Sent:** Wednesday, December 18, 2019 11:47 AM  
**To:** plandc@dc.gov  
**Cc:** Risa Hirao; 'Brendan Williams-Kief'  
**Subject:** Comp Plan Draft Amendment Comments  
**Attachments:** DCABAW re. Andrew Trueblood.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please find attached the draft amendment comments.

---

**From:** Jake McIntyre <jakemcintyre@gmail.com>  
**Sent:** Friday, January 10, 2020 1:23 PM  
**To:** all@anc3c.org; commissioners@anc3f.com  
**Cc:** plandc@dc.gov; mcheh@dccouncil.us; pmendelson@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; rwhite@dccouncil.us

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear ANC Commissioners,

I want to register my support for the DC Office of Planning's proposed changes to the Comprehensive Plan, specifically those changes pertaining to increased density for the Cleveland Park commercial area on Connecticut Avenue.

One of the primary reasons that my family moved to the corner of Connecticut and Porter 12 years ago was to live in the heart of a thriving mixed-use district. The prospect of living in a community with a vibrant mix of residential and commercial uses, anchored by Cleveland Park's commercial corridor, was very appealing.

After living in the neighborhood for over a decade, and witnessing the ebb and flow of the commercial corridor, it has become clear to me that creating more opportunities for multi-family housing in the core of Cleveland Park is vital to the future health of the commercial district. We simply need more residents living within walking distance of the corridor in order to ensure its sustainability. For that reason, as well as for the broader benefits that increased density centered on public transit will bring to DC as a whole, I strongly urge you to support the changes to the Comprehensive Plan.

Sincerely,  
Jake McIntyre  
3601 Connecticut Ave NW  
Apt 309  
Washington, DC 20008

cc: Office of Planning and Members of the City Council

---

**From:** Jake McIntyre <jakemcintyre@gmail.com>  
**Sent:** Friday, January 10, 2020 10:18 AM  
**To:** all@anc3c.org; +commissioners@anc3f.com; +plandc@dc.gov; +mcheh@dccouncil.us; +pmendelson@dccouncil.us; +abonds@dccouncil.us; +dgrosso@dccouncil.us; +esilverman@dccouncil.us; +rwhite@dccouncil.us  
**Subject:** Support of the Office of Planning's proposed Comprehensive Plan changes

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear ANC Commissioners,

I want to register my support for the DC Office of Planning's proposed changes to the Comprehensive Plan, specifically those changes pertaining to increased density for the Cleveland Park commercial area on Connecticut Avenue.

One of the primary reasons that my family moved to the corner of Connecticut and Porter 12 years ago was to live in the heart of a thriving mixed-use district. The prospect of living in a community with a vibrant mix of residential and commercial uses, anchored by Cleveland Park's commercial corridor, was very appealing.

After living in the neighborhood for over a decade, and witnessing the ebb and flow of the commercial corridor, it has become clear to me that creating more opportunities for multi-family housing in the core of Cleveland Park is vital to the future health of the commercial district. We simply need more residents living within walking distance of the corridor in order to ensure its sustainability. For that reason, as well as for the broader benefits that increased density centered on public transit will bring to DC as a whole, I strongly urge you to support the changes to the Comprehensive Plan.

Sincerely,  
Jake McIntyre  
3601 Connecticut Ave NW  
Apt 309  
Washington, DC 20008

cc: Office of Planning and Members of the City Council

---

**From:** James Benson <jbenson2008@gmail.com>  
**Sent:** Friday, January 10, 2020 12:08 PM  
**To:** plandc@dc.gov  
**Cc:** 1A01@anc.dc.gov; bnadeau@dccouncil.us; abonds@dccouncil.us; rwhite@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; pmendelson@dccouncil.us; abaca@ggwash.org

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and ANC 1A01,

I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

Recently, my ANC has had proposed changes to land use included Future Land Use area 1114 which provides moderate density residential and low density commercial space. I want to commend my ANC for requesting this amendment and humbly encourage OP to go further in increasing allowable density in ANC 1A01, Columbia Heights, and citywide.

I live in the Spring Rd/Perry Pl neighborhood and I think we're doing an decent job with housing. I applauded the revitalization of the low-density apartments where Spring Pl turns into Perry Pl but am also quite taken aback by the residential condos built across the street, which are extremely overpriced (one being over \$900k) and have been sitting vacant since their completion almost two years ago.

The former development can keep housing prices low while the latter will ultimately increase them. What I'd like the city to avoid is the latter. Rent is already too high in many neighborhoods and lifetime residents, iconic businesses, and established restaurants are being displaced constantly. What would my neighborhood be like if Mac (on my block) isn't sharing his soulful music on the weekends in the spring and summer? Or the closure of my local ethnic grocery store Panam? Not the neighborhood I moved into and not one I'd want to stay in.

The single-family unit model (example: aforementioned condo project) would likely bring in the same type of person that complained about the infamous Shaw Metro PCS Go-Go music and/or a Whole Foods. Both of which can displace the heart of our city, causing lifetime residents to move further and further away for more affordable options.

With Amazon on the heels of arrival, we need to show newcomers that we welcome and nurture the soul and spirit of our neighbors, neighborhoods, and city. Any changes must be inclusive of those.

We also need to show developers that our properties are not for-profit. The last thing I want is for myself or my beloved neighbors to be priced out of *OUR* neighborhood. That's why I'm writing today.

I want to support the proposed changes to the Comprehensive Plan and suggest that:

- The entire city should be moderate-density mixed-use, and areas close to transit should be high-density mixed use.
- The Comprehensive Plan should not have any parking-minimum requirements, minimum lot size requirements, or setback requirements.
- I especially want to support the changes about how D.C.'s "established" neighborhoods should be "supported" instead of "protected."

- The Comprehensive Plan should incorporate more language from HUD's Affirmatively Furthering Fair Housing rule.
- I support more affordable, denser housing in wealthy parts of the city.

I hope you consider the soul of our city when you make your decisions and not the pockets of the elite that plague it.

I'm optimistic you agree with my sentiment and am always willing to have further discussions.

Thank you for your time,  
James Zachary Benson  
1520 Spring Pl NW

---

**From:** Janell Pagats <janell105@gmail.com>  
**Sent:** Friday, January 10, 2020 3:43 PM  
**To:** plandc@dc.gov  
**Cc:** all@anc3c.org; mcheh@dccouncil.us  
**Subject:** Comprehensive Plan Draft Amendments Comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To Director Trueblood and Office of Planning staff:

Excellent job on proposed updates to the Comp Plan! I write to support more affordable, denser housing in wealthy parts of the District, especially in Ward 3, where I am a resident. I also support eliminating parking requirements. We need to move toward more Transit Oriented Developments that not only provide opportunities to increase our affordable housing supply but also allow us to do our part by lessening our contribution to climate change.

Thank you for your work on this thus far!!

Janell Pagats  
3100 Connecticut Ave. NW

PS - really liked how you changed the language throughout the document so it will read well when we finally become the 51st State!

---

**From:** Jean Stewart <jean.stewart@rcn.com>  
**Sent:** Wednesday, October 16, 2019 12:21 PM  
**To:** plandc@dc.gov  
**Cc:** Parisa Norouzi  
**Subject:** New OP Amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Trueblood:

I have tried to find the proposed amendments that OP announced yesterday, but I cannot find them on OP's homepage, nor on www.plandc.dc.gov. Where are those new amendments posted? You have given us such a very short time to comment—60 days seems too tight a deadline—considering that your proposed amendments are on all of the Comp Plan other than the Framework: over 900 pages of text and maps. If we cannot easily access these proposed amendments, how can we possibly comment within the 60-day deadline? I hope your staff can provide this information quickly so we can meet your deadline.

Sincerely,

Jean Stewart  
Member, DC Grassroots Planning Coalition Ward 1  
1915 Kalorama Rd., NW Apt. 612  
Washington, DC 20009

jean.stewart@rcn.com

---

**From:** Jeff Alpher <jeff@alpher.com>  
**Sent:** Sunday, December 8, 2019 5:09 PM  
**To:** plandc@dc.gov  
**Subject:** Comment re: changes to the comprehensive plan

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To Whom It May Concern,

We live 100 yards west of the Cleveland Park Library on Macomb Str NW.

I am 100% for any measure that increases density along any existing commercial corridor, e.g., Connecticut Ave in Cleveland Park or around any mass transit structure, e.g., the CP Metro.

Jeff

Jeff Alpher  
2938 Macomb Str NW  
202-537-1603

---

**From:** JEFFREY NORMAN <jeffreynorman@comcast.net>  
**Sent:** Saturday, December 7, 2019 1:18 AM  
**To:** plandc@dc.gov  
**Cc:** Susan Kimmel; Vision Ward 3; Mary Cheh; Coalition Smarter Growth; 3/4G ANC  
**Subject:** Comments on the Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To: DC Office of Planning  
  
From: Jeffrey Norman  
  
5410 Connecticut Avenue, NW #717  
  
Washington, DC 20015  
  
December 7, 2019

In Re: Comprehensive Plan

My name is Jeffrey Norman; and I reside at the Garfield Condominium at 5410 Connecticut Ave., NW, Apartment #717, in Ward 3 where I serve as Vice President of the condo. I am a native Washingtonian; and except for a few years while in college and shortly thereafter, I have lived in Washington since 1946. I strongly support Smart Growth principles. I am a member of Ward 3 Vision, and endorse the testimony and written statements that Ward 3 Vision will submit today.

I especially support the establishment of accessory dwelling units (ACU) for all homeowners who want them. ACUs in one form or another have been around for centuries in many countries including the US. My own grandparents, early in the 20<sup>th</sup> century, had such units in their house in Washington, which were used primarily to house relatives who had recently moved to Washington.

Washington probably has some of the lowest height limitations of almost any city in the world with more than 500,000 people. Connecticut Avenue limits its office and residential buildings to only 90 feet. I think that the limit for Wisconsin Avenue is only 50 feet. This limitation is especially glaring in Friendship Heights where a number of buildings on the Maryland side of Friendship Heights are at least 18 stories high and house a lot more offices and residents. I think that the DC Height Act should be modified to allow taller buildings in certain areas, especially downtown and next to dense suburban developments like Friendship Heights.

Jeffrey Norman

---

**From:** JEFFREY NORMAN <jeffreynorman@comcast.net>  
**Sent:** Friday, December 6, 2019 10:52 PM  
**To:** plandc@dc.gov  
**Subject:** testing email for accuracy

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I got an error message the last time I tried to reach the Office of Planning.  
Jeff Norman

---

**From:** Jennifer Olney <jolney@thecommunityfoundation.org>  
**Sent:** Thursday, January 9, 2020 5:03 PM  
**To:** plandc@dc.gov  
**Subject:** The Greater Washington Community Foundation Feedback on DC Comprehensive Plan Draft Update  
**Attachments:** Greater Washington Community Foundation Feedback Draft DC Comprehensive Plan 1.9.2020.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

To Whom It May Concern:

Please see the attached feedback letter from the Greater Washington Community Foundation on the DC Comprehensive Plan Draft Update. The Community Foundation's comments focus specifically on the Plan's Housing element.

We appreciate the opportunity to comment on the plan.

Thank you,

**Jennifer Olney**  
Community Investment Officer, Partnership to End Homelessness

**Greater Washington Community Foundation**  
1325 G Street NW, Suite 480 | Washington, DC 20005  
202-263-4774 | Main: (202) 955-5890 x119  
[jolney@thecommunityfoundation.org](mailto:jolney@thecommunityfoundation.org) | [www.thecommunityfoundation.org](http://www.thecommunityfoundation.org)

---

**From:** Jenny Pawet <jenny@pawet.email>  
**Sent:** Thursday, December 26, 2019 5:40 AM  
**To:** plandc@dc.gov  
**Subject:** Re: Message from Jenny to an editor of anc1c.org

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

I was wondering if you have received my previous email because I haven't got a reply.  
Any update? :)

Can we possibly do the posting in your site?

---

Thank you,  
Jenny

**From:** Jenny Pawet <[jenny@pawet.email](mailto:jenny@pawet.email)>  
**Date:** Mon Dec 23 16:35:17 CET 2019  
**To:** "plandc@dc.gov" <[plandc@dc.gov](mailto:plandc@dc.gov)>  
**Subject:** Message from Jenny to an editor of anc1c.org

Hi there,

My name is Jenny and I want to buy a guest post on your website for our adult website guide.

Rest assured, we can use both explicit and non-explicit keywords, which ever you prefer.

Please let me know if you're interested in setting up this deal.

---

Thank you,  
Jenny

---

**From:** Jenny Pawet <jenny@pawet.email>  
**Sent:** Monday, December 23, 2019 4:35 AM  
**To:** plandc@dc.gov  
**Subject:** Message from Jenny to an editor of anc1c.org

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hi there,

My name is Jenny and I want to buy a guest post on your website for our adult website guide.

Rest assured, we can use both explicit and non-explicit keywords, which ever you prefer.

Please let me know if you're interested in setting up this deal.

---

Thank you,  
Jenny

---

**From:** Jeremiah Lowery <jeremiah.lowery@waba.org>  
**Sent:** Friday, January 10, 2020 4:06 PM  
**To:** plandc@dc.gov  
**Subject:** COMP Plan Amendments and Position  
**Attachments:** WABA Comments\_DC Comp Plan\_Jan 2020.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Attached are our amendments to the COMP plan.

Best,

--

---

Jeremiah Lowery  
Advocacy Director

Washington Area Bicyclist Association  
2599 Ontario Rd. NW  
Washington, DC 20009  
Phone: (202) 518-0524 x212  
Mobile: (202) 240-475-4009  
Fax: (202) 518-0936  
Email: [jeremiah.lowery@waba.org](mailto:jeremiah.lowery@waba.org)  
Pronouns: he/him/his

---

**From:** Jeremy Hessler <jeremy.hessler@gmail.com>  
**Sent:** Wednesday, January 8, 2020 10:14 AM  
**To:** plandc@dc.gov  
**Subject:** Comp plan comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

- I think OP did a great job with its amendments, and I generally support them with the below suggestions.
- I also think that the Comp Plan should, via the Future Land Use Map, allow for greater density in all parts of the city, but most especially in planning areas—Rock Creek West, Near Northwest, and Capitol Hill—that have not produced their fair share of, (particularly affordable) housing. A specific change that could begin to induce this is to amend the FLUM so that those planning areas are, at minimum, categorized as moderate-density mixed use.
- I really like the OP’s amendments to the Land Use element, most especially changes to Section 309.10, which state that the District’s “established” neighborhoods should be “supported” rather than conserved. This language and similar amendments—all of which we think OP should retain—bolster the city’s initiative to build more housing in planning areas that have not produced their fair share of housing, or “established” neighborhoods.
- The Comp Plan should delete all language about minimum lot sizes or setbacks, either in OP’s amendments or future revisions. Minimum lot sizes and setback requirements are often used to stymie the construction of denser, smaller housing by mandating that the lots be bigger than necessary, or that the buildings have lots of space around them.
- I suggest the addition of language that eliminates minimum parking requirements, or the deletion of language that requires parking. By not building parking, developers, homeowners, and tenants can save significant housing costs. The District should, in particular, discourage parking requirements in federal facilities planning, and *not* subsidize parking through tax increment financing deals or other, similar economic development deals.

Jeremy Hessler  
4600 43rd St NW  
202-299-4860

---

**From:** Jeremy Welsh-Loveman <jeremy.welshloveman@gmail.com>  
**Sent:** Tuesday, December 10, 2019 5:40 PM  
**To:** 4C06@anc.dc.gov  
**Cc:** plandc@dc.gov  
**Subject:** Comments on the Comprehensive Plan Revision

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Commissioner Hilley,

I am a resident of ANC4C, living on Quincy Street. I would like to comment on the Mayor's current proposal to update the District's Comprehensive Plan. It would appear as though the Office of Planning is only proposing four changes to the Map for ANC4C. I think all of those changes are in the correct direction and support all of them. I also fully support the Mayor's goal of building 36,000 housing units in DC by 2025, and in fact think DC should build many more.

I hope the Office of Planning can go further in terms of amendments to the Future Land Use Map for ANC4C. Two of the most important issues this City faces, and I think ANC4C agrees, are housing affordability and climate change. Both can be positively addressed by building more large apartment buildings near mass transit. Your district is well served by mass transit, the Petworth Metro stop and several Bus routes. Unfortunately not as many people as possible can take advantage of this because much of ANC4C is marked as moderate density in the Future Land Use Map and zoned as RF-1. New housing units in large buildings are much more energy efficient than single family housing units. Larger buildings near mass transit allow more people to commute to work in an environmentally friendly manner and help create demand for local retail and walkable neighborhoods. It's also easier for developers of large buildings to include affordable units. The construction of new, large apartment buildings keeps existing units more affordable by reducing the demand for older units.

The Georgia Avenue - Petworth Metro Station Area and Corridor Plan from 2006 was a good first step, changing zoning in areas on Georgia Avenue to NC-8. However this largely applied just to buildings directly facing Georgia Avenue. For example, despite being on the same block as a Metro station entrance, parts of Squares 3029, 3030, and 2900 are zoned RF-1. The District should go further in allowing large multi-unit buildings in this area. All area within 4C06 and 4C08 should be categorized as Residential-Medium Density in the Future Land Use Map. This would include squares: 3029-3031 and 2900-2906. I realize these amendments likely can't be included in this current round, but hopefully can in the future.

Climate change and housing affordability are urgent problems which require bold and aggressive solutions. I hope DC and ANC4C can be part of the solution. Thank you for your time and consideration.

Best,  
Jeremy Welsh-Loveman

---

**From:** Jessica.Bloomfield@hklaw.com  
**Sent:** Friday, January 10, 2020 5:02 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Cc:** norman.glasgowjr@hklaw.com  
**Subject:** Comprehensive Plan Comment - Tracking No. 1118  
**Attachments:** Tracking No. 1118\_Comment 1.10.2020.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attached please find a copy of a comment regarding property subject to Comprehensive Plan Tracking No. 1118.

**Jessica Bloomfield | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.469.5272 | Fax 202.955.5564

[jessica.bloomfield@hklaw.com](mailto:jessica.bloomfield@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

[Add to address book](#) | [View professional biography](#)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Jessica.Bloomfield@hklaw.com  
**Sent:** Friday, January 10, 2020 4:59 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Cc:** norman.glasgowjr@hklaw.com  
**Subject:** Comprehensive Plan Comment - Tracking No. 2349  
**Attachments:** Tracking No. 2349\_Comment 1.10.2020.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attached please find a copy of a comment regarding property subject to Comprehensive Plan Tracking No. 2349. The comment includes a letter and resolution from the affected ANC.

**Jessica Bloomfield | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.469.5272 | Fax 202.955.5564

[jessica.bloomfield@hklaw.com](mailto:jessica.bloomfield@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

[Add to address book](#) | [View professional biography](#)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Jessica.Bloomfield@hklaw.com  
**Sent:** Friday, January 10, 2020 4:52 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Cc:** Kyrus.Freeman@hklaw.com  
**Subject:** Comprehensive Plan Comment - Tracking No. 79  
**Attachments:** Tracking No. 79\_Comment 1.10.2020.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attached please find a copy of a comment regarding property subject to Comprehensive Plan Tracking No. 79.

**Jessica Bloomfield | Holland & Knight**

Associate  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5272 | Fax 202.955.5564  
[jessica.bloomfield@hklaw.com](mailto:jessica.bloomfield@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

[Add to address book](#) | [View professional biography](#)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Jessica.Bloomfield@hklaw.com  
**Sent:** Friday, January 10, 2020 4:48 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Cc:** Kyrus.Freeman@hklaw.com  
**Subject:** Comprehensive Plan Comment - Tracking No. 93  
**Attachments:** Tracking No. 93\_Comment 1.10.2020.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attached please find a copy of a comment regarding property subject to Comprehensive Plan Tracking No. 93.

**Jessica Bloomfield | Holland & Knight**

Associate  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5272 | Fax 202.955.5564  
[jessica.bloomfield@hklaw.com](mailto:jessica.bloomfield@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

[Add to address book](#) | [View professional biography](#)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Jessica.Bloomfield@hklaw.com  
**Sent:** Friday, January 10, 2020 4:36 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Cc:** Kyrus.Freeman@hklaw.com  
**Subject:** Comprehensive Plan Comment - Tracking No. 73  
**Attachments:** Tracking No. 73\_Comment 1.10.2020.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attached please find a copy of a comment regarding property subject to Comprehensive Plan Tracking No. 73.

**Jessica Bloomfield | Holland & Knight**

Associate  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5272 | Fax 202.955.5564  
[jessica.bloomfield@hklaw.com](mailto:jessica.bloomfield@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

[Add to address book](#) | [View professional biography](#)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Jessica.Bloomfield@hklaw.com  
**Sent:** Friday, January 10, 2020 4:39 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Cc:** Kyrus.Freeman@hklaw.com  
**Subject:** Comprehensive Plan Comment - Tracking Nos. 9933.1 and 9933.2  
**Attachments:** Tracking Nos. 9933.1 and 9933.2\_Comment 1.10.2020.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attached please find a copy of a comment regarding property subject to Comprehensive Plan Tracking Nos. 9933.1 and 9933.2.

**Jessica Bloomfield | Holland & Knight**

Associate  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5272 | Fax 202.955.5564  
[jessica.bloomfield@hklaw.com](mailto:jessica.bloomfield@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

[Add to address book](#) | [View professional biography](#)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Jessica.Bloomfield@hklaw.com  
**Sent:** Friday, January 10, 2020 4:26 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Cc:** Kyrus.Freeman@hklaw.com  
**Subject:** Comprehensive Plan Comment - Tracking No. 74  
**Attachments:** Tracking No. 74\_Comment 1.10.2020.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attached please find a copy of a comment regarding property subject to Comprehensive Plan Tracking No. 74.

**Jessica Bloomfield | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.469.5272 | Fax 202.955.5564

[jessica.bloomfield@hklaw.com](mailto:jessica.bloomfield@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

[Add to address book](#) | [View professional biography](#)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Jessica.Bloomfield@hklaw.com  
**Sent:** Monday, December 9, 2019 10:51 AM  
**To:** colleen.willger@dc.gov; joshua.ghaffari@dc.gov  
**Cc:** norman.glasgowjr@hklaw.com; jennifer.steingasser@dc.gov; joel.lawson@dc.gov; plandc@dc.gov  
**Subject:** Comp Plan Amendment for Holy Redeemer - ANC Support Letter (Tracking No. 2349)  
**Attachments:** Archdiocese Holy Redeemer \_ Reissued ANC 6E Letter 2019\_71815563\_1.PDF

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good morning Colleen and Josh,  
Following up on our meeting from last week. Attached is a reissued letter from ANC 6E supporting the proposed Future Land Use Map amendment for the Holy Redeemer site. The application requested to designate the site mixed use Medium Density Residential and Medium Density Commercial. The ANC's letter from 2018 is also attached.

Please let us know if you have any questions going forward, and thank you again for your review.

**Jessica Bloomfield | Holland & Knight**

Associate

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.469.5272 | Fax 202.955.5564

[jessica.bloomfield@hklaw.com](mailto:jessica.bloomfield@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

[Add to address book](#) | [View professional biography](#)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

**From:** Jillian Burford <jillian@empowerdc.org>  
**Sent:** Friday, January 10, 2020 6:06 PM  
**To:** plandc@dc.gov  
**Cc:** Daniel del Pielago  
**Subject:** Comments on Displacement

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To Whom It May Concern:

I am submitting these comments on "Callout Box: What is Displacement?" in the Housing Element chapter on behalf of Empower DC and the DC Grassroots Planning Coalition. Due to the lack of clarity around proper submission guidelines, I hope that my comment submission in this table format is appropriate.

Proposed Text	Comment
"physical displacement as households must move when the properties they occupy are redeveloped <sup>[JB1]</sup> "	Redevelopment is not the sole cause of displacement of households. Foreclosures and reverse mortgages are common causes of displacement and homeless in DC among homeowners. In May 2009, the Urban Institute cited the National Coalition for the Homeless' survey that reported received responses from former homeowners who stated that they are moving from place to place to avoid being on the street.  The demolition of public housing properties is also common form of physical displacement, as well as renters not being protected under rent control and stabilization.
"cultural displacement as residents lose a sense of belonging or shared identity in their neighborhood due to neighborhood change or growth"	To reference "cultural displacement" in this manner puts the onus of these feelings on residents and not the sudden influx of transient residents brought in by developers and predatory real estate agents.
"The loss of naturally occurring affordable housing units illustrated in Table 5.5 along with the decline of lower income, primarily black <sup>[JB2]</sup> , households discussed in the Framework Element indicate Washington, DC has experienced significant displacement in many neighborhoods and across the city."	Expand on this further to provide a broader scope on what has happened. To build a truly inclusive, racially-equitable city, this narrative needs to be consistent to build towards that goal. This is not enough.  CAPITALIZE: Black
'National-level studies suggest that, by some measures, the	These studies need to be referenced and cited. Gentrification also needs to be named as the leading cause. While other major cities are

<p>District is the US city most impacted by both the increasing demand for housing from higher-income households and the decline in the number of lower income households.<sup>[JB3]</sup>"</p>	<p>experiencing naturally occurring cycles of gentrification, DC is experiencing the highest rate of displacement. Gentrification is only mentioned by name one time and needs to be explained for those unfamiliar with the proper usage of the term.</p> <p>Reported by:  The Institute on Metropolitan Opportunity (April 2019)  National Community Reinvestment Coalition (March 2019)  2009-2013 American Community Survey, US2010 Longitudinal Tract Data Base</p>
<p>"Between 2006 and 2017, Washington, DC experienced a decline of more than 15,600 households earning between 30 and 80 percent of the MFI.<sup>[JB4]</sup>;"</p>	<p>The Washington Post puts this number as over 20,000 Black residents between 2000 and 2013 and references the report by the National Coalition for the Homeless. (March 2019)</p>
<p>"Washington, DC has one of the strongest set of anti-displacement programs in the country, which includes rent control, eviction protection, Tenants' Opportunity to Purchase Act, District Opportunity to Purchase Act, locally subsidized rents, tax assessment caps, and finally tax credits for low income and older homeowners.<sup>[JB5]</sup>"</p>	<p>These programs have routinely failed to prevent widespread displacement. The District has also failed to actually put DOPA into action. While public housing is the last vestige for many low-income residents, TOPA is not an option for those residents. How do we create home ownership opportunities for public housing residents?</p>
<p>"Yet, protecting vulnerable citizens from the forces that lead to displacement clearly continues to be one of the greatest challenges to growing an equitable and inclusive city.<sup>[JB6]</sup>"</p>	<p>Public housing residents are among the most vulnerable residents in the city, but they the most at-risk for displacement due to DCHA's Section 18 and RAD plans for 14 properties, which does not take into account the loss of Barry Farm, Temple Court, or Arthur Capper-Carrollsburg. Residents who were not eligible for vouchers or have failed to find affordable units have been spread among the 14 properties slated for disposition in the Mid-City, Upper NE, Far SE/SW, and Far NE/SE Area Elements. With the removal of these 14 properties from the housing stock, that is over 2600 units lost.</p>
<p>"It is incumbent upon the District to strengthen existing policies and develop new ones to counteract and mitigate physical and economic displacement.<sup>[JB7]</sup>"</p>	<p>Many of these policies need to become actions to avoid permanent, widespread physical and economic displacement.</p>

Best,

**Jillian Burford**  
**Community Organizer**  
Empower DC

1419 V Street NW

**Washington, DC 20019**

202-234-9119 x 103

@Empower DC

[www.EmpowerDC.org](http://www.EmpowerDC.org)

"It is our duty to fight for our freedom.

It is our duty to win.

We must love each other and support each other.

We have nothing to lose but our chains."

-- Assata Olugbala Shakur

---

**From:** Jillian Burford <jillian@empowerdc.org>  
**Sent:** Friday, January 10, 2020 4:18 PM  
**To:** plandc@dc.gov  
**Cc:** Linehan, Ryan (SMD 5D01); Jonathan Hutto  
**Subject:** Comment for the FLUM

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

To Whom It May Concern,

This comment is being submitted on behalf of the Friends of Crummell and Empower DC.

**1678:** The proposed classification of [1900 Gallaudet Street NE](#) (Alexander Crummell School) is in direct conflict with the plans outlined by the policies and actions within the Upper Northeast Area Element. Action UNE-2.1.B calls for the development of interconnected open space at the Crummell School grounds. Action UNE-2.1.C emphasizes the high priority to rehabilitate this historic site for the benefit of the community through a recreational and educational facility. The proposed land use categories do not reflect the plans outlined by the Comprehensive Plan: Mixed Use PDR, Medium Density Commercial, and Medium Density Residential. The Crummell School site should be parceled out separate from the development plans proposed by Greg Casten and the Jarvis Company. The land use category for Crummell School and the allotted acreage of land should be classified as Parks, Recreation, and Open Space and Local Public Facilities because of the desired future use of the space. Residents of Ivy City have been in dire need of a neighborhood recreational and educational facility for over four decades. This need is recognized and supported by ANC 5D and Empower DC. Both the Department of Parks and Recreation and the DC Public Library recognize Ivy City as an area in need of services and facilities. If housing is developed on the land, Action UNE-2.1.C explicitly states that affordable housing is a high priority and must be apart of the development plan.

Best,

**Jillian Burford**  
**Community Organizer**  
Empower DC

**1419 V Street NW**  
**Washington, DC 20019**  
**202-234-9119 x 103**  
**@Empower DC**  
[\*\*www.EmpowerDC.org\*\*](http://www.EmpowerDC.org)

"It is our duty to fight for our freedom.  
It is our duty to win.  
We must love each other and support each other.  
We have nothing to lose but our chains."  
-- Assata Olugbala Shakur

---

**From:** Jim Schulman <regionalarchitect@gmail.com>  
**Sent:** Friday, December 20, 2019 10:01 AM  
**To:** PlanDC@dc.gov  
**Cc:** joshua.ghaffari@dc.gov  
**Subject:** Comp plan comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Mr. Ghaffari,

I have comments to submit on the Land Use portion of the Comp Plan amendments. What is the deadline for submission, and what is the procedure and format for doing so? Thank you.

-- Jim Schulman, AIA  
[RegionalArchitect@gmail.com](mailto:RegionalArchitect@gmail.com)

cell: [202/544-0069](tel:202/544-0069)  
631 E St., NE, Washington, DC 20002

**From:** jmmossman1@gmail.com  
**Sent:** Friday, January 10, 2020 9:17 AM  
**To:** plandc@dc.gov  
**Subject:** Comprehensive Plan should more strongly consider ADUs

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

The plan dictates an ambitious city-wide goal of 36,000 new housing units, 12,000 of them affordable, by 2025. The Housing Equity Report was released with the draft of the plan and contains housing goals for the city's 10 planning areas - which I think is a refreshing approach to policy guidance. The plan cites several strategies and policies to help achieve these goals, including inclusionary zoning policies, an affordable housing acquisition fund, and affordable housing requirements for new developments. All of this indicates that the District of Columbia is taking its housing affordability issue seriously. But one of the most scalable housing solutions available is virtually omitted from these plans: accessory dwelling units, or ADUs. Providing incentives, like property tax credits or subsidized affordable units, for ADUs would jump-start their construction on some of the 63 million square feet of available land throughout the city.

63 million square feet is a lot of real estate. So where does that number come from? I conducted a spatial overlay analysis of single-family building footprints and residential property area and it revealed that ADUs could significantly help the District of Columbia meet its goal of 36,000 new units. In D.C., I believe properties with single-family homes are eligible to build an ADU that uses 30% or less of the remaining lot area. GIS analysis of the entire city shows that there's 63.4 *million* square feet eligible for ADU development on single-family residential properties. Assuming approximately an average unit of 300 square feet and 150 square feet per person, that's potentially 211,000 units housing nearly 422,000 people. Of course, it's not possible for every property to build an ADU. Assuming as little as one in ten properties construct an ADU, that's *still* 21,000 units. And if the District decided to increase the maximum remaining lot coverage to 40% then we're talking over 28,000 units



Not all neighborhoods are created equal either. Just like the District of Columbia's Housing Equity Report, I measured ADU distribution targets for each community planning area. The number of potential ADUs varies depending on the community. This is due to different zoning, land use and density characteristics for certain neighborhoods. Because of the large number of single-family properties, the Near Northeast, Far Southeast and Rock Creek West areas have the greatest potential for ADU expansion, whereas a denser, mixed-use area like Central Washington has virtually no space for ADUs. Understanding the geography of ADU expansion would be useful if the District were to consider locating pilot policies or programs in specific neighborhoods.



These numbers are impressive, albeit imperfect. There are plenty of lots probably too small for any ADU development; however, even the conservative projections show there's plenty of room to grow. ADUs may not be ideal for families but they are an incredible housing option for a significant portion of the population, such as students, creatives, and seniors. If designed correctly, ADUs can be built efficiently and quickly. They also provide many of the same benefits of a home - accessibility, privacy, natural light - without the overwhelming square footage. Long story short, ADUs are marketable, affordable and, most importantly, scalable - there's

plenty of space for them. If the District of Columbia wants to add 36,000 housing units to the market in five years, incentivizing and subsidizing ADUs would be a good place to start.

Sincerely,

**J. Malcolm Mossman**  
(630) 639-1699

---

**From:** joe garrity <joe122751@hotmail.com>  
**Sent:** Friday, January 10, 2020 12:22 PM  
**To:** plandc@dc.gov  
**Subject:** Noise addition to comp plan?

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello, Josh and office planners who have worked so hard on the comprehensive plan:

A little belatedly, I am noticing an uptick in the number of altered mufflers on motorcycles and cars, altered to emit extra loud booming that permeates our air waves for many blocks.

It is probably too late for this, but under the section concerning noise pollution,  
I'm wondering if it would be useful to add:

620.10 Action E-54.3.B: Enforcement of Noise Regulations Pursuant to the DC Municipal Regulations, continue to enforce laws governing maximum day and nighttime levels for commercial, industrial and residential land uses, motor vehicle operation, including factory altered mufflers, solid waste collection and hauling equipment, and the operation of....

Thank you  
Bonnie Garrity  
Ward 2 202 387 1094

---

**From:** Johari Rashad <jmrashad@verizon.net>  
**Sent:** Tuesday, December 31, 2019 1:38 PM  
**To:** plandc@dc.gov  
**Subject:** SW Development Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good afternoon:

I'm a native Washingtonian and have been a resident of S.W. since 1981. I have lived near the corner of 4th and M Street since 1982: I've seen the changes made in my neighborhood for over 35 years.

While some changes have been welcomed--like the re-do of Arena Stage, the opening up of 4th Street, the Waterfront Metro Station, and the new Safeway and CVS stores, others changes have made our neighborhood less friendly and less welcoming. The idea of making the 4th Street corridor a wall of glass-fronted, expensive apartment buildings is anti-community and not supportive of diversity in our area. The rents charged by most of the new apartments are higher than the mortgages some of us pay for our older (1960s) condo and coop apartments!

I moved to SW from upper NW to get into a community that was small, but had the transportation and amenities I was looking for. I never expected that my chosen neighborhood would morph into a defacto New York City-style metropolis! Green space (grassy areas with trees) is at a premium in our new reality. Building blocks of buildings increases the temperatures and lessens the opportunity for interacting with our neighbors. There are enough new bars and restaurants in the Wharf Project (part I and planned for Part II). Why do developers feel that EVERY neighborhood has to be a DESTINATION instead of a community of people who live in a place?

When some of the original developers for the Wharf held a town hall meeting at the Mandarin Hotel years ago (2008?), I remember look at the architectural model layout and thinking to myself that the plans looked like Disneyland on the Potomac. One of the development representatives gleefully proclaimed, "There will be activity going on in this neighborhood (the Wharf) 18 hours a day!" Who wants to live in that?? I certainly don't and a lot of my neighbors don't, either! We enjoyed having a neighborhood to come home to that was free of the hustle, bustle, and crowds of downtown Washington and some of its trendier environments. The plans proposed for SW eliminate green spaces and access to green spaces--to those who have high incomes and can afford to pay for them. There are enough bars and restaurants in the Wharf plans--why must our neighborhood be sacrificed to include more? We have already lost one of our beloved neighborhood eateries--Jenny's--to this "march of progress."

I am against building more high-rise, high price hotel-style living spaces at the corner of 4th and M Street S.W. If anything is built, it should be structures that bring people together like some of the activities that take place now in the farmers' market and outdoor sitting space.

Dr. Johari M. Rashad

---

**From:** John and Susan Sedgewick <jssedgewick@gmail.com>  
**Sent:** Friday, January 10, 2020 1:44 PM  
**To:** plandc; plandc@dc.gov; anita.cozart@dc.gov; andrew.trueblood@dc.gov; Melissa.bird@dc.gov; art.rodgers  
**Cc:** Judy Berman; Mary Procter  
**Subject:** Capitol Hill Village comments on the Draft Amendment to the Comprehensive Plan  
**Attachments:** Capitol Hill Village Comments on Draft Amendments to Comp Plan submission to OP 1-10-2020.pdf; Capitol Hill Village Cover letter to Submission of Comments to Draft Amendments to Comprehensive Plan 1-10-2020.pdf; Capitol Hill Village Comments on Introduction Element 1-10-2020.pdf; Capitol Hill Village Comments on Land Use Element 1-10-2020.pdf; Capitol Hill Village Comments on Transportation Element 1-10-2020.pdf; Capitol Hill Village Comments on Housing Element 1-10-2020.pdf; Capitol Hill Village Comments on Economic Development Element 1-10-2020.pdf; Capitol Hill Village Comments on Parks, Recreation, and Open Space Element 1-10-2020.pdf; Capitol Hill Village Comments on Urban Design Element 1-10-2020.pdf; Capitol Hill Village Comments on Community Services and Facilities Element 1-10-2020.pdf; Capitol Hill Village Comments on Educational Facilities Element 1-10-2020.pdf; Capitol Hill Village Comments on Capitol Hill Planning Area Element.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning officials,

Yesterday, January 9, 2020, we delivered to your office a paper copy of Capitol Hill Village's comments on the Draft Amendment to the Comprehensive Plan.

This email transmits that submission in electronic form. The first attachment has all our comments combined into one pdf file. Also attached are separate files for each of the 10 planning elements for which we have provided comments.

Our comments on the Draft Amendments to the Plan arise from issues and needs of utmost importance to DC's older adults. These issues and needs are insufficiently addressed in the Draft Amendments. As our cover letter provides our overarching concerns and recommendations for the Amended Comprehensive Plan, we have provided that document in its own pdf file. We urge you to read it carefully.

Thank you for the opportunity (and deadline extension) to participate in the development of the Amendment to the Comprehensive Plan. We stand by our offer to discuss our research and findings with you.

Judy Berman, Executive Director, Capitol Hill Village

Susan Sedgewick, Chair, CHV Advocacy Committee and Board member

---

**From:** John and Susan Sedgewick <jssedgewick@gmail.com>  
**Sent:** Wednesday, November 13, 2019 10:48 PM  
**To:** plandc@dc.gov  
**Cc:** Marian Connolly  
**Subject:** Where would we find the Introduction for Summary of Community Engagement

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

We found the Ward 6 meeting tonight to be very interesting.

Thanks for giving us leads to other chapters we should review. However I can't find this item that is from the Capitol Hill Area Element.

1507 **See Introduction for Summary of Community Engagement** Planning and Development Priorities 1507

Where would I find this entry?

Thanks, Susan Sedgewick

---

**From:** John Goodman <goodman@bellatlantic.net>  
**Sent:** Saturday, December 14, 2019 3:41 PM  
**To:** plandc@dc.gov  
**Subject:** Comment on draft Comprehensive Plan  
**Attachments:** Comments of the Woodley Park Community Association.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please accept the attached Comments of the Woodley Park Community Association on the October draft of the Rock Creek West Element. We'd be happy to discuss them with you at your convenience.

John Goodman

---

**From:** Joiwind Ronen <joiwind.ronen@wheelhousegroup.com>  
**Sent:** Thursday, January 9, 2020 5:15 PM  
**To:** all@anc3c.org  
**Cc:** plandc@dc.gov; Amit Ronen  
**Subject:** Cleveland Park Commercial Strip

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello, we are writing as 12 year Cleveland Park residents to ask you to pass a resolution in support of the Office of Planning's proposal to add high density residential to the Cleveland Park commercial strip.

We have watched our commercial strip slowly fade and I believe this resolution will help bring more life and vitality to our area. One way to do this is to bring more affordability and diversity to our community through more density near the metro. We believe this resolution will help keep CP a great place to live.

Thank you for your support of this important initiative.

Joiwind Ronen  
Amit Ronen  
3220 Highland PI NW

---

**From:** Jon Balcom <balcomj@gmail.com>  
**Sent:** Wednesday, January 8, 2020 11:29 AM  
**To:** plandc@dc.gov  
**Subject:** Support for amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I am writing to support the amendments to the comp plan. These changes are long overdue. I live in Edgewood and there are so many stalled projects and vacant or underused land in my neighborhood and the surrounding area. This is due to uncertainty around the law that the government has not been proactive in solving. Instead, the courts have been used to stall the process and protect vacant lots and prevent appropriate levels of development to meet housing demand. These amendments are the first step towards fixing this issue. I support these amendments provided they are implemented without undue delay.

Jon Balcom  
600 Girard ST NE

Sent from my iPhone

---

**From:** Jordan Hepner <jordanhepner@gmail.com>  
**Sent:** Wednesday, January 8, 2020 11:17 AM  
**To:** all@anc3c.org  
**Cc:** plandc@dc.gov; mcheh@dccouncil.us  
**Subject:** Amendment 2123

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Commissioners,

Like many neighbors, I have been concerned by the stagnation of the Cleveland Park commercial corridor over the past several years: restaurant closings; long-term vacancies; and tacky establishments occupying what should otherwise be prime properties in an economically attractive neighborhood. Our neighborhood is not well served by the status quo, and it's time for something to change.

So I'm writing to express my support for amendment 2123 to the Future Land Use Map, to increase the density at the core of Cleveland Park's commercial corridor. I support both the proposal to increase residential density, and – in particular – the proposal to increase the commercial density along the Connecticut Avenue strip.

It goes without saying that a thriving commercial core is essential to the long-term vitality of the Cleveland Park community. The challenge is making a stolid, limiting commercial area attractive to business owners again. I see three central imperatives: (1) foster a mix of uses along the commercial strip, and make the Connecticut Avenue corridor a place where people live and work, as well as shop and dine-out; (2) promote an all-day business environment, that helps our community businesses thrive; and (3) create a more versatile, diverse mix of office and retail spaces that encourage more and different kinds of business owners to take a second look at Cleveland Park. I believe that this proposal helps to lay the groundwork for all three of those goals.

I encourage you to adopt a resolution in support of this proposed change to the Future Land Use Map.

Thank you for your consideration.

Regards,  
Jordan Hepner  
3422 Porter Street NW

---

**From:** Jordan Riesenbergs <jriesenberg3@gmail.com>  
**Sent:** Sunday, December 1, 2019 5:57 PM  
**To:** plandc@dc.gov  
**Subject:** Letter on draft FLUM  
**Attachments:** Letter to DC Office of Planning.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please see attached. Thank you for your time and consideration.

Jordan Riesenbergs

---

**From:** josh.boxerman@everyactioncustom.com on behalf of Josh Boxerman  
<josh.boxerman@everyactioncustom.com>  
**Sent:** Thursday, December 5, 2019 3:16 PM  
**To:** plandc@dc.gov  
**Subject:** I support the Office of Planning DC Comprehensive Plan amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

As a DC resident, I support the proposed changes to the DC Comprehensive Plan because these changes will put meeting our housing needs first. It will also ensure that as our city grows, we will enable more people to stay in their communities and live near transit. This builds a more equitable and sustainable city.

In particular, I support the following changes to the Comp Plan:

- Inclusion of more housing across the city, especially near Metro stations and transit corridors so more people can live near transit, and walk, bike and ride transit. The Future Land Use Map proposes more housing around Metro stations and other transit-accessible locations.
- Ensuring we have enough homes of all shapes and sizes, particularly affordable homes, in each part of the city. The plan sets a policy for a minimum of 15% of homes in each area of the city should be affordable for low income neighbors.

I urge my Advisory Neighborhood Commission to support these changes, and for OP to formally recommend this updated Comp Plan to the DC Council soon after the conclusion of the ANC comment period.

Thank you for your consideration.

Sincerely,  
Josh Boxerman  
428 Kenyon St NW Washington, DC 20010-2915 josh.boxerman@gmail.com

---

**From:** Josh Kramer <josh.p.kramer@gmail.com>  
**Sent:** Thursday, January 9, 2020 11:10 AM  
**To:** plandc@dc.gov  
**Cc:** Alli Bailey; kmcduffle@dccouncil.us; abonds@dccouncil.us; rwhite@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; pmendelson@dccouncil.us; abaca@ggwash.org; 5D01@anc.dc.gov; 5D02@anc.dc.gov; 5D03@anc.dc.gov; 5d04@anc.dc.gov; 5d05@anc.dc.gov; 5d06@anc.dc.gov; 5d07@anc.dc.gov  
**Subject:** Comprehensive Plan Comment

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and ANC5D,

I'm writing, along with my wife, Allison Bailey, to express our support for Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan. We want to commend ANC 5D for passing a resolution pertaining to the Future Use Land Map and encourage OP to go further in increasing allowable density in 5D, Ward 5, and citywide.

We live in Trinidad, north of H St NE, and while our neighborhood is mainly rowhouses, it has more than its share of multi-unit apartment buildings, with a bit more room to grow. But it's only right that wealthier, less dense parts of the city share in the responsibility of creating more housing, especially affordable housing.

We can retain the "character" of neighborhoods without freezing them in amber forever. Some change is normal and healthy and should be allowed for if not encouraged outright. We should acknowledge the destructive history of restrictive covenants and housing discrimination in D.C. and keep that in mind when majority white neighborhood groups fight every new development project.

We are proud of our ANC commissioners for taking this process seriously through meetings and public sidewalk talks. We agree with their request to upzone the corridor in Carver Langston and enthusiastically agree with the statement, "more multi-bedroom units in a neighborhood with a growing population of children is an important way of addressing the future needs of our city and community."

In general, we want to support the proposed changes to the Comprehensive Plan and suggest two more: The entire city should be moderate-density mixed-use, and areas close to transit should be high-density mixed use. Also, the Comprehensive Plan should not have any parking-minimum requirements, minimum lot size requirements, or setback requirements.

My wife and I own our rowhouse in Trinidad but we do not want to see our neighbors — many of whom were born here or have lived here for decades — displaced from the neighborhood. We value the diversity of our community and want to make sure people who want to stay here can stay here. There must be more affordable housing and fair housing throughout the city or we are delaying the inevitable transformation of D.C. into an unaffordable whitewashed place like San Francisco or Manhattan. We can avoid that if we plan to, starting with the Comprehensive Plan.

Thanks very much,

Josh Kramer and Allison Bailey

---

**From:** Kathy Ruffing <kruffing@yahoo.com>  
**Sent:** Thursday, January 9, 2020 3:38 PM  
**To:** all@anc3c.org; commissioners@anc3f.us; plandc@dc.gov; mcheh@dccouncil.us; pmendelson@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; rwhite@dccouncil.us  
**Subject:** Support for greater density (Office of Planning FLUM amendment 2123)

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I'm writing in support of the comprehensive-plan proposal to permit consideration of future projects that add density, both commercial and residential, to Connecticut Ave. and other transit-served corridors.

My main reason for support isn't some gauzy wish that this would rescue neighborhood retail. (Maybe it will, maybe it won't. The retail sector is undergoing a transformation.) Rather, my reason is environmental.

Global warming is real, and we need to encourage car-free and car-light living. Those choices are actually gaining in popularity. Granted, they'll never fit everyone, but we should make them more practical for more people.

By way of background, I live car-free in a Cleveland Park condo. It's a good and eminently convenient way to live and I wish more people could do so. And, I do most of my shopping on foot.

(Interestingly, for the last five years, my condo has experienced empty parking spaces, which are rented to owners on a month-to-month basis. That was unheard of when the parking rules were drafted two or three decades ago, with detailed checklists for how the waiting list (!) was administered and strict limits on who was eligible. Times have changed.)

Joseph Kane of the Brookings Institute writes about the need to combat sprawl and reduce long trips: <https://www.brookings.edu/blog/the-avenue/2020/01/06/banning-cars-wont-solve-americas-bigger-transportation-problem-long-trips/>. (By “long trips,” he means long *commutes* and other intracity journeys, not intercity travel.) People want to live in DC and rely less on cars, why not let them?

The Office of Planning’s proposal obviously isn’t a panacea, and actual projects will depend on investors’ and developers’ interest and neighbors’ input. But it’s a start.

Thanks for inviting comments on this important issue.

Sincerely,

Kathy Ruffing

Cleveland Park (1975-1990 and 2010-present)

---

**From:** Katrina Hood <katrina.hood@ryerson.ca>  
**Sent:** Saturday, November 2, 2019 3:00 PM  
**To:** plandc@dc.gov  
**Subject:** Timeline

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hello,

I am a 3rd year planning student currently writing a paper on Washington, DC. I am reviewing the Comprehensive Plan for this paper and was hoping you could clarify what the timeline, or time horizon, is that is associated with the plan; ie. how long will this plan remain in effect, how often is it required to be reviewed?

Regards,  
Katrina

Katrina Hood  
Urban and Regional Planning | Faculty of Community Services  
Ryerson University

---

**From:** Keith Apple <keithapple@hotmail.com>  
**Sent:** Wednesday, January 8, 2020 6:13 PM  
**To:** all@anc3c.org; plandc@dc.gov  
**Subject:** Support Amend. 2123 higher density for Cleveland Park

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear ANC Commissioners,

Please support higher density on the Cleveland Park commercial strip - Amendment 2123. We need a vibrant community with more residents living near metro stations. More residents will help keep our local businesses strong and support efforts to smartly grow our city.

Thanks,

Keith Apple  
3014 Rodman St

**From:** Keith Towery <towerrykr@gmail.com>  
**Sent:** Friday, January 10, 2020 11:16 AM  
**To:** plandc@dc.gov  
**Cc:** ANC 7E Office (ANC 7E); admin@marshallheightsdc.org  
**Subject:** My Comp Plan Comments: FarNE/SE  
**Attachments:** MyCompPlanPublicComments.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning (OP),

My name is Keith Hasan-Towery, and I am a resident of Ward 7. I am writing this email today to provide you with additional comments for the Comprehensive Plan (Comp Plan).

I understand that during this review period, OP will weigh comments from the Advisory Neighborhood Commissions more heavily than the general, but I still felt it was important that I made my voice heard during this process. Below, I have provided you with the citation/tracking number for each item that I am submitting a comment. In the cases where there isn't a tracking number, I used general headers to identify the topical area and provide a suggestion as to the best location any new language may be inserted into the Comp Plan. Additionally, I used the **green** color font to indicate new/revised language (also see attached).

Respectfully,

{YOUR NAME}

#### Comp Plan Comments

Citation/Tracking#	Proposed Amendment/Comment
1702.4	Commercial uses are clustered in nodes along Minnesota Avenue, East Capitol Street, Naylor Road, Pennsylvania Avenue, Nannie Helen Burroughs Avenue, Division Avenue, <b>Central Avenue SE, H Street SE</b> , and Benning Road ( <b>NE and SE</b> ). The area's largest commercial centers are located near Minnesota Avenue and Benning Road, and at Skyland on Naylor Road. A small industrial area is located in the northwest corner of the area, parallel to the railroad and Kenilworth Avenue. Industrial uses, including the Pepco Benning Road Service Center, are also located north of Benning Road. Together, commercial and industrial uses represent just three percent of the Far Northeast and Southeast's land area.
1705.1	Data from the Department of Employment Services and the Office of Planning indicates there were 7,575 jobs in Far Northeast and Southeast in 2015, primarily in local-serving businesses, public schools, and government. This represents just under one percent of the District's job base and reflects the mainly residential character of the area. The 2015 American Community Survey (ACS) estimates median household income within the census tracts of the Far NE/SE element area at \$40,683, compared to a Districtwide median of roughly \$79,643. The minimum average median household income in the Far NE/SE element area ranges from \$23,132 and \$81,134. About 27 percent of the Far NE/SE population is estimated as living below the federal poverty line, compared at 18 percent for the Districtwide total. Since 2000, the Far NE/SE element area has experienced about a 39% increase in the average median household income, and an on average 14% increase of individuals estimated as living below the federal poverty line.

1708.13	Encourage urban design and façade improvements in the established commercial districts along Naylor Road, Minnesota Avenue, Benning Road (NE & SE), Branch Avenue, Alabama Avenue, Nannie Helen Burroughs Avenue, Division Avenue, Eastern Avenue NE, Sheriff Road, East Capitol Street SE, Central Avenue SE, H Street SE, and Pennsylvania Avenue SE. These improvements should respect and enhance historic structures and landmarks in these areas.
1708.14	Action FNS-1.1.B: Restart the Neighborhood Commercial Revitalization Program Revive the Neighborhood Commercial Revitalization Program or similar effort, once operated by the Marshall Heights Community Development Organization (MHCDO) to expand into additional neighborhood commercial areas, such as East Capitol Street (NE/SE) and Benning Road (NE/SE) in Far Northeast and Southeast. Community-based organizations to lead this effort could include the Ward 7 Business Partnership, the Washington Area Community Investment Fund, or the Marshall Heights Community Development Corporation.
1708.2	Recognize the value and importance of Far Northeast and Southeast's stable single-family neighborhoods to the character of the local community and to the entire District of Columbia. Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect and preserve the existing land use pattern while allowing for taller and denser infill development that is compatible with neighborhood character
1708.4	Concentrate employment growth in Far Northeast and Southeast, including office and retail development, around the Deanwood, Minnesota Avenue and Benning Road Metrorail station areas, the East Capitol Street Gateway, the Fletcher-Johnson property, the former George Washington Carver Apartments site, the Skyland Shopping Center, along I-295 adjacent to the Parkside neighborhood, along Nannie Helen Burroughs Avenue, Minnesota Avenue, Benning Road, and Pennsylvania Avenue SE "Great Streets" corridors. Provide improved pedestrian, bus, and automobile access to these areas, and improve their visual and urban design qualities. These areas should be safe, inviting, pedestrian-oriented places.
1709.3	Work with the National Park Service to continue to improve access to Fort Dupont Park by providing shared parking, bicycle and pedestrian access, new and improved trails, and public transit service. Expand outdoor recreational activities and community events to meet community needs better.
1709.6	Preserve and restore buildings and places of historic significance in Far Northeast and Southeast, including but not limited to, historic landmarks such as the Nannie Helen Burroughs School, Antioch Baptist Church, Sousa Junior High School, Mayfair Mansions, Shrimp Boat, Strand Theater, Payne's Cemetery, Woodlawn Cemetery, Southeast Boundary Stone (SE1), Queen Stroll SE, the National Capitol Hebrew Cemetery, the Pennsylvania Avenue Commercial District between Minnesota and Alabama Avenues, the Minnesota/Benning Commercial District, and the Deanwood, Burville, and Marshall Heights neighborhoods. Identify and increase awareness of other places of potential significance and consider appropriate preservation. Increase public awareness of these historic assets by incorporating the community's recommendations as part of the process.
1715.1	The Marshall Heights/Benning Ridge area is located south of East Capitol Street and east of Fort Dupont Park. The Marshall Heights area is bounded by East Capitol Street SE and Central Avenue SE to the north, Southern Avenue SE to the southeast, and Benning Road SE to the west. Benning Ridge is bounded by East Capitol Street SE to the north, Texas Avenue SE and Ridge Road SE to the west, Benning Road SE to the east, and Southern Avenue to the south. The neighborhoods' residential areas include a mix of single-family attached and semi-detached homes, as well as some multi-family apartment complexes. Throughout the area, there are scattered vacant lots that are well-positioned for infill development. Relative to other DC neighborhoods, Marshall Heights and Benning Ridge were impacted harder by the late 20th century's white flight, the crack epidemic, and property abandonment and disinvestment because of systemic racism. The communities have been rebounding and growing since the 2000s, which is increasing the need for more local amenities without displacing existing and longtime residents. The neighborhoods would benefit from more place-based economic development that would add more mixed-income housing, neighborhood-serving retail; community arts facilities; institutional uses; high-quality open-spaces, and restored historic and landmark sites.

1715.2	<p>Several developments have recently been completed or are <b>in the pipeline</b>. Hilltop Terrace, Carver Terrace Apartments, and JW King Senior Housing have added over 200 new homes along Benning Road and East Capitol Street. Just to the north, the former Eastgate Gardens public housing complex now known as Glenncrest has been redeveloped into 269 new homes—including senior housing, public housing, and market-rate family housing. As opportunities arise, adaptive reuse, context-sensitive design, and interpretive signage or public art should be incorporated into future infill development. The former George Washington Carver Apartments site and the Fletcher-Johnson site are prime locations for such applications. <b>Retail center improvements</b>, including <b>those</b> at Benning Road and H Street SE; <b>Southern and Central Avenues SE</b>; and Benning Road between F and G Streets SE, <b>should</b> also be pursued to <b>enhance</b> existing businesses and <b>add</b> needed services to the surrounding <b>underserved</b> communities.</p>
1715.3	<p>Support the development of vacant lots in the Marshall Heights with new neighborhood-serving and context-sensitive development that can provide homeownership opportunities for existing and future residents. Infill development should also include two- and three-bedroom housing units to retain and attract families with children. Improving neighborhood schools, parks, and other public facilities will also be critical.</p>
1715.4	<p>Action FNS-2.5.A: Eastgate Gardens: Maintain the Glenncrest Community, formerly known as the <b>Eastgate Gardens</b>, as a mixed-income community with senior housing, subsidized housing, homeownership opportunities, and a community arts center accessible to surrounding communities. As population increases here and elsewhere in the Marshall Heights and Benning Ridge neighborhoods, DCOP should pursue the revitalization of shopping areas along Benning Road SE. Such efforts should also include incentivizing new retail and other economic development opportunities at the Fletcher-Johnson site (FNS-2.5.C) to serve the growing surrounding community better.</p>
1715.5	<p>Action FNS-2.5.B: Marshall Heights Zoning Study Results and Restriction on New Apartment Complexes in the Area  Per DCOP's 2008 Marshall Heights Zoning Study, "Final Report Z.C. No. 07-30 Map Amendment Marshall Heights Area," all parcels designated as R-5-A were rezoned to R-2 or R-3, therefore barring the development of new apartment buildings in the neighborhood's residential core. Prior to the rezonings, numerous post-war developments in Marshall Heights included incompatible multifamily apartment housing on parcels located adjacent to detached single-family homes. Conforming with the new R-2 and R-3 classifications, single-family attached and semi-detached homes should be the primary infill housing type in the neighborhood's residential core. Any new multifamily apartment housing in Marshall Heights should be incorporated into mixed-use development projects along Benning Road SE and East Capitol Street SE, and at the Fletcher-Johnson and the former George Washington Carver sites.</p>

1715.5 (NEW)	<p>Action FNS-2.5.C: Repurpose the Fletcher-Johnson Campus</p> <p>Ensure comprehensive planning and implementation strategies for the redevelopment of the Fletcher-Johnson site. Such strategies must be guided by community input. Any award or procurement should include the direct input of local Advisory Neighborhood Commissions. Redevelopment of the site should complement the neighborhood; to provide a medium-density mixed-use development that includes a combination of commercial, residential, office, and institutional uses with high-quality community facilities.</p> <p>Fletcher-Johnson is positioned within the Marshall Heights neighborhood, across Benning Road SE from the Kipp DC Benning Campus, southeast of the DC DMV and Benco Shopping Center, and west of the Maryland border. In the late 1800s, Payne's Cemetery occupied the current Fletcher-Johnson site. The Fletcher-Johnson campus opened in 1977 and closed in 2008. While some portions of the building were previously leased to public charter schools, the last time the building was fully occupied was during HD Woodson High School's modernization. The building has been fully vacant since 2011.</p> <p>DME previously released an RFO and evaluated offers for the school in 2014; however no award was made. During this time, the Marshall Heights community expressed their desire for the Fletcher-Johnson site to be redeveloped into a mixed-use center hosting amenities similar to those of Capitol Hill's Hines School redevelopment. Prior to restarting the RFO process in 2017, DME confirmed that DGS could not immediately identify other government use for Fletcher-Johnson in the near-term. DGS officially identified the property as surplus in 2019, making it available for disposition by DMPED.</p> <p>The site offers a unique opportunity to reshape a long-languishing property into a community benefit for the neighborhood and District-wide residents. The Office of the Deputy Mayor for Planning and Economic Development (DMPED) issued a Request for Proposals (RFP) for Fletcher-Johnson, requiring offerors to submit two proposals for the property: the first following the site's by-right zoning designation, the second following approved language from the latest amendments to this Comprehensive Plan. The community has expressed that the property's land-use designation should be medium-density mixed-use to allow for commercial uses, local government operations, housing, and publicly accessible recreation and gathering spaces.</p>
NEW (Future Land Use Map)	Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of the former George Washington Carver apartments; the area between East Capitol Street SE, 47th Street, and 49th Street SE to Medium Density Commercial, Medium Density Residential, Local Public Facilities
Future Land Use Map- 2006	Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of 4650 Benning Road, SE / Fletcher-Johnson Middle School Campus to Medium Density Commercial, Medium Density Residential, Local Public Facilities
Future Land Use Map- 9816	Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of Benning Rd SE between 46th St SE and A St SE recommendation to Medium Density Commercial, Medium Density Residential, Local Public Facilities
Future Land Use Map- 9979	Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of C St SE, 49th St SE, 46th St SE, and eastern side of Benning Rd SE recommendation to Medium Density Commercial, Medium Density Residential, Local Public Facilities
Generalized Policy Map	Add a new layer for the Future Planning Analysis Areas- the Fletcher-Johnson and the former George Washington Carver Apartments area, an "Enhanced/New Neighborhood Center" or "Neighborhood Commercial Centers."
Generalized Policy Map	Add a new layer to reflect a conversion of Benning Rd SE from Neighborhood Conservation Area to Main Street Mixed-Use Corridor

NEW (1713)	Action X: Capitol View/Capitol Gateway Small Area Plan Prepare a Small Area Plan for the Marshall Heights/Benning Road neighborhoods, including the Benning Road Metro station area, the area's commercial districts, and the surrounding residential community.
NEW (1715)	Action X: Former George Washington Carver Land Area Develop the former George Washington Carver Apartments land area as a mixed-use development with medium density commercial and residential uses. The redeveloped site should contain a combination of senior, subsidized, and market-rate housing units, as well as retail uses and a community arts space.
NEW (1715)	Policy X: Temporary Moratorium on Residential Treatment, Group/Shelter Homes, Short-Term, or Custodial Facilities in the Marshall Heights/Benning Ridge Area In accordance with DCOP and DHCD's Housing Framework for Equity and Growth, no new Residential Treatment, Group/Shelter Homes, Short-Term, or Custodial Facilities should be developed in the Marshall Heights or Benning Ridge neighborhoods until DC neighborhoods west of Rock Creek Park absorb their equal share of such facilities. Marshall Heights and Benning Ridge do not have the appropriate resources in place to responsibly accommodate additional group, shelter, short-term, or other residential properties/facilities that provides housing for the homeless, individuals in need of drug treatment or rehabilitation, persons in need of supervision, delinquent, criminal, secure detention, or custodial care.
NEW (1715)	Action X: Marshall Heights/Benning Ridge Market Study Complete market studies of Benning Road, Southern Ave, East Capitol Street, and Texas Avenue to assess unmet retail market demand, evaluate strategies for retaining local retailers. Identify potential locations for new neighborhood-serving retail and develop strategies for attracting and retaining such retail. Cluster retail uses at transit and activity nodes.
NEW (1715)	Policy X: Using Available Public Land for Community Art Space To allow the community to use any undeveloped green space or undeveloped parkland for a community art space.
NEW (1715)	Action X: Complete and Safe Street Design Repair and add sidewalks where gaps exist to ensure that every street in Marshall Heights has ADA compliant sidewalks. As right-of-way allows, add street trees and native understory vegetation between the roadway and the sidewalk. At intersections, crosswalks with curb extensions for safer multimodal travel in accordance with DC's Vision Zero plan. As new development and redevelopment occur, consolidate driveway curb-cuts and encourage the development of alley accessed rear parking to minimize new curb-cuts.
NEW (1715)	Policy X: Marshall Heights Land Use Ensure that zoning along Benning Road SE supports the types of redevelopment in the Benning Road Corridor Redevelopment Framework.
NEW (1715)	Action X: Marshall Heights/Benning Ridge Small Area Plan Prepare a Small Area Plan for the Marshall Heights/Benning Road neighborhoods, including the Benning Road Metro station area, Fletcher-Johnson site, the former George Washington Carver Apartments site, the East Capitol Street, Central Avenue and Benning Road SE commercial districts, and the surrounding residential community.

New (1715)	Policy X: Ensure that Benning Park Community Center, also known as the Benning Park Recreation Center or the Woody Ward Recreation Center, is modernized and receives continual maintenance and upgrades. Upgrades should include the restoration of natural features, implementation of sustainable stormwater management and bio-retention facilities, and the addition of a variety of programming elements. Some programming elements might include trails, sports fields, a boxing center, a computer lab, a dance studio, a fitness center/gymnasium, an indoor basketball court, public DC Wi-fi Access (internet), multi-purpose rooms, sensory gardens, an outdoor swimming pool, an outdoor basketball court, a playground, and nature sanctuaries. Special attention should be placed on the roof, entryways, and the windows of the center to mitigate flood risks and indoor water damage. Lighting, grounds maintenance, signage, and other safety improvements for park visitors are crucial for the enjoyment of the park area. Coordination among agencies such as the Department of Park and Recreation, Department of Energy and Environment, and the Department of General Services must be defined and ongoing.
New (1715)	Action X: The Modernization and Continued Improvements of Marshall Heights/Benning Ridge Schools Continued improvements to C.W. Harris Elementary School and the modernization of JC Nalle and Plummer Elementary schools are an important part of revitalizing the Marshall Heights/Benning Ridge community. JC Nalle and Plummer elementary schools should have resources made available to create a School Improvement Team to plan for a modern and green learning environment that elevates the quality of life in the community. Coordination among agencies such as the Department of General Services, Office of the Deputy Mayor for Education, and the Department of Columbia Public Schools must be defined and ongoing regarding maintenance, construction, and modernization of all DCPS facilities in the area.

--  
Keith Raphael Hasan-Towery, MPP  
Phone: (240) 340-2198

"...nobody fighting, 'cause nobody knows what to save" -Gil Scott Heron

---

**From:** Ken Ian <kenian7@gmail.com>  
**Sent:** Friday, January 10, 2020 10:13 PM  
**To:** plandc@dc.gov; Bradbery, Angela (SMD 3C06)  
**Subject:** Comprehensive Plan comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Sir/Ma'am

I sure hope you are considering all the implications that will come with making the city more densely populated. I have lived in DC on and off for the last 30+ years and love the city. I came to go to college. I was a student teacher in SE and NW when the city was the murder capital of the county. I returned a few years after I joined the Navy and now have retired and started a second career in D.C. I have lived in Ward 3 for the past 10 years.

As you know the schools in Ward 3 are at or beyond maximum capacity. During rush hour the subway, buses and roads are packed.

I love the city, but strongly believe, there is limited space and we should do our best to maintain a small city feel.

We are not Boston, New York, Philadelphia or Baltimore, nor should we strive to be anything like them.

We are our own small big city. Please be careful to think of the second order effects Before you act.

Thank you

Ken Ian

---

**From:** Kerry Kemp <kbkemp@yahoo.com>  
**Sent:** Thursday, December 5, 2019 8:22 AM  
**To:** plandc@dc.gov  
**Cc:** ANC Commissioner Edward Hanlon  
**Subject:** Training for ANCs?

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good morning. Do you please tell me when and where the training for ANCs to deal with the Comp Plan will be?  
Thanks.

Best,  
Kerry Kemp

Sent from my iPad

---

**From:** Kerry Kemp <kbkemp@yahoo.com>  
**Sent:** Tuesday, November 19, 2019 12:51 PM  
**To:** PlanDC@dc.gov  
**Subject:** Please add me to your mailing list

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

---

**From:** Kirby Vining <nulliparaacnestis@gmail.com>  
**Sent:** Friday, January 10, 2020 8:26 PM  
**To:** plandc  
**Subject:** Committee of 100 on the Federal City Comments on the Draft Comprehensive Plan -Kirby Vining  
**Attachments:** C100\_CompPlan\_comments\_assubmitted\_10Jan20.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

**Attached please find comments on the draft Comprehensive Plan submitted for your consideration by the Committee of 100 on the Federal City. The courtesy of an email reply confirming receipt of this would be greatly appreciated.**

Thank you, -Kirby Vining, Chair, C100

Sent with [Unibox](#)

---

**From:** Kit Turen <bettyandmilt@yahoo.com>  
**Sent:** Thursday, January 9, 2020 11:59 PM  
**To:** plandc@dc.gov  
**Subject:** Resident Input re the 2019 DC Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear DC Office of Planning,

Hello.

It is clear that much time, consideration, effort, research, care, compassion and attempt to involve many stakeholders has gone into the creation of both DC's 2019 Comprehensive Plan and its Homeward DC Plan to address/end homeless. For all of this I want to express my appreciation. The vision and scope of both plans is impressive and forward thinking and appears to strive for inclusivity. I learned a lot from reading several sections of the 2019 Comprehensive Plan and the entire Homeward DC Plan! It affirms my pride in being a resident citizen of the District of Columbia (hopefully soon to become the USA's 51<sup>st</sup> state.)

Like many DC residents, affordable housing—or rather the lack of it—is of great concern to me. I am a senior citizen living in a rent stabilized studio apartment along the Connecticut Avenue Corridor in the Rock Creek West Area Element. I have lived in this apartment since 1997. (I guess that makes me part of the “Tiny Home” movement!) However, I fear that I would not be able to afford to continue to live in Washington, DC if I had to move out of this particular apartment.

Why was Tilden Hall (on the southeast corner of Connecticut Avenue and Tilden Street NW) withdrawn from the stock of rent stabilized housing in Rock Creek West and renovated as luxury housing? It's important that the rent stabilized apartments are not withdrawn from DC's affordable housing stock!

I do believe that over many years, the desire of several DC Mayors, their administrations, the DC Council, and many in the private sector, for development, including that of luxury apartments, to the exclusion of developing and retaining affordable housing, definitely contributed to our current crisis in affordable housing.

It is important that all housing subject to Inclusionary Zoning and affordable dwelling unit programs be monitored and in compliance with the law. It strikes me that the requirement of 8 – 10% “affordable” units is low, especially in larger buildings.

Of course the vast majority of people want safe, secure and affordable housing. I am glad that Mayor Bowser and the DC Council have made this issue a priority and have developed the Homeward DC Plan and have included robust data collection, target goals, an evaluation system, a streamlined interagency process, involvement of many stakeholders, and a way to make changes in the Plan as needed. Bravo!

I agree with the Homeward DC Plan and think it's important to recognize that the needs of some homeless persons exceed what can be met by being placed in an apartment building with no on-site 24/7 social and health support staff. And these social service needs (such as behavioral health issues, need for drug addiction treatment; mental health needs, etc) and resultant behaviors can result in other residents, including long-time residents, no longer feeling safe and secure in their apartments. What is needed in these situations is Community Based Residential Facilities.

I support the Rock Creek West Area Element Plan's recommendation re Community Based Residential Facilities:

*Policy RCW-1.2.10: Community Based Residential Facilities*

*Encourage the development of small-scale community-based residential facilities on scattered sites within the Planning Area, and social service counseling and referral facilities on the commercial corridors. Additional group homes and community based residential facilities should be accommodated, provided that such facilities are consistent with the area's low-density character. Local religious institutions should be encouraged to host small shelters to provide for persons experiencing homelessness, provide other needed social services or housing facilities, taking into consideration issues of liability, security, and adequacy of facilities. 2309.11*

Regarding street maintenance:

Heavy rain and melting snow regularly flood 1) the intersection of Connecticut Avenue, Porter Street NW and Quebec Street NW; 2) the intersection of the east side of Connecticut Avenue and Ordway Street NW; and 3) the drains at the Exxon gas station at Connecticut Avenue and Porter Street NW.

The 2800 block of Quebec Street NW is rarely plowed, even after a heavy snowstorm.

I will end my comments here as I don't want to miss the deadline for input.

Thank you for reading my input.

---

**From:** Lancaster, Raleigh (Council) <rlancaster@DCCOUNCIL.US>  
**Sent:** Wednesday, January 8, 2020 1:33 PM  
**To:** plandc  
**Subject:** Comp Plan Comments Addition

Good Afternoon,

Please add the below letter to the comments.

Thank you.

---

**From:** [sshca@yahoogroups.com](mailto:sshca@yahoogroups.com) <sshca@yahoogroups.com>  
**Sent:** Tuesday, January 7, 2020 8:28 AM  
**To:** [sshca@yahoogroups.com](mailto:sshca@yahoogroups.com)  
**Subject:** [sshca] Petition

I apologize for not knowing the correct way to include an attachment to an email on the listserv. Please see below.

To:  
DC Office of Planning  
Councilmember Brandon Todd  
ANC Commissioners Barry (4C02), Black (4A08), Campbell (4C03), Simon (4C04) Pavan Khoobchandani,  
President, Crestwood Citizens Association  
Jack H. Campbell, Past President, Sixteenth Street Neighborhood Association

We, the 99 Crestwood and Sixteenth Street Heights residents signed below, would like to support the Comprehensive Plan Future Land Use Map (the **FLUM**) which retains 16th St NW between Arkansas Ave NW and Colorado Ave NW for low density residential housing (see Attachment).

#### Background

1. This one-mile corridor is home to 36 fully-detached homes on the west side of 16<sup>th</sup> Street and a mix of 50 fully-detached and semi-detached homes on the east side of 16<sup>th</sup> Street. In addition, this one-mile corridor is home to (i) fifteen houses of worship, (ii) two charter schools, (iii) the Royal Embassy of Cambodia, and (iv) access to the Carter Barron Amphitheater and Rock Creek Park Tennis Center. There are wide sidewalks and six bus stops serving four bus lines.
2. Sixteenth Street NW is bifurcated politically and administratively. The west side of Sixteenth Street NW is served by ANC4A (ANC4A08 specifically) as well as by the Crestwood Citizens Association.
3. The east side of Sixteenth Street NW is represented by ANC4C, the Sixteenth Street Neighborhood Association (SSNA) on the south and Carter Barron East Neighborhood Association (CBENA) on the north. More specifically, this east side of Sixteenth Street NW is represented by three ANC Single-Member Districts, ANC 4C02, 4C03, and 4C04, all of which have an east-west orientation.

4. Therefore, representing the interests of Sixteenth Street NW residents is of periphery interest of these ANCs and the two neighborhood associations.

#### Historic Sixteenth Street is a Transportation Corridor

5. Sixteenth Street NW serves as a major conduit for vehicular, bus, and bicycle commuting from Montgomery County, MD, to downtown Washington, DC. The flow of this through traffic should be facilitated as much as possible to avoid local congestion.

6. Sixteenth Street NW is also used locally for recreational bicycling, running and walking. DDOT should continue to support a Sixteenth Street transportation streetscape which balances

January 4, 2020\_\_\_\_\_

1

through commuter traffic while preserving the safety of local residents as they make use of both north-south and east-west streets. This letter does not endorse any particular action beyond endorsing a balance of these needs.

#### Sixteenth Street Bounds Fully Residential Neighborhoods

7. Sixteenth Street NW runs through exclusively low and moderate density residential neighborhoods from the Maryland-DC line on the north to Piney Branch Parkway on the south. South of Piney Branch Parkway Sixteenth Street changes into medium density residential.

8. For Crestwood residents, the below recommendation concords with the Crestwood Citizens Association Neighborhood Plan (2007), which advocates to retain low density residential character (Policy 4), maintain the inventory of public streets and provide an efficient transportation network that serves all of us (Policy 11), and protect and preserve existing neighborhoods and neighborhood anchors, including highlighting Historic Sixteenth Street as an historic boulevard “Historic 16<sup>th</sup> Street” (Policy 14).

9. For Sixteenth Street Heights residents, the below recommendation concords with the Sixteenth Street Heights (SSH) Overlay District (D.C. Municipal Regulations rule 11 § 1551 through 1553).

10. The residents signing this letter, who live in the Crestwood and Sixteenth Street Heights Neighborhoods, are interested in continuing to support DDOT measures which facilitate a mix of traffic flow through Historic 16<sup>th</sup> Street NW without sacrificing the current neighborhood character and density of housing.

#### Recommendation

11. Retain the current draft FLUM which retains 16th St NW between Arkansas Avenue NW and Colorado Avenue NW for low density residential housing.

---

Sincerely,  
Tracy Hart

4213 Sixteenth Street NW [thartkrantz@gmail.com](mailto:thartkrantz@gmail.com)  
(primary contact for further communication)

---

Posted by: richard fried <[rsswgcmjd3@gmail.com](mailto:rsswgcmjd3@gmail.com)>

---

[Reply via web post](#) • [Reply to sender](#) • [Reply to group](#) • [Start a New Topic](#) • [Messages in this topic \(1\)](#)

**VISIT YOUR GROUP**



• [Privacy](#) • [Unsubscribe](#) • [Terms of Use](#)

■  
■

---

**From:** Laura Milanowski <lmilanowski@gmail.com>  
**Sent:** Friday, January 10, 2020 8:32 AM  
**To:** PlanDC@dc.gov  
**Subject:** Please Send Me Updates

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Thank you!

---

**From:** Laura Moore <lauramoore15@gmail.com>  
**Sent:** Friday, November 1, 2019 8:46 PM  
**To:** PlanDC@dc.gov  
**Subject:** Please add me to the mailing list

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Please add me to the DC Comprehensive Plan mailing list when more information is available.

---

**From:** Laura O <laura.ostenso@gmail.com>  
**Sent:** Tuesday, October 29, 2019 9:24 PM  
**To:** PlanDC@dc.gov  
**Subject:** Sign up for updates

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello, I'd like to sign up for OP updates! Thank you!

---

**From:** Leah Harnish <lharnish@caseytrees.org>  
**Sent:** Thursday, January 9, 2020 11:14 AM  
**To:** plandc@dc.gov  
**Subject:** Comments for the D.C. Comprehensive Plan  
**Attachments:** image001.png; image002.png; image003.png; image004.png; 2019-12-20 Comprehensive Plan Comments\_Raymond Nuesch.pdf; 2019-12-20 Comprehensive Plan Comments\_Delores Bushong.pdf; 2019-12-20 Comprehensive Plan Comments\_Lee Palmer.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To Whom it May Concern,

My name is Leah Harnish and I am the Policy Analyst at Casey Trees. I would like to submit for the public record the attached comments on the D.C. Comprehensive Plan. If for any reason any of these documents do not open, please let me know and I will send them in a different format.

Please confirm that these comments have been received.

Thank you,  
Leah

**Leah Harnish | Policy Analyst | Casey Trees**  
e: [lharnish@caseytrees.org](mailto:lharnish@caseytrees.org) w: caseytrees.org  
p: 202.349.3478 m: 925.628.6459 f: 202.833.4092  
a: 3030 12<sup>th</sup> Street NE | Washington, DC | 20017



---

**From:** Leah Harnish <lharnish@caseytrees.org>  
**Sent:** Thursday, January 9, 2020 11:03 AM  
**To:** plandc@dc.gov  
**Subject:** Comments for the D.C. Comprehensive Plan -- Casey Trees  
**Attachments:** image001.png; image002.png; image003.png; image004.png; 2019-12-20 Comp Plan  
Comments\_Casey Trees.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

To Whom it May Concern,

My name is Leah Harnish and I am the Policy Analyst at Casey Trees. I would like to submit into the public record the attached comments by Casey Trees on the D.C. Comprehensive Plan.

Please confirm that these comments have been received. If for some reason the document does not open, please let me know and I will send it in a different format.

Best,  
Leah

**Leah Harnish | Policy Analyst | Casey Trees**

e: [lharnish@caseytrees.org](mailto:lharnish@caseytrees.org) w: [caseytrees.org](http://caseytrees.org)  
p: 202.349.3478 m: 925.628.6459 f: 202.833.4092  
a: 3030 12<sup>th</sup> Street NE | Washington, DC | 20017



---

**From:** Leah Harnish <lharnish@caseytrees.org>  
**Sent:** Tuesday, December 17, 2019 1:16 PM  
**To:** plandc@dc.gov  
**Subject:** Full Draft Comp Plan  
**Attachments:** image001.png; image002.png; image003.png; image004.png

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To Whom it May Concern,

My name is Leah and I am the Policy Analyst at Casey Trees. I noticed that the full draft Comprehensive Plan that was published October 2019 has been removed from the website. Was this on purpose or is the link just broken? If it was purposely removed, is there another place where I could find the entire version, not just the different elements?

Please advise,  
Leah

**Leah Harnish | Policy Analyst | Casey Trees**

e: [lharnish@caseytrees.org](mailto:lharnish@caseytrees.org) w: caseytrees.org  
p: 202.349.3478 m: 925.628.6459 f: 202.833.4092  
a: 3030 12<sup>th</sup> Street NE | Washington, DC | 20017



---

**From:** leanna fenske <leanna.fenske@gmail.com>  
**Sent:** Sunday, November 17, 2019 4:03 PM  
**To:** plandc@dc.gov  
**Subject:** Reservation 13

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Sirs,

Would you please send me access to the latest plans and timelines for Reservation 13 in the Capitol Hill area. I am particularly interested in the plans for housing, especially for low income and the elderly, and access to transportation from that area.

Thank you,  
Leanna Fenske  
301-332-5557

---

**From:** Lee Schoenecker <leeschoenecker@aol.com>  
**Sent:** Thursday, January 9, 2020 3:24 PM  
**To:** plandc@dc.gov  
**Cc:** leeschoenecker@aol.com  
**Subject:** My Further Comments on the District of Columbia Comprehensive Plan Amendments  
**Attachments:** DistofColumbiaCompPlan3OPReview9Jan2020.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

**To The DC Office of Planning:** Attached are my updated and final individual comments to the proposed District of Columbia *Comprehensive Plan Amendments* of 2019/20. The final date for individual comments is January 10, 2020. My original comments were submitted on January 3, 2020. Please let me know if you have received these comments.

**Lee Schoenecker, AICP**  
5543 30th Place, NW  
(202) 486-3637

---

**From:** Lee Schoenecker <leeschoenecker@aol.com>  
**Sent:** Friday, January 3, 2020 5:12 PM  
**To:** plandc@dc.gov  
**Cc:** leeschoenecker@aol.com  
**Subject:** My Individual Comments on the Draft Comprehensive Plan Amendment of 2019/2020  
**Attachments:** DistofColumbiaCompPlan2OPReview28Dec2019.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

**To The DC Office of Planning:** Attached are my individual comments on the proposed District of Columbia Comprehensive Plan Amendments of 2019/20 which are due by January 10, 2020. Please let me know if you received the same.

**Lee Schoenecker, AICP**  
**5543 30th Place, NW**  
**(202) 486-3637**

---

**From:** Leila.Batties@hklaw.com  
**Sent:** Thursday, November 7, 2019 10:08 PM  
**To:** plandc@dc.gov  
**Cc:** afbyron@sbcglobal.net  
**Subject:** Proposed Amendment to FLUM and GPM / Tracking #0356 and #0357

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

The above-referenced applications were filed by Anthony Byron on behalf of the Missionary Oblates of Mary Immaculate Eastern Province, Inc. in connection with the property at 391 Michigan Avenue, NE, and which is more particularly described as Lots 3 and 800, Square 3548 and Parcel 121/12.

Originally, the applicant sought the following Comprehensive Plan amendments for the subject property:

- (1) an amendment to the FLUM from Institutional to Mixed Use Institutional / Medium Density Residential / Moderate Density Commercial for the FLUM; and
- (2) an amendment to the GPM from Institutional to Land Use Change Area.

Neither application was recommended for approval by OP.

#### FLUM (#0356)

In light of OP's recommendation, the applicant now proposes that the FLUM designation for the subject property be changed to **Mixed Use Institutional / Moderate Density Residential**, which is consistent with the current use of the subject property and the current RA-1 zoning on the subject property. Also, the proposed Moderate Density Residential designation is in keeping with the District's current policies regarding housing and affordable housing.

#### GPM (#0357)

In light of OP's recommendation, the applicant now proposes that the GPM designation on the subject property be changed to **Neighborhood Enhancement Area**, which would be in keeping with the Mixed Use Institutional / Moderate Density Residential land use designation proposed above.

Also, given the character of the surrounding area and surrounding residential zoning, any residential development that occurs on the subject property should promote the purpose of Neighborhood Enhancement Areas as set forth in the Comprehensive Plan:

*Neighborhood Enhancement Areas are neighborhoods with substantial amounts of vacant residentially zoned land. They are primarily residential in character.*

*The guiding philosophy in this category is to ensure that new development “fits-in” and responds to the existing character, natural features, and existing/planned infrastructure capacity. New housing should be encouraged to improve the neighborhood and must be consistent with the land use designation on the Future Land Use Map. The unique and special qualities of each area should be maintained and considered, and overall neighborhood character should be protected as development takes place.*

We respectfully request OP’s support of these revised proposals for the subject property and ask that these proposed amendments be included in OP’s final recommendations to the City Council.

Thank you for your considerate attention to this matter. Please do not hesitate to contact me with any follow up questions or concerns.

**Leila Jackson Batties | Holland & Knight**

Partner

Holland & Knight LLP

800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006

Phone 202.419.2583 | Fax 202.955.5564

[leila.batties@hklaw.com](mailto:leila.batties@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

[Add to address book](#) | [View professional biography](#)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** lsteen@everyactioncustom.com on behalf of Leslie Steen <lsteen@everyactioncustom.com>  
**Sent:** Thursday, December 5, 2019 1:57 PM  
**To:** plandc@dc.gov  
**Subject:** I support the Office of Planning DC Comprehensive Plan amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

As a DC resident, I support the proposed changes to the DC Comprehensive Plan because these changes will put meeting our housing needs first. It will also ensure that as our city grows, we will enable more people to stay in their communities and live near transit. This builds a more equitable and sustainable city.

In particular, I support the following changes to the Comp Plan:

- Inclusion of more housing across the city, especially near Metro stations and transit corridors so more people can live near transit, and walk, bike and ride transit. The Future Land Use Map proposes more housing around Metro stations and other transit-accessible locations.
- Ensuring we have enough homes of all shapes and sizes, particularly affordable homes, in each part of the city. The plan sets a policy for a minimum of 15% of homes in each area of the city should be affordable for low income neighbors.

I urge my Advisory Neighborhood Commission to support these changes, and for OP to formally recommend this updated Comp Plan to the DC Council soon after the conclusion of the ANC comment period.

Thank you for your consideration.

Sincerely,  
Leslie Steen  
3001 Veazey Ter NW Apt 1610 Washington, DC 20008-5410 lsteen@lesliesteen.com

---

**From:** Lianna Salva <lrs73@georgetown.edu>  
**Sent:** Thursday, November 7, 2019 2:20 PM  
**To:** plandc@dc.gov; planning@dc.gov  
**Subject:** Interview Request - Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Good afternoon,

I would like to interview someone with knowledge of the Comprehensive Plan as it relates to the mission for D.C. to become an inclusive city. In particular, if there is anyone I could speak with regarding the growing development of the H Street Corridor and Union Market areas with respect to affordable housing and/or the deaf community.

Please let me know if you have any questions or need any other information from me. Thank you for your time, and I look forward to hearing from you.

Sincerely,

Lianna R. Salva  
Georgetown University School of Continuing Studies  
MPS Journalism  
Tel: (202) 656-8081  
Email: [lrs73@georgetown.edu](mailto:lrs73@georgetown.edu)

---

**From:** Lily Roberts <lily.m.roberts@gmail.com>  
**Sent:** Friday, January 10, 2020 9:30 PM  
**To:** plandc@dc.gov; David Bevevino  
**Subject:** Comments on draft comprehensive plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello Comprehensive Plan Team,

We're residents of the 100 block of New York Avenue Northwest, which puts us adjacent to several of the "elements" as defined by the Comprehensive Plan. We also both work in D.C. We have primarily reviewed the Economic Development and Central Washington element of the plan, with several points of feedback that apply to Central Washington and other downtown-adjacent neighborhoods:

- The Economic Development element includes increasing the availability of office space, but in multiple geographic area-focused elements, the Plan mentions a surplus of available office space. (For example, in Central Washington: "portions of Central Washington have experienced higher vacancy rates due to lower demand for office leases from the federal government, the general office market compression due to technological and cultural changes, and the creation of new and more competitive Class A trophy office space in new and emerging neighborhoods"). With a housing affordability crisis in D.C., large areas of development *should* be mixed use, but with a focus on residential and retail, not a focus on office space. Desirable new developments should be locations for dense, transportation-accessible housing, not yet more vacant office space.
- We agree with an emphasis on pedestrian-friendly K Street corridor. Much of the Central Washington element focuses on the Transitway, which we're very supportive of. Further discussion of K Street between 7th and 4th occurs, and that area has gotten significantly more pedestrian-friendly as new construction develops. However, K Street becomes much less pedestrian-friendly between 4th Street NW and 1st Street NE, with a significant drop-off in friendliness and navigability even between 4th Street and New Jersey Avenue, with trees that are too low overhanging the sidewalk, confusing crossings, speeding traffic, and weirdly-positioned sidewalks. The unit block Northeast is particularly unfriendly. Better-lit streets and mid-block crossings could improve this, as (eventually) will the Northwest One and Sursum Corda changes. But the south side of K Street does not have imminent construction, so it should be a focus for immediate improvement. The Plan notes that 5th and K is the neighborhood retail hub -- the ground floor retail at this intersection, formerly occupied by Busboys and Poets, is a lost opportunity. The Plan then states that 3rd and K is the "residential core," which does not accurately reflect the neighborhood. That is primarily because of the pedestrian-unfriendly space between 4th Street and 2nd Street NW, which I described above.

In my (Lily) professional capacity, I'm the Director of Economic Mobility at the Center for American Progress, so I also reviewed the Economic Development portion of the plan. My primary concern is that economic equity will not be achieved in D.C. through entrepreneurship and exposure to technology. Entrepreneurship, coding "bootcamps," and other small-scale programs can be excellent for the small number of people who are able to participate. But significantly more improvements would be made in the equity space by doing things like:

- Creating a structure of [portable benefits](#)
- Redesigning [workforce partnerships](#) between workforce agencies and employers with equity as the central goal
- Eliminating the disparity in the minimum wage for those who work for tips

Thank you for the opportunity to provide feedback!

David Behevino and Lily Roberts, Residents of New York Avenue NW

---

**From:** Linnea Warren <linneamcpw@rcn.com>  
**Sent:** Tuesday, December 10, 2019 4:57 PM  
**To:** plandc@dc.gov  
**Subject:** Comments on Draft Comprehensive Plan  
**Attachments:** Linnea Warren comments on Chapter 23\_Public\_Review\_Draft\_RCW\_Oct2019.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attached is Chapter 23 of DC's Draft Comprehensive Plan with "Sticky Notes" that contain my specific comments. I have looked through several of the other elements but have simply run out of time. I must protest the short amount of time that ANCs and the public have been given to review such a monumental set of documents. Cutting off public input undermines the legitimacy of this whole exercise, so I strongly suggest that you extend your deadlines.

In addition to the specific comments attached, here are some of my general reactions to the Plan:

1. It doesn't provide enough sources to support its assumptions about the future. DC's optimism about its continued appeal is touching but unrealistic; the Plan doesn't acknowledge that things ebb and flow (especially the real estate market). President Trump's attempts to reduce the federal workforce and move some agencies to other parts of the country has been going on for 3 years; I didn't see that mentioned.
2. It isn't forward-looking enough. A lot of the data it presents, and other plans it incorporates, are several years old. Several of its priorities are already out of sync with current trends (like adding retail and office space at a time when online shopping and telecommuting have reduced the need for both).

Some examples: The Transportation Element mentions *some* recent trends, like TNCs and bike shares, but barely touches on newer ones that are already on our streets. It incorporates MoveDC, but that's 5 years old; neither mentions E-scooters, e-bikes, motorized skateboards, etc. So no consideration is given to safely dealing with the full range of our *current* transportation options. Pedestrian safety needs a higher priority than it is currently given – ultimately, almost every trip ends up on foot. Too much emphasis is put on bikes; though popular with a vocal group, they are not a solution to moving large numbers of people through an established city with a lot of narrow streets. Too much attention is given to expensive transportation measures (streetcars, "SmartCity" technology to regulate traffic better) than to cheaper alternatives that can carry more passengers and be put in place quickly (like buses). The Circulator is great but should be integrated with WMATA's other buses – having to consult different websites for schedule information is silly. Streetcars are too slow and unreliable; let's spend our money on buses that aren't stopped dead when anything blocks their tracks.

The Transportation Element also just skims over a current and growing problem – the proliferation of home delivery services. It does talk about freight deliveries but ignores all the food and package delivery trucks that constantly roam and block our streets. The idea that DC should "Develop policies to address small goods delivery by autonomous devices on sidewalks...[to] help ensure the continued safety of pedestrians on sidewalks as these services are deployed" is ludicrous, especially considering the sheer number of home deliveries that are made each day. Motorized devices on sidewalks do NOT make pedestrians safer. Delivery drones are being discussed in the news already but are also not mentioned in the Plan.

3. The Plan doesn't provide what to do if its predictions turn out to be wrong (for example, if the student population actually drops after we've built more schools.) It would be nice if more attention were paid to adapting to unanticipated changes. (For example – I've often wondered why cities don't build temporary classrooms, made from "green"

materials that don't off-gas and harm students' health, that that could be moved where needed instead of investing huge amounts in brick and mortar schools.)

4. It is too long and detailed, especially considering all the other DC plans it must coordinate with. It's just too unwieldy to be a useful guide, with too many separate chapters you need to wade through to figure out what it is saying. It seems to be even too big for the drafters – there are references to things that have already been done or are obsolete (like one new addition to the Housing Element that suggests we close DC General Hospital) and recommendations left over from the *last* Plan that make you wonder why we are even bothering with all this. Maybe we're spending all this money on planning because it's easier than actually acting.
5. I strongly disagree with the Plan's basic premise that "Growth cannot be ignored, as it is necessary for continued prosperity and revenues to provide for social supports and municipal services" (added to the Land Use Element). That is a claim constantly made by Chambers of Commerce and real estate developers, not a fact. It can destroy what makes places attractive and appealing, which will drive some people away. And it diverts public resources that could have been used for other things when it's the result of private companies boosted by big municipal subsidies.
6. It relies too much on private development. I especially disagree with the trickle-down theory that we'll get enough affordable housing if we just let private developers build more big developments throughout DC, *especially* since I hear the applicable requirement has just been reduced. The market doesn't take care of everything; DC has got to put its money where its mouth is and build more affordable housing, and more facilities for the homeless, itself. Furthermore, though "mixed-use" developments may be appropriate in some areas (like large empty tracts), that doesn't mean that every single new building in DC must follow the same model. Development must suit the location, not the builder.
7. It is inconsistent. The Transportation Element and Urban Design Elements call for beautifying gateways to the City and major thoroughfares, yet Chapter 23 contemplates a line of new high-rises at one major entrance into the District, on both sides of Connecticut Ave. just below Chevy Chase Circle. If you want people to think they're entering a crowded concrete canyon, that'll do it.
8. It assumes the worst of people and tries to create divisions among residents. The media has reported that "audible gasps" were heard at the movie on racial segregation that was shown at the housing portion of the Ward 3 Comp Plan meeting on December 8<sup>th</sup>. From the reaction of one extremely upset audience member I met afterwards, I suspect they were gasps of dismay that the presenters assumed this history was unfamiliar to the audience and that it was an attempt to shame them into supporting the Mayor's plans.

The Mayor likes to mock NIMBYism and obviously considers it racism; her trying to use guilt to induce wealthier Wards to accept what she thinks is their "fair share" of newly built affordable housing is hypocritical and craven. Using "equity" as the basis for decisions about the distribution of new affordable housing is more of a political ploy than a sensible idea. What should matter is where the people who need it want to be: How many people are in their families and what are their ages? What kind of services do they want/need? What location is most convenient for *them*?

Our pro-growth, pro-development Mayor bears as much responsibility as anyone for the loss of affordable housing DC has seen as it rapidly gentrified; builders should have been required all along to provide comparably sized units to every low-income family their developments displaced, *and* to add more affordable units of varying sizes to suit different kinds of households. The people who've spoken at local planning meetings I've attended weren't opposed to outsiders moving into their Wards – they wanted the District to build affordable housing itself, not leave it up to developers who just trickle out 2 or 3 tiny units at a time.

There are valid reasons to fight development that have nothing to do with racism; this Plan pays lip service at least to many of them in the Land Use, Environmental Protection, Parks and Open Space, Urban Design, and Historic Preservation Elements. Many of us aren't opposed to sharing the benefits of our neighborhoods with lower income people, *or* people of other races (the Mayor might take note that these groups aren't necessarily the same.) We just don't want developers to destroy what makes those neighborhoods unique.

Linnea Warren  
2737 Devonshire Place NW  
Washington DC 20008

---

**From:** Lise Mossik MacPhee <lmacphee@stanford.edu>  
**Sent:** Friday, January 10, 2020 12:21 PM  
**To:** plandc@dc.gov  
**Cc:** 3C01@anc.dc.gov; mcheh@dccouncil.us; abonds@dccouncil.us; rwhite@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; pmendelson@dccouncil.us; abaca@ggwash.org  
**Subject:** Proposed Amendments to Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and Commissioner Lee Brian Reba,

I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

I live in Woodley Park and believe that wealthier, less dense parts of the city share in the responsibility of creating more housing, especially affordable housing. Fair housing is a right, not a privilege. I want the city to be affordable to residents, especially long-time residents, and the most important way to combat homelessness is to create more housing. My neighborhood needs to do its fair share and build more affordable housing. We need to acknowledge the destructive history of restrictive covenants and housing discrimination in DC.

I encourage Commissioner Reba to support the Comprehensive Plan. I want to support the proposed changes and suggest that:

- The entire city should be moderate-density mixed-use, and areas close to transit should be high-density mixed use.
- The Comprehensive Plan should not have any parking-minimum requirements, minimum lot size requirements, or setback requirements.
- I especially want to support the changes about how DC's "established" neighborhoods should be "supported" instead of "protected."
- The Comprehensive Plan should incorporate more language from HUD's Affirmative Furthering Fair Housing rule.
- I support more affordable, denser housing in wealthy parts of the city.

I hope that we can all work together to make successful housing plans for this great city.

Thank you very much,  
Lise MacPhee

**From:** Liz Price <Liz.Price@uli.org>  
**Sent:** Friday, January 10, 2020 3:39 PM  
**To:** plandc@dc.gov  
**Cc:** Alex Krefetz; Jamie Weinbaum; Yolanda Cole  
**Subject:** ULI Washington Comp Plan Comments  
**Attachments:** ULI Washington Attainable Housing Report.pdf; 01.10.20ULI Washington Comp Plan Comment letter FINAL.pdf  
  
**Importance:** High

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good afternoon,

Attached is a letter transmitting ULI Washington's Housing Attainability report as a comment to the Comp Plan. Feel free to contact us if you have any questions.

Regards,  
Liz

**Liz Price**  
Executive Director  
202-747-4616  
2001 L Street NW, Suite 200, Washington DC, 20036  
[Liz.Price@uli.org](mailto:Liz.Price@uli.org) | [Washington.ulি.org](http://Washington.ulি.org)

**Connect with the world of real estate.**

[\*\*2020 ULI Europe Conference\*\*](#) | February 3-5 | Amsterdam, NL | [Register](#)

[\*\*2020 ULI Spring Meeting\*\*](#) | May 12-14 | Toronto, ON | [Register](#)

[\*\*2020 ULI Asia Pacific Summit\*\*](#) | May 26-28 | Tokyo, JP | [Register](#)

[\*\*2020 ULI Fall Meeting\*\*](#) | October 12-15 | San Francisco, CA | [Save the Date](#)

---

**From:** LIZA COLLERY <liza.collery@comcast.net>  
**Sent:** Wednesday, January 8, 2020 10:57 PM  
**To:** plandc@dc.gov  
**Subject:** Proposed Comprehensive Plan Amendments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

To Whom It May Concern:

As a resident of Cleveland Park, I write in support of the proposed Comprehensive Plan Amendments that would change the designation of Connecticut Avenue between Macomb and Porter Streets to medium-density commercial/high-density residential. The current designation is inappropriate for a neighborhood close to downtown that contains a metro stop. Further, in the 13 years since the Comprehensive Plan was last considered, the population of the District of Columbia has greatly increased and the dangers posed by global warming have become unmistakeable. Simply put, D.C. needs more housing appropriate for all income levels that is close to transit and Cleveland Park should provide its share. Further, allowing more apartments on Connecticut Avenue will help improve the prospects of our neighborhood businesses, which are struggling in the internet age. In short, the proposed amendments would benefit the City and the neighborhood alike. They should be retained in the proposal that your office forwards to the D.C. Council.

Sincerely,

Liza Collery  
3021 Newark Street, N.W.

---

**From:** Lorenz Wheatley <wheatley@me.com>  
**Sent:** Friday, January 10, 2020 11:49 PM  
**To:** heba.elgawish@dc.gov; plandc@dc.gov; complanupdate@dc.gov  
**Subject:** My recommendations and Concerns for the proposed 2020 Comprehensive Plan Amendments  
**Attachments:** L A Wheatley Comp Plan Recommendations 1\_10\_20.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Sir/Madam

Please accept the attached as my recommendations and concerns for the proposed 2020 Comprehensive Plan Amendments.

Thank you

Lorenz A. Wheatley

---

**From:** Luke Lanciano <luckylanciano@gmail.com>  
**Sent:** Friday, January 10, 2020 3:19 PM  
**To:** commissioners@anc3f.com; mcheh@dccouncil.us; pmendelson@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; rwhite@dccouncil.us; all@anc3c.org; plandc@dc.gov  
**Subject:** Support for Increased Density in Comp Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

I have lived in DC for nearly 10 years and it is very depressing when all my friends need to live out in MD or VA in order to afford a decent apartment. If more units were permitted in the city, we could accommodate more neighbors, you all would have a larger tax base and the city would improve!

In particular, I think Cleveland Park desperately needs more neighbors in order to maintain and expand the local businesses there and allow more folks to experience how terrific that neighborhood is. The Commercial strip needs to be up-zoned and greater density should be allowed in all directions near the metro.

Please, the spoiled homeowners who love to whine about any change whatsoever are not the only people in this city-- they are probably a severe minority, so don't feel bad about ignoring their parochial concerns which are often only thinly veiled xenophobia masquerading as true concern for the neighborhoods they live in.

More density, more public transit, more neighbors and a better life for all residents who love city life!

--  
Luke Lanciano  
(508) 498-9706

---

**From:** Luke Lanciano <luckylanciano@gmail.com>  
**Sent:** Tuesday, November 26, 2019 2:52 PM  
**To:** plandc@dc.gov  
**Subject:** Cleveland Park should be Up-zoned!

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hello,

I am very much in favor of changes to the Comprehensive Plan and Future Land Use Map which allow for greater infill development, higher density, more mixed-use zoning, especially around the metro station as well as greater pedestrian and bike infrastructure. We should not try to prevent changes to the neighborhood, as all that does is sap vitality as well as the tax base, by discouraging DC residents from enjoying Cleveland Park. Don't keep perpetuating the stereotypes of those "West of the Park" by preserving the neighborhood in amber while preventing new residents from moving in.

Also, I am very much in favor of accessory dwelling units and greater zoning flexibility, especially around Connecticut Ave, where up-zoning should be extended in both directions at least 4 or 5 blocks to encourage more density. One of the most beautiful things about Connecticut Ave is the density of the apartment buildings on either side, but there are large areas where that isn't the case around the metro and usually within a block of Connecticut, we're back to single-family homes. More density means more residents to frequent local businesses and a thriving community.

Finally, I'm in favor of the Mayor's desire to place a homeless shelter in our ward--we have community members without homes and our neighborhood hasn't yet done enough to shoulder it's share of helping DC residents down on their luck. Please don't use zoning as a means to keep the city segregated by income (and race). Please do the right thing!

--

Luke Lanciano  
3000 Connecticut Ave NW Apt. #121 Washington, DC 20008  
(508) 498-9706

---

**From:** M H <mlholmgren@gmail.com>  
**Sent:** Friday, January 10, 2020 11:57 PM  
**To:** plandc@dc.gov  
**Subject:** Comp Plan amendments  
**Attachments:** Comprehensive Plan Amendments – Meredith Holmgren.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To whom this may concern,

Attached to this email you may find my suggestions for amending the Comprehensive Plan. I look forward to hearing your feedback.

Best,  
Meredith

--  
Meredith Holmgren  
Kingman Park  
Washington, DC  
Email: [MLHolmgren@gmail.com](mailto:MLHolmgren@gmail.com)

---

**From:** Mark Lopes <lopesmark@gmail.com>  
**Sent:** Monday, December 23, 2019 1:09 PM  
**To:** plandc@dc.gov  
**Subject:** Comments on the Comp Plan LU-2.2.7 (Use of Alleys)  
**Attachments:** image.png

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

DC Government

I am submitting the following comments on the Comprehensive Plan:

Under the 2016 DC zoning changes, DC's Office of Planning adjusted our DC zoning codes to allow by-right development on many of the 670 alley lots across the city that are buildable (i.e. alley lots over 450 ft<sup>2</sup>). These changes directly align with the Mayor's Order on housing, which requires all District agencies to seek ways to build 36,000 new housing units in DC by 2025.

Given there are hundreds of alley lots that are unbuilt and underutilized in DC, and that there is also a severe housing crisis in the city, I support updating Comp Plan language below to include:

*"Address housing shortage by supporting residential use on vacant and underutilized alley lots."*

*"Address housing shortage by supporting the subdivision of larger alley lots to lot sizes that match adjacent residential lots."*

I support the current language on greening of alleyways and activation of alleyways.

Thank you for your consideration.

Mark Lopes  
50 Franklin Street NE  
Washington, DC 20002

310.8

#### ***Policy LU-2.2.7: Alley ~~Closings~~Use***

Discourage the conversion of alleys to private yards or developable land when the alleys are part of the historic fabric of the neighborhood and would otherwise continue to perform their intended functions, such as access to rear garages and service areas for trash collection. Support the greening of residential alleys where feasible to enhance sustainability and stormwater management. Encourage potential activation of commercial alleys in business districts through art, programming, and events, where not in conflict with the intended function of the alley network. 310.8

--

Mark Lopes  
c. 202.258.4986  
[lopesmark@gmail.com](mailto:lopesmark@gmail.com)  
[LinkedIn](#)

---

**From:** Mary Larsen <outlook\_9F975702FDC0FAAF@outlook.com>  
**Sent:** Monday, November 11, 2019 3:24 PM  
**To:** PlanDC@dc.gov  
**Subject:** Update Mailings

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Please send updates to [mblarsen34@yahoo.com](mailto:mblarsen34@yahoo.com)

Sent from [Mail](#) for Windows 10

---

**From:** Mary McCane <ms.maryjane2780@icloud.com>  
**Sent:** Friday, November 22, 2019 1:15 AM  
**To:** PlanDC@dc.gov  
**Subject:** I want to be informed

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please keep me in the loop. I would like to be a part of this .

Sent from my iPhone

---

**From:** Matt Singerman <matt.singerman@gmail.com>  
**Sent:** Friday, January 10, 2020 12:37 PM  
**To:** plandc@dc.gov  
**Subject:** Comments on comprehensive plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

My name is Matt Singerman. I am a resident of DC. My comments on the comprehensive plan are simple: I want more housing to be built across DC, especially in areas of lower density west of rock creek park. Ban single family housing construction and allow quadplexes by right. Ban parking minimums. The end. Thank you.

Regards,

Matt

---

**From:** Matthew Eugene Goldman <meg308@nyu.edu>  
**Sent:** Friday, January 10, 2020 5:35 PM  
**To:** plandc@dc.gov; 6C05@anc.dc.gov; callen@dccouncil.us; pmendelson@dccouncil.us; abaca@ggwash.org  
**Subject:** Support for the Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear representatives of the people of DC,

I am writing to voice my support for the latest iteration of the Comprehensive Plan. I am strongly in favor of efforts to create more housing in the District, as well as safer streets, more walkable communities, and less car dependence. I would like to see an even stronger emphasis on affordable housing and more efforts to reduce inequalities, segregation, and social marginalization. I hope that in the future more housing will be built in the already wealthy neighborhoods of NW DC, and more effort will be made to ensure that development in Wards 7 and 8 will be inclusive and provide more opportunities for jobs and affordable housing for local residents, and not result in displacement or the other costs of gentrification that long term residents in DC are often forced to bear.

Best,  
Matthew Goldman  
ANC 6C05

---

**From:** Matthew Frumin <matthewfrumin@gmail.com>  
**Sent:** Tuesday, November 19, 2019 4:38 PM  
**To:** plandc@dc.gov  
**Subject:** Lisner Home -- Property Bounded by Western Ave, Military Rd and 42nd St NW

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I chair the Board of the Lisner Home located as described above.

Looking at the Comp Plan document I see a proposed amendment with the following information:

Generalized Policy Map

9969

Office of Planning

Change from Institutional to Neighborhood Conservation Area

Western Ave NW, Military Rd NW Proposed amendment is recommended for Council approval Proposed amendment is consistent with completed plans or policy documents.

It is not clear to me what the implications of that change might be. Is there someone I can speak with who can help me understand the implications of the change?

All the best,  
Matthew Frumin

202-247-0819

---

**From:** Maura Duffy <maurakduffy@gmail.com>  
**Sent:** Wednesday, January 8, 2020 1:32 PM  
**To:** commissioners@anc3f.com  
**Cc:** plandc@dc.gov  
**Subject:** Feedback on Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good afternoon,

I have lived in the Cleveland Park/Forrest Hills area for the past 9 years, and currently live in an apartment on Connecticut & Tilden. I am writing to voice my strong support of any aspect of the Office of Planning's Comprehensive Plan that increases the density in ANC3F, for both total housing and affordable housing. I am also in agreement with proposed changes to the Historic Preservation Element that would balance the need for preservation with the need for growth. In addition, I am asking ANC3F to pass a resolution supporting Amendment 123, which would increase the density of the commercial area on Connecticut Avenue between Porter and Macomb streets. Although this area on Connecticut between Porter and Macomb does not fall within the boundaries of ANC3F, I think it is important for ANC3F to represent the many residents like me who live in ANC3F, but frequently shop, dine, and hang out on the Cleveland Park commercial strip.

I am in strong support of increasing the total housing production and the number of affordable housing units. Having more housing on near the Van Ness and CP metro stops will enable more people to live car-free, which will improve traffic, improve public health, and work towards DC's sustainability goals. Looking at the current distribution of affordable housing units in DC, it is past time that Ward 3 and ANC3F in particular steps up and does our share. Increased density will add more customers to the Van Ness and CP commercial strips, which could have positive economic impact. This is an issue I care deeply about, as we have seen too many businesses close in recent years due to a slump.

Thank you for considering my feedback.

Sincerely,

Maura Duffy  
3945 Connecticut Ave NW #516

**From:** Max Pastore <mapastore92@gmail.com>  
**Sent:** Thursday, January 9, 2020 9:53 PM  
**To:** plandc@dc.gov  
**Subject:** Ward 7 - Future Land Use Comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello-

I'm emailing to provide comments on the Draft Comp Plan FLUM. I live within 7E04 (Marshall Heights) and have provided my comments to ANC 7E for incorporation into their compiled comment list.

For the sake of clarity and ease of review, I've listed my comments in bullet form below:

- **I 100% support and encourage higher densities in 7E04, Marshall Heights, around all Metro stations, future DC Streetcar stations, and along all high-frequency bus lines.** Higher densities will help combat displacement and provide a critical population mass to support more retail and other amenities.
- **Upzone the Fletcher/Johnson site for medium- to high-density mixed-use** to allow for high quality, market-rate, amenity-rich new development.
- **Upzone parcels at/around the Benning Road Metro Station to high-density mixed-use**
- **Upzone parcels on both sides of Benning Road to medium- or high-density mixed-use through the entirety of Ward 7** to match ongoing development along the H Street Corridor. Such an upzoning effort would boost future DC Streetcar ridership and might also incentivize the extension of the DC Streetcar line along Benning Road SE to the MD line.
- **Upzone parcels on both sides of East Capitol Street through the entirety of Ward 7 (RFK to the MD line) to medium- or high-density mixed-use** to frame the wide right-of-way and create a grand gateway into Ward 7 and Capitol Hill (equivalent to Connecticut Ave in Van Ness) from the east.
- **Upzone the former Washington Carver Apartments parcels to medium/high-density mixed-use** to not only replace previous subsidized housing 1:1, but also provide a critical mass of market-rate housing units to support retail and amenities.
- **Allow more than one accessory dwelling unit (ADU) per primary unit in all R zones** to provide additional "gentle density" in lower-density residential areas in Ward 7. This would allow for more aging-in-place, multi-generational living, and wealth-building for Ward 7 residents.

Transportation (non-FLUM) comments:

- **Add dedicated bike cycle tracks along East Capitol Street from the MD line to RFK-** this includes high-quality bike/ped crossings along East Capitol over the Anacostia River, 295, and rail lines.
- **Convert one drive lane in each direction on East Capitol to dedicated bus lanes from the MD line to RFK** for better bus service. Consolidate bus stops along the route or provide BRT for faster bus service.
- **Add dedicated bike cycle tracks along Benning Road from the MD line to the H Street Corridor-** this includes high-quality bike/ped crossings along Benning over the Anacostia River, 295, and rail lines.
- **Reincorporate the Minnesota Avenue DC Streetcar line back into DC's "Planned Priority Streetcar System (PSS)"** to improve connectivity between Wards 7 and 8. Add dedicated bike facilities on Minnesota Avenue as part of that project.
- **Extend/connect Massachusetts Avenue SE across the Anacostia River/295/railway from the future Hill East development into Ward 7** to provide another connection between Ward 6 & 7.

I appreciate the review and consideration of my comments during the Comp Plan revision process. I look forward to reviewing the next draft materials.

Sincerely,  
Max

--

**Max Pastore**

*Senior Associate | Urban Designer  
Rhodeside & Harwell*

---

**From:** Max Richman <maxrichman@gmail.com>  
**Sent:** Thursday, January 9, 2020 4:35 PM  
**To:** plandc@dc.gov  
**Cc:** Nia Hope; Jimell Sanders; Nia Hope Bess; Holmes, Antawan (ANC 7C07); Muhammad, Sherice A. (SMD 7D06); valecia.wilson@dc.gov; Norflis, Terrance (Council)  
**Subject:** Comp Plan Feedback from Deanwood Citizens Association  
**Attachments:** Deanwood Citizens Association - Comp Plan Feedback - Dec 2019.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning,

Please find attached DC comprehensive plan feedback from the Deanwood Citizens Association based in Ward 7 in the Far Northeast Far Southeast area, with special attention to the Generalized Policy Map.

Please let us know if you have any questions or if we can provide any clarifications.

Kind Regards,

Max Richman  
Deanwood Citizens Association - Secretary  
202-487-0448

---

**From:** Mazo, Samantha L. <SMazo@cozen.com>  
**Sent:** Friday, January 10, 2020 6:18 PM  
**To:** Trueblood, Andrew (OP); plandc@dc.gov; Scriven, Malaika (OP)  
**Cc:** Moldenhauer, Meridith  
**Subject:** RE: Proposed Amendments to Comprehensive Plan's Future Land Use Map- 500 Florida Ave NE  
**Attachments:** Letter supporting the Up Flumming of 500 Florida.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Trueblood and OP Staff:

Please enter into the record the attached letter with comments regarding the proposed amendments to the Comprehensive Plan's Future Land Use Map for 500 Florida Avenue NE.

Thanks in advance,

Samantha



**Samantha Mazo**  
**Member | Cozen O'Connor**  
1200 19th Street NW | Washington, DC 20036  
P: 202-747-0768 F: 202-683-9390 C: 202-246-6660  
[Email](#) | [Bio](#) | [Map](#) | [cozen.com](#)

***Notice: This communication, including attachments, may contain information that is confidential and protected by the attorney/client or other privileges. It constitutes non-public information intended to be conveyed only to the designated recipient(s). If the reader or recipient of this communication is not the intended recipient, an employee or agent of the intended recipient who is responsible for delivering it to the intended recipient, or you believe that you have received this communication in error, please notify the sender immediately by return e-mail and promptly delete this e-mail, including attachments without reading or saving them in any manner. The unauthorized use, dissemination, distribution, or reproduction of this e-mail, including attachments, is prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) is not a waiver of any attorney/client or other privilege.***

**From:** Mazo, Samantha L. <SMazo@cozen.com>  
**Sent:** Friday, January 10, 2020 1:31 PM  
**To:** Trueblood, Andrew (OP); plandc@dc.gov; Scriven, Malaika (OP)  
**Cc:** Moldenhauer, Meridith; Will Lansing  
**Subject:** [WARNING: UNSCANNABLE EXTRACTION FAILED]RE: Proposed Amendments to Comprehensive Plan's Future Land Use Map- 4409 Minnesota Avenue NE  
**Attachments:** 2019 Comprehensive Plan Update Request for 4409 Minnesota Avenue NE with Exhibits\_3.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Trueblood and OP Staff:

Please enter into the record the attached letter with comments regarding the proposed amendments to the Comprehensive Plan's Future Land Use Map for 4409 Minnesota Avenue NE.

Thanks in advance,

Samantha

  
**Samantha Mazo**  
Member | Cozen O'Connor  
1200 19th Street NW | Washington, DC 20036  
P: 202-747-0768 F: 202-683-9390 C: 202-246-6660  
[Email](#) | [Bio](#) | [Map](#) | [cozen.com](#)

***Notice: This communication, including attachments, may contain information that is confidential and protected by the attorney/client or other privileges. It constitutes non-public information intended to be conveyed only to the designated recipient(s). If the reader or recipient of this communication is not the intended recipient, an employee or agent of the intended recipient who is responsible for delivering it to the intended recipient, or you believe that you have received this communication in error, please notify the sender immediately by return e-mail and promptly delete this e-mail, including attachments without reading or saving them in any manner. The unauthorized use, dissemination, distribution, or reproduction of this e-mail, including attachments, is prohibited and may be unlawful. Receipt by anyone other than the intended recipient(s) is not a waiver of any attorney/client or other privilege.***

---

**From:** Meg Biser <megabiser@gmail.com>  
**Sent:** Friday, January 10, 2020 5:04 PM  
**To:** plandc@dc.gov  
**Cc:** bnadeau@dccouncil.us; 1D05@anc.dc.gov; abonds@dccouncil.us; rwhite@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us  
**Subject:** Comp Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and [your ANC],

**I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.**

Dear Office of Planning and [your ANC],

**I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.**

Dear Office of Planning and [your ANC],

**I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.**

Dear Office of Planning and [your ANC],

**I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.**

Dear Office of Planning and [your ANC],

**I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan**

Dear Office of Planning and [your ANC],

I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan. I especially want to support the changes about how D.C.'s "established" neighborhoods should be "supported" instead of "protected."

I support more affordable, denser housing in wealthy parts of the city. We need more housing to help combat homelessness. Wealthier, less dense parts of the city should share in the responsibility of creating more housing, especially affordable housing. I want the city to be affordable to most of its residents, and I don't want longtime neighbors to be displaced. I want my neighborhood to remain diverse.

Thanks for your time and work,  
Meg Biser  
Mount Pleasant

---

**From:** Megan Draheim <megan.draheim@gmail.com>  
**Sent:** Friday, January 10, 2020 2:27 PM  
**To:** all@anc3c.org; Hersh, Emma (SMD 3C05)  
**Cc:** plandc@dc.gov; Cheh, Mary (COUNCIL); pmendelson@dccouncil.us  
**Subject:** In support of the Office of Planning's proposal

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Commissioner Hersh and other ANC 3c representatives,

I'm writing today to support the current Office of Planning proposal to increase residential density to "high" on the FLUM map on the Connecticut Avenue commercial strip in Cleveland Park. I hope you all will support passing a resolution in favor of that proposal at the next ANC meeting.

There are many reasons to support this proposal, not the least of which is to ease off pressure on other parts of the city that are rapidly growing, often to the detriment of long-time residents who can no longer afford to live in their neighborhoods and so get pushed out. The environmental reasons to support this proposal are also compelling. We are facing a global environmental crisis, and we need change to get us out of it. DC has set ambitious climate change goals, and to meet them Cleveland Park must do its part. Our metro station is very underutilized, and increasing residential density near transit will take more people out of their cars and into public transit - that's just a fact. The fewer car trips we collectively make, the better off we'll all be.

I consider myself a historic preservationist, but I also recognize that cities are not static entities -- they are dynamic and change over time to meet the needs of the residents of the city and changing conditions. Any project in Cleveland Park will be heavily scrutinized by a lot of people and agencies, but we need to open the possibility of projects that will increase density.

Thanks for your consideration, and I'm looking forward to the January 22nd meeting. I hope a resolution supporting the Office of Planning's proposal passes with strong support from our ANC.

Megan Draheim  
3065 Porter St. NW  
Washington, DC

--  
Megan M. Draheim, PhD  
Virginia Tech Center for Leadership in Global Sustainability  
Arlington, VA

---

**From:** Meghan Murphy <mmurphydc@gmail.com>  
**Sent:** Thursday, November 14, 2019 9:31 AM  
**To:** plandc@dc.gov  
**Subject:** Crummell School site Comp Plan amendment at Ward 4 meeting

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hi there,

I was told I should email this address about attending the Ward 4 Comp Plan meeting. I asked Mr. Trueblood at a meeting Saturday about a FLUM amendment proposed for the Crummell School site in Ward 5, and he asked me to come to the ward-specific meeting to discuss it in more detail. I can't attend that one, so they said I should come to a meeting for a different ward and notify you by this email address that I wanted to discuss that amendment at the meeting. I'm planning to attend the Ward 4 meeting on Tuesday, Nov. 19, instead.

Thanks in advance for your help,  
Meghan Murphy  
Ward 5 Resident, Friends of Crummell School

---

**From:** Melanie Ramos <mwallace@cdrrt.com>  
**Sent:** Monday, November 25, 2019 12:51 PM  
**To:** PlanDC@dc.gov  
**Subject:** Comprehensive Plan  
**Attachments:** image001.png

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Good Afternoon,

Kindly add me to the “updates” email distribution.

Thanks

**Melanie Ramos, CSM** / Director, Mixed Use Assets  
[mramos@cdrrt.com](mailto:mramos@cdrrt.com)

**Cedar Realty Trust, Inc.**  
Cell: 856.237.7330  
415 Egg Harbor Road, Ste 21A Sewell, NJ 08080  
[cedarrealtytrust.com](http://cedarrealtytrust.com)



---

**From:** Melissa Millar <mmillar@cohdc.org>  
**Sent:** Friday, January 10, 2020 10:13 AM  
**To:** plandc@dc.gov  
**Subject:** Comments -- Housing Element, Comprehensive Plan; Community of Hope  
**Attachments:** FINAL -- DC Comp Plan Housing Element comments -- Community of Hope 1.10.2020.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

Please find attached comments on the Housing Element of the draft Comprehensive Plan from Community of Hope.

Thanks,

--

**Melissa Millar, Esq.**

Director of Policy and Advocacy  
Community of Hope  
4 Atlantic Avenue, SW  
Washington, DC 20032  
202.407.7747, ext. 20259

Follow us on [Facebook](#), [Twitter](#) and [Instagram](#)!

---

This message is intended only for the use of the individual or entity to which it is addressed and may contain information that is privileged, confidential, and/or constitutes protected health information as defined by the federal Health Insurance Portability & Accountability Act (HIPAA). If you have received this message in error, you are hereby notified that any reading, dissemination, distribution or copying of this message is strictly prohibited. If you are not the intended recipient or have received this email in error, please notify the sender immediately by email or phone and permanently delete all copies of this email including all attachments without reading them. If you are the intended recipient, secure the contents in a manner that conforms to all applicable state and/or federal requirements related to privacy and confidentiality of such information.

---

**From:** Michael Whelan <michaelw37@yahoo.com>  
**Sent:** Friday, January 10, 2020 11:22 PM  
**To:** plandc@dc.gov  
**Cc:** Todd, Brandon (Council); Hilley, Bennett (SMD 4C06); pmendelson@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; rwhite@dccouncil.us; abaca@ggwash.org  
**Subject:** I support the Comp Plan Amendments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Planning Office Staff,

I am writing with my comments on the Comp Plan. I'm also CCing my ANC commissioner, Ward councilmember, at-large council members, and a local land use expert who studies and writes about the Comp Plan.

First, I am glad that the Planning Office worked so hard on the amendments, and I support them.

Secondly, I would urge to Future Land Use Map to recognize the need to add more density (jobs, but especially housing) in all parts of the city. We can't keep up with the number of people who want to live in DC if we only build a bunch of new apartments in Navy Yard and other new high-rise zones. There needs to be new housing of all types throughout the city. I am glad to see that you have already taken a step in this direction by noting that DC's established neighborhoods should be "supported" rather than "conserved."

Third, here are some things that should be eliminated from the comp plan and really any planning that DC does:

- Single-family zoning. Minneapolis made waves last year when they got rid of single-family zoning. Now, Oregon and California have gotten rid of it statewide. Single-family zoning is inherently exclusionary and says that people living in duplexes, apartments, and other non-single-family quarters are less deserving of housing than others. It has no place in an egalitarian society, especially one that is facing a massive housing crisis.
- Minimum parking requirements. One of the reasons we face a housing crisis is because builders are required to construct huge amounts of unnecessary parking that costs a ton of money. This parking also incentiveizes people to drive even when they live in parts of the city with good public transit, which is not the kind of behavior you want to incentiveize during a time of climate change.

Finally, I just want to say that I love my neighborhood - Petworth. I love it because it gives something to everybody. We have high-rise apartments, Victorian rowhouses, and everything in between. I live on Kansas Avenue and I'm excited because right now on the next block, near Georgia Ave, a new apartment tower is being built. I can't wait for it to be finished! More people will move in. They'll patronize local businesses and maybe open some of their own. Maybe some will be parents who will get involved at the local schools. And who knows who else! It will be great to see what they bring to the neighborhood. Please write a Comp Plan that lets them move here.

Thanks,  
Michael Whelan  
4014 Kansas Ave NW

---

**From:** michaelw37@everyactioncustom.com on behalf of Michael Whelan <michaelw37@everyactioncustom.com>  
**Sent:** Thursday, December 5, 2019 2:26 PM  
**To:** plandc@dc.gov  
**Subject:** Please fix the Comp Plan!

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

I live in Ward 4 and have seen housing in my neighborhood grow more expensive over the past several years. I support the Comp Plan amendments because they will enable more housing to be built in my area.

In particular, I support the following changes to enable more sustainable and equitable housing:

- Inclusion of more housing across the city, especially near Metro stations and transit corridors so more people can live near transit, and walk, bike and ride transit. The Future Land Use Map proposes more housing around Metro stations and other transit-accessible locations.
- Ensuring we have enough homes of all shapes and sizes, particularly affordable homes, in each part of the city. The plan sets a policy for a minimum of 15% of homes in each area of the city should be affordable for low income neighbors.

I urge my Advisory Neighborhood Commission to support these changes, and for OP to formally recommend this updated Comp Plan to the DC Council soon after the conclusion of the ANC comment period.

Thank you for your consideration.

Sincerely,  
Michael Whelan  
4014 Kansas Ave NW Apt 105 Washington, DC 20011-5787 michaelw37@yahoo.com

---

**From:** Mike Ravvin <mikeravvin@gmail.com>  
**Sent:** Thursday, January 9, 2020 7:26 PM  
**To:** all@anc3c.org  
**Cc:** plandc@dc.gov; cpsmartgrowth@gmail.com  
**Subject:** I support higher density in Cleveland Park!

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear ANC Commissioners,

I write to express my support for Amendment 2123, regarding the Office of Planning's proposal to add high density residential to the Cleveland Park commercial strip.

My family and I have lived in Cleveland Park for 8 years. We own our home and send our kids to Eaton. We intend to stay in the neighborhood for many years to come, and we hope that Cleveland Park will remain a vibrant community.

I believe that the higher density is critical to the future of Cleveland Park. Among the many benefits of higher density are that it will add economic vitality to the neighborhood (and particularly to the commercial strip), decrease reliance on private cars for transportation by bringing more people close to public transportation, and increase the supply of affordable housing.

I encourage you to vote in favor of Amendment 2123!

Thank you,  
Mike Ravvin  
3012 Rodman St. NW

---

**From:** 'Mike Rifer' via All <all@anc3c.org>  
**Sent:** Wednesday, January 8, 2020 10:52 AM  
**To:** all@anc3c.org  
**Cc:** plandc@dc.gov; mcheh@dccouncil.us  
**Subject:** Amendment 2123

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Commissioners,

Like many neighbors, I have been concerned by the stagnation of the Cleveland Park commercial corridor over the past several years: restaurant closings; long-term vacancies; and tacky-tacky establishments occupying what should otherwise be prime properties in an economically attractive neighborhood. Our neighborhood is not well served by the status quo, and it's time for something to change.

So I'm writing to express my support for amendment 2123 to the Future Land Use Map, to increase the density at the core of Cleveland Park's commercial corridor. I support both the proposal to increase residential density, and – in particular – the proposal to increase the commercial density along the Connecticut Avenue strip.

It goes without saying that a thriving commercial core is essential to the long-term vitality of the Cleveland Park community. The challenge is making a stolid, limiting commercial area attractive to business owners again. I see three central imperatives: (1) foster a mix of uses along the commercial strip, and make the Connecticut Avenue corridor a place where people live and work, as well as shop and dine-out; (2) promote an all-day business environment, that helps our community businesses thrive; and (3) create a more versatile, diverse mix of office and retail spaces that encourage more and different kinds of business owners to take a second look at Cleveland Park. I believe that this proposal helps to lay the groundwork for all three of those goals.

I value and appreciate the historic character of our neighborhood. But, in my opinion, the “village” conceit - with its mish-mash of indistinct, one-story storefronts - is outmoded and doesn't serve us well. Affluent, close-in, and situated on Metro, Cleveland Park should be a thriving, modern, urban community. This proposal is an important step towards a neighborhood that is vibrant into the next century – not a relic of the last one.

I encourage you to adopt a resolution in support of this proposed change to the Future Land Use Map.

Thank you for your consideration.

Regards,

Michael Rifer  
3238 Rodman St NW

---

**From:** Nancy Huvendick <NHuvendick@21csf.org>  
**Sent:** Friday, January 10, 2020 2:48 PM  
**To:** plandc@dc.gov  
**Cc:** Matthew Frumin; Becky; Cathy Reilly; Mary Filardo; Brian Doyle  
**Subject:** Comprehensive Plan: Attached Review of the Education Facilities Element of the Comprehensive Plan Draft Update  
**Attachments:** OPCompPlanDraftEducationElement\_21CSF Fri. Jan 10th.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

DC Office of Planning:

Attached is a review of the Education Facilities Element of the Comprehensive Plan Draft Update. Please contact us with any questions or problems with this document.

Thank you for this extended opportunity to weigh in.

---

Nancy Huvendick  
DC Program Director  
21st Century School Fund  
1816 12th Street, NW, 3rd Floor  
Washington, DC 20009  
202-745-3745 x 15  
[nhuvendick@21csf.org](mailto:nhuvendick@21csf.org)  
[www.21csf.org](http://www.21csf.org)

*"Improving Urban Public School Facilities"*

---

**From:** Nancy Slade <nancysslade@aol.com>  
**Sent:** Thursday, January 9, 2020 11:39 AM  
**To:** PlanDC@dc.gov  
**Subject:** Please add me to your email list for the comprehensive plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Thank you

---

*Nancy Slade  
3500 Quesada St. NW  
Washington, DC 20015*

---

**From:** Nicholas Roland <nroland1@gmail.com>  
**Sent:** Thursday, January 9, 2020 2:38 PM  
**To:** plandc@dc.gov  
**Subject:** Comp Plan Public Review  
**Attachments:** RCNA Endorsed Comprehensive Plan Amendments.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

The Reed Cooke Neighborhood Association has passed a resolution in support of a policy and an action in the Comp Plan.

We voted to support:

Policy MC-2.4.5

Action MC-2.4.7

We highlighted particular goals of Action MC-2.4.7 that would be beneficial to the Reed Cooke Neighborhood.  
I've attached a copy of the resolution we sent to our ANC whom will vote on a Resolution of Support on 02/05/2020.

Thank you,  
Nick Roland  
President,  
Reed Cooke Neighborhood Association

---

**From:** Nick Van Dusen <nvan3839@gmail.com>  
**Sent:** Friday, January 10, 2020 10:39 PM  
**To:** plandc@dc.gov  
**Subject:** Mid-City Plan Comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello, I am writing to express my support for maintaining the current, 2006 DC Comp Plan, designation of "Local Public Facilities" for the block bounded by Irving Street NW, Columbia Street NW, Sherman Avenue NW, and Georgia Avenue. It is my understanding that the ANC1A intends to change the designation from **Local Public Facilities to Moderate Density Residential**. The ANC's recommended change is ill advised as it does not take the growing needs of one of the most rapidly developing neighborhoods in DC into appropriate consideration.

DCPS issued a memo in 2008 stating that the closure and demolition of the Bruce Monroe school, and relocation of students to Parkview elementary, was a "temporary" move, and that the Bruce Monroe School would be rebuilt. No evidence has been produced to explain why this course of action should be forgotten in such a rapidly growing community. In fact, according to the D.C. Policy Center, D.C. Office of Planning's own forecasts project the largest school-age population increases, projected to occur between 2015 and 2025, will be left unserved after the closure of the Bruce Monroe School. D.C. Policy Center summarizes the D.C. Office of Planning's findings, as follows:

**The neighborhoods with the largest forecasted increases of 1,300 or more from 2015 to 2025 include Cluster 2 (Columbia Heights, Mount Pleasant, Pleasant Plains, Park View), Cluster 18 (Brightwood Park, Crestwood, and Petworth), and Cluster 39 (Congress Heights, Bellevue, and Washington Highlands). These population forecasts take into account planned developments as well as other factors. Most of the neighborhoods with previous growth in the school-age population are forecast to have similar growth in future years; in fact, these three areas with the largest future increases also increased by the most from 2010 to 2015.**

The proposed development would lead to a 500% increase in the population of the block bounded by Irving Street NW, Columbia Road NW, Sherman Avenue Nw and Georgia Avenue NW. Given that the Bruce Monroe Community Park site is currently designated as Local Public Facilities in the Comprehensive Plan, I do not believe the Office of Planning has sufficiently accounted for the impact of a massive development on Cluster 2.  
Nick

---

**From:** Nicole Hoch <nicolemhoch@gmail.com>  
**Sent:** Friday, November 8, 2019 7:25 AM  
**To:** plandc@dc.gov  
**Subject:** Amending the DC comprehensive plan

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Greetings,

As a Ward 7 resident, I support equitable access in the city to off lead dog recreation areas specifically the funding and development of Texas Avenue dog park. I also support equitable access to healthy food through increased commercial development in Ward 7 specifically grocery stores and restaurants not just fast fried food. Lastly, I support increased connectivity for pedestrians, bikes, and dedicated bus/trolley lanes East of the River.

Sincerely,

Nicole Hoch  
5643 Clay place NE  
Washington, DC 20019

**From:** Nida Chaudhary <nidachaudhary@gmail.com>  
**Sent:** Friday, January 10, 2020 9:29 PM  
**To:** plandc@dc.gov  
**Subject:** Mid-City Plan Comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I am writing to express my support for maintaining the current, 2006 DC Comp Plan, designation of "Local Public Facilities" for the block bounded by Irving Street NW, Columbia Street NW, Sherman Avenue NW, and Georgia Avenue. It is my understanding that the ANC1A intends to recommend changing the designation from **hLocal Public Facilities to Moderate Density Residential**. The ANC's recommended change is ill advised as it does not take the growing needs of one of the most rapidly developing neighborhoods in DC into appropriate consideration.

DCPS issued a memo in 2008 stating that the closure and demolition of the Bruce Monroe school, and relocation of students to Parkview elementary, was a "temporary" move, and that the Bruce Monroe School would be rebuilt. No evidence has been produced addressing that that is no longer necessary. In fact, according to the D.C. Policy Center, D.C. Office of Planning's own forecasts project the largest school-age population increases, projected to occur between 2015 and 2025, will be in the left unserved after the closure of the Bruce Monroe School. D.C. Policy Center summarizes the D.C. Office of Planning's findings, as follows:

**The neighborhoods with the largest forecasted increases of 1,300 or more from 2015 to 2025 include Cluster 2 (Columbia Heights, Mount Pleasant, Pleasant Plains, Park View), Cluster 18 (Brightwood Park, Crestwood, and Petworth), and Cluster 39 (Congress Heights, Bellevue, and Washington Highlands). These population forecasts take into account planned developments as well as other factors. Most of the neighborhoods with previous growth in the school-age population are forecast to have similar growth in future years; in fact, these three areas with the largest future increases also increased by the most from 2010 to 2015.**

The proposed development will lead to a 500% increase in the population of the block bounded by Irving Street NW, Columbia Road NW, Sherman Avenue NW, and Georgia Avenue NW. Given that the Bruce Monroe Community Park site is currently designated as Local Public Facilities in the Comprehensive Plan, we do not

believe that the aforementioned Office of Planning's forecasts sufficiently account for the impact that the proposed development will have on the population growth in Cluster 2.

--

**-Nida Chaudhary**

---

**From:** Nina Shiffrin <ndshiffrin@gmail.com>  
**Sent:** Wednesday, January 8, 2020 11:35 AM  
**To:** plandc@dc.gov; commissioners@anc3f.com; all@anc3c.org  
**Subject:** Higher density in cleveland park

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

I am a resident of Cleveland Park and am writing to support an increase in density along the Connecticut avenue commercial corridor. I think this would be useful in allowing more affordable housing near the metro (so fewer cars necessary) and having a larger customer base to support our the businesses along our commercial corridor-- many of which have been empty for years.

Thank you.

Nina Shiffrin.

---

**From:** Nina Shiffrin <ndshiffrin@gmail.com>  
**Sent:** Sunday, December 8, 2019 10:49 PM  
**To:** all@anc3c.org; plandc@dc.gov  
**Cc:** commissioners@anc3f.com  
**Subject:** Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

I am writing as a resident of Cleveland Park (technically ANC 3f but we don't have a representative) and frequent user of the Cleveland Park commercial strip to express my strong support for the proposed density increase in Cleveland Park. I think this will :

- 1) add much needed housing near metros-- particularly affordable housing
- 2) increased housing near the metro will decrease the number of individuals requiring a car, thereby helping with climate change
- 3) increase population in our neighborhood will help serve local businesses by providing more residents to shop/eat at local establishments.

Please approve this proposed plan!

Thank you very much

Nina Shiffrin  
3883 Connecticut Ave

---

**From:** Office of Planning <canonc5240a@dc.gov>  
**Sent:** Friday, January 10, 2020 2:34 PM  
**To:** Broderick, Faith (OP)  
**Subject:** Attached Image  
**Attachments:** 2039\_001.pdf

---

**From:** Office of Planning <canonc5240a@dc.gov>  
**Sent:** Friday, January 10, 2020 12:36 PM  
**To:** Broderick, Faith (OP)  
**Subject:** Attached Image  
**Attachments:** 2036\_001.pdf

---

**From:** pat bahn <bahn@tgv-rockets.com>  
**Sent:** Tuesday, December 17, 2019 1:52 AM  
**To:** plandc@dc.gov  
**Subject:** comments to the comp plan

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Do comments come in through this email address or should they come in elsewhere?

---

**From:** pat bahn <patbahn@yahoo.com>  
**Sent:** Monday, November 18, 2019 4:49 PM  
**To:** PlanDC@dc.gov  
**Subject:** comp plan update

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear sirs

please put me on the list for updates

---

**From:** Pat Scallen <scallenpd@hotmail.com>  
**Sent:** Friday, December 13, 2019 5:29 PM  
**To:** plandc@dc.gov  
**Subject:** Alley Zoning comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

To Whom It May Concern:

Under the 2016 DC zoning changes, DC's Office of Planning adjusted our DC zoning codes to allow by-right development on many of the 670 alley lots across the city that are buildable (i.e. alley lots over 450 ft<sup>2</sup>). These changes directly align with the Mayor's Order on housing, which requires all District agencies to seek ways to build 36,000 new housing units in DC by 2025.

Given there are hundreds of alley lots that are unbuilt and underutilized in DC, and that there is also a severe housing crisis in the city, I support updating Comp Plan language below to include:

*"Address housing shortage by supporting residential use on vacant and underutilized alley lots."*

*"Address housing shortage by supporting the subdivision of larger alley lots to lot sizes that match adjacent residential lots."*

I support the current language on greening of alleyways and activation of alleyways.

Thank you for your consideration.

Patrick D. Scallen  
3318 19th St NW  
Washington, DC 20010

---

**From:** PATRICIA SVOBODA <svoby@comcast.net>  
**Sent:** Friday, December 20, 2019 11:46 PM  
**To:** plandc@dc.gov  
**Subject:** DC Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Dear DC Comprehensive Plan Board Members:

I am greatly concerned with Mr. Trueblood's proposal of the form-based planning diagram produced by the District of Columbia Office of Planning which would be detrimental for Cleveland Park historic residences and Art Deco commercial buildings on Connecticut Avenue. His drawing disregards the current position of historic single family homes up to five blocks from Connecticut Avenue, which would be obliterated under his plan. This plan really should be for undeveloped land not the Cleveland Park Historic District, which is under the Federal designated Historic District and protected by covenants. The Cleveland Park Historic District and other historic communities in Washington would be greatly affected by this drastic city planning. There should be another solution for affordable housing in open, undeveloped lands and not in already established DC historic districts. DC Office of Planning should work more closely with DC Historic Preservation Review Board and architectural historians to come to a more reasonable solution.

Sincerely,  
Patricia Svoboda

2945 Newark Street, NW  
Washington, DC 20008

---

**From:** Patrick McAnaney <pmcananey@somersetdev.com>  
**Sent:** Friday, January 10, 2020 11:57 AM  
**To:** plandc@dc.gov; Trueblood, Andrew (OP); Scriven, Malaika (OP)  
**Cc:** Jim Campbell; Nancy Hooff; William Whitman; James Ruffing@somersetdev.com; Anya Kamara  
**Subject:** Somerset Development Company - Comments on Comprehensive Plan Draft Amendments  
**Attachments:** Somerset Public Comments on Comp Plan Draft 1.10.20.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Trueblood and OP staff,

Please accept the attached comments from Somerset Development Company regarding the proposed amendments to the DC Comprehensive Plan. Thank you for the opportunity to provide public input and we look forward to working with you as the amendment process continues through the DC Council.

Cheers,

--  
*Patrick McAnaney*  
Somerset Development Company  
5101 Wisconsin Ave., NW, Suite 410  
Washington, DC 20016  
202-363-2090 ext. 112  
[www.somersetdev.com](http://www.somersetdev.com)

---

**From:** patrick mcmahon <patrick@bypatrickmcmahon.com>  
**Sent:** Thursday, January 9, 2020 3:35 PM  
**To:** plandc@dc.gov  
**Cc:** pmendelson@dccouncil.us; abonds@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; rwhite@dccouncil.us; bnadeau@dccouncil.us; 1C05@anc.dc.gov; abaca@ggwash.com  
**Subject:** In support of the Comp Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To the Office of Planning and my representatives,

Good afternoon! I'm writing in support of the proposed amendments to the Comp Plan. To me, they reveal an ambitious vision for a better city and I urge you to support them.

A denser, taller Washington D.C. will ensure accessibility and affordability here for generations to come. Especially west of Rock Creek Park. Amending the Future Land Use Map to raise density on every lot in the city (to moderate-density mixed use or greater) will have a leveling effect and bring the promise of new housing to neighborhoods across the city, even those that have made hobbies of organizing against it. (Especially those neighborhoods, in fact.)

In 20 years of steady growth, the housing supply hasn't kept up with demand, and that disparity has resulted in an unaffordable city for most of us. Worse, the uneven distribution of new housing construction has meant that some residents bear the weight of out-of-control housing costs twice—both in higher rents and the disruption of constant construction while other neighborhoods see little to none. We see, hear, and read this inequality in every conversation about gentrification.

A problem of this scale can only be solved collectively.

Dense new housing construction in every ward will bring new residents into the city (of all income levels), create jobs, expand the tax base, and help achieve the city's climate goals. On climate specifically: I ask that the Comp Plan be further amended to prevent the imposition of setback, lot size, and parking requirements which are A) bad policy and B) used to discriminate against certain forms of housing, often the more affordable variants.

I'm proud to be able to write this email and support these amendments. I've lived in Maryland, Virginia, and the District for all but four years of my life. For far too long, the city's housing affordability crisis has been accepted—it's been chalked up to "the way things are" when it never had to happen.

We have the opportunity to make things better, and I think we should.

Thank you for your time,

Patrick McMahon  
Ward 1, ANC 1C05

---

**From:** Paul Hyden <paul.hyden@gmail.com>  
**Sent:** Friday, January 10, 2020 12:46 PM  
**To:** plandc@dc.gov  
**Subject:** Comp Plan Comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

DC should get out of the business of providing free or nearly free public space for private car and truck storage. This is a key step in increasing housing density and emphasizing neighborhood walkability as a key strategic advantage of neighborhoods such as Capitol Hill.

Long term, DC should take a leadership role in building a city around transit options like bus rapid transit, walking, micro mobility, and biking and seek out examples from other global role models like Paris, Copenhagen, Barcelona, and Amsterdam. Private car driving should be marginalized and public space should be returned to the people rather than car storage.

While these measures should reduce injuries and fatalities due to car drivers, should offer environmental advantages in the wake of climate change, and should improve air quality, personal wellness and social bonds, it is important to emphasize these changes will help separate the District as a uniquely positioned global city for future economic prosperity.

Thanks,  
Paul Hyden  
Ward 6 Resident

---

**From:** Paula Smith-Vanderslice <psmithvanderslice@gmail.com>  
**Sent:** Friday, January 10, 2020 11:54 PM  
**To:** heba.elgawish@dc.gov; andrew.trueblood@dc.gov; plandc@dc.gov; mcheh@dccouncil.us; kmcduffle@dccouncil.us; pmendelson@dccouncil.us; esilverman@dccouncil.us  
**Cc:** d.c. forrd; Daniel Wolkoff  
**Subject:** statement

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I am a citizen, homeowner of 33 years, and concerned community member on Monroe Street, in the Brookland neighborhood, Ward 5, in the District of Columbia. I would like to state that I oppose development at the McMillan sand filtration site. The McMillan site is not a good site for development, but instead should be preserved and protected as a public park. Development there would bring too much traffic and traffic's accompanying noise, carbon monoxide from the greater percentage of vehicles, lowering of air quality, and increase in asthma and related health problems. The McMillan site is a unique historical place that should not be destroyed. The site was created to function to help keep our city's population healthier, which it did by the slow sand filtration method until more rapid filtration became preferred. The quality of many people's lives was helped by the functional artifact on that ground. The fence around the site is the "eyesore," and should be taken down. This is not a patch of ground with no other feature. See Adrienne Jones's master's thesis, at Jones\_umd\_0117N\_11415.pdf for a way to reuse water at the site.

The period for public input, and also for ANC input, should be extended.

Paula Smith-Vanderslice

11:53 p.m., Jan. 10, 2020

---

**From:** Payton Chung <payton@westnorth.com>  
**Sent:** Friday, January 10, 2020 7:08 PM  
**To:** plandc@dc.gov; callen@dccouncil.us; pmendelson@dccouncil.us  
**Subject:** I support the Comprehensive Plan update

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To Director Trueblood, Office of Planning staff, and Councilmembers:

Overall, I support the amendments that the Office of Planning has suggested to the District's 2030 Comprehensive Plan. The suggested amendments do a good job of balancing the needs of the District's future with the realities of the present. A Comprehensive Plan, after all, is meant to be a plan for the District's future, not a plan for the present or the past, and making sure that future residents have a place here is a matter of generational equity.

I particularly appreciate that the plan begins to broaden access to "established" neighborhoods that have, for the past century, excluded newcomers through zoning rules (particularly setback and minimum lot size rules) that have no basis in public health or safety.

I also appreciate that more parts of the District will be more open to changing their built fabric. All parts of DC have seen changes to their social fabric, but recent generations of the Comp Plan have limited changes to the built fabric to a select few islands -- like my home in Southwest Waterfront. Like many of my neighbors, I have welcomed this change as a positive, and am thrilled to have better public and private services nearby. Yet it is a basic matter of geographic equity and basic fairness that other parts of DC not be able to simply say "no, put everything else elsewhere."

The amendments are also a matter of survival for Southwest. Due to the climate crisis, low-lying areas like my neighborhood face extinction within my lifetime due to sea level rise. The amendments addressing resilience and sustainability, combined with welcoming more residents to DC's already (comparatively) energy-efficient, carbon-efficient, and water-efficient neighborhoods, will go some way towards mitigating this looming and entirely predictable disaster.

I believe the amendments could even go further, particularly given that DC is falling short on its housing-equity and net-zero carbon goals, but I understand that is perhaps a matter better suited to the political system than the planning system.

Sincerely yours,

Payton Chung

--

Payton Chung opines for himself \* <http://westnorth.com>

"Urbanism works when it creates a journey as desirable as the destination." Paul Goldberger

---

**From:** Peter Richman <prichman@gmail.com>  
**Sent:** Tuesday, January 7, 2020 3:47 PM  
**To:** plandc@dc.gov  
**Subject:** Public Comment on the Comprehensive Plan Draft Update  
**Attachments:** Public Comment on 16th Street NW.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To whom it may concern:

I am writing on behalf of **43** residents of Crestwood and 16th Street Heights to submit a comment on the Comprehensive Plan Draft Update addressing our shared vision for the future of 16th Street NW between Arkansas Ave NW and Colorado Ave NW. The comment is copied below and attached as a PDF.

Please let me know if there is any other information we can provide.

Best regards,  
Peter Richman  
[prichman@gmail.com](mailto:prichman@gmail.com)

\*\*\*

To whom it may concern,

The undersigned residents of Crestwood and 16th Street Heights recommend that the Future Land Use Map (the **FLUM**) designate 16th St NW between Arkansas Ave and Colorado Ave NW (**Middle 16th Street**) for mixed use of Medium Density Residential and Low Density Commercial.

#### Overview of Middle 16th Street

- 1.
2. Middle
3. 16th Street separates the neighborhoods of Crestwood and 16th Street Heights. This one-mile corridor is home to a large apartment complex, single-family homes, churches, schools, a foreign embassy, and access to Rock Creek Park. There are wide sidewalks
4. and six bus stops serving four bus lines.
- 5.
- 6.
7. Many
8. of the existing structures are not in compliance with the current predominant FLUM designation of Low Density Residential.
- 9.

## Areas for Improvement

- 3.
4. Currently,
5. the streetscape of Middle 16th Street discourages neighborhood connection and public life. The defining feature of the five-lane-wide thoroughfare is vehicular traffic. In many ways, Middle 16th Street is a wall that separates neighborhoods, rather than a zipper that binds them.
- 6.
- 7.
- 8.
9. There are a number of mobility issues on Middle 16th Street: (i) crossing is hazardous for pedestrians; (ii) there are no bike lanes on or crossing Middle 16th Street; and (iii) bus service is inconsistent with buses bunching and frequently running off schedule.
- 10.
- 11.

## Recommendation

- 5.
6. Amend
7. the FLUM to provide for mixed use of Medium Density Residential and Low Density Commercial on Middle 16th Street, consistent with a number of priorities described in the Comprehensive Plan (e.g., expanding housing supply (see
8. 503.1) and fostering development on priority transit corridors (see
9. 306.14)).
- 10.

## Other Considerations

- 6.
7. Middle
8. 16th Street has considerable unmet capacity to support additional housing, neighborhood retail, multi-modal transit, and pedestrian activity. The proposed change will encourage the transformation of Middle 16th Street from a car-centric highway to a more dynamic corridor that promotes civic life and neighborhood connection. See
- 9.
10. 404.2
- 11.
- 12.
13. The proposed change will also support the future extension of the dedicated bus lanes in the 16th St NW Bus Project, which will become even more critically important as the developments at Walter Reed are completed and 16th Street grows even busier.
- 14.
15. See

16. 407.16.

17.

If you have any questions about this comment letter, please contact Peter Richman at [prichman@gmail.com](mailto:prichman@gmail.com).

Sincerely,

(in alphabetical order)

1.

2. Marian

3. Budde

4.

Mathewson Dr and Blagden Ave NW

2.

3. Paul

4. Budde

5.

Mathewson Dr and Blagden Ave NW

3.

4. Nicolas

5. Cordier

6.

17th St and Varnum St NW

4.

5. David

6. Culver

7.

17th St and Varnum St NW

5.

6. Mary-Morgan

7. Culver

8.

17th St and Varnum St NW

- 6.
7. Heather
8. L. Dinwiddie
- 9.

Mathewson Dr and Blagden Ave NW

- 7.
8. John
9. Favazzo
- 10.

16th St and Buchanan St NW

- 8.
9. Tom
10. Fletcher
- 11.

17th St and Varnum St NW

- 9.
10. Bernard
11. Fulton
- 12.

16th St and Crittenden St NW

("I'm for more housing to address our affordable housing crisis. I also think more density near Crestwood would bring more commercial services to us.")

- 10.
11. Kyle
12. Hepner
- 13.

17th St and Shepherd St NW

- 11.
12. Olive

13. Hepner

14.

17th St and Shepherd St NW

12.

13. Rosemarie

14. Hepner

15.

17th St and Shepherd St NW

("The city needs more housing, especially in high opportunity neighbors such as Crestwood, to combat our affordability challenges and reduce the barriers that have led to the economic segregation that currently exists in DC.")

13.

14. Joshua

15. Hertzberg

16.

Decatur St and Iowa Ave NW

14.

15. Thomas

16. K. Hill

17.

Mathewson Drive and Blagden Ave NW

15.

16. Molly

17. Hofsommer

18.

15th St and Crittenden St NW

16.

17. Camille

18. Holmes

19.

15th St and Buchanan St NW

- 17.
18. Lukas
19. Kohler
- 20.

17th St and Varnum St NW

- 18.
19. Lucrecia
20. Ledesma
- 21.

17th St and Varnum St NW

- 19.
20. Estefania
21. Marchan
- 22.

17th St and Upshur St NW

- 20.
21. Taryn
22. Morrisey
- 23.

17th St and Colorado Ave NW

- 21.
22. Max
23. Nacheman
- 24.

16th St and Webster St NW

- 22.
23. Anna
24. Nelson
- 25.

16th St and Webster St NW

- 23.
- 24. Natascha
- 25. Nunes da Cunha
- 26.

Colorado Ave and Blagden Terrace NW

- 24.
- 25. Matthias
- 26. Paustian
- 27.

17th St and Upshur St NW

- 25.
- 26. Dana
- 27. Priest
- 28.

Crestwood

("I would love to see a dedicated bike and bus lane. Or any other ideas to make it human friendly.")

- 26.
- 27. Pavan
- 28. Rajgopal
- 29.

16th St and Webster St NW

- 27.
- 28. Peter
- 29. Richman
- 30.

17th St and Upshur St NW

- 28.
- 29. Bill
- 30. Rock

31.

17th St and Varnum St NW

29.

30. Marcia

31. Rock

32.

17th St and Varnum St NW

("More climate-friendly transport options are critical. Affordable housing is too.")

30.

31. Agustin

32. Rossi

33.

15th St and Crittenden St NW

31.

32. Jenny

33. Schuetz

34.

17th St and Taylor St NW

32.

33. Deanne

34. C. Siemer

35.

Mathewson Dr & Blagden Ave NW

33.

34. Joe

35. Sill

36.

17th St and Taylor St NW

34.

- 35. Matt
- 36. Singerman
- 37.

15th St and Webster St NW

("The lack of housing in our region is an ongoing crisis, and major arterial streets such as 16th St are prime candidates to help house more people.")

- 35.
- 36. Natasha
- 37. Spivack
- 38.

Allison St and Blagden Ave NW

- 36.
- 37. Jennifer
- 38. Snyder
- 39.

16th St and Shepherd St NW

- 37.
- 38. Veronica
- 39. Vela
- 40.

17th St and Argyle Terrace NW

- 38.
- 39. Raha
- 40. Wala
- 41.

18th St and Blagden Ave NW

- 39.
- 40. Barry
- 41. Wiggins
- 42.

17th St and Varnum St NW

- 40.
- 41. Linda
- 42. White
- 43.

16th St and Nicholson St NW

("I'm for greater density. Many already agree that greater density attracts more business. I think greater density also limits opportunities for crime...few people on the streets create more crime opportunities.")

- 41.
- 42. Howard
- 43. P. Willens
- 44.

Mathewson Dr and Blagden Ave NW

- 42.
- 43. Michael
- 44. Yudzon
- 45.

Allison St and Blagden Ave NW

- 43.
- 44. Andrew
- 45. Zimdahl
- 46.

18th St and Varnum St NW

---

**From:** Petruce Jean-Charles <pj2339a@student.american.edu>  
**Sent:** Tuesday, November 5, 2019 11:37 AM  
**To:** plandc@dc.gov  
**Subject:** Ward 1 Meeting Tomorrow

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hello,

I was wondering if there meeting tomorrow at Columbia Heights Education Campus will be available online, live or just recorded? And I was also wondering if there would be transcripts of what was said? I am interested in knowing about updates because I am a graduate journalism student who wants to know more about issues or concerns people have, but I won't be able to attend.

Please let me know, thank you.

Regards,

**Petruce Jean-Charles**  
Investigative Journalism Student  
MA in Journalism and Public Affairs  
American University  
(973) 519-4741

---

**From:** crestwoodwdc <crestwoodwdc-bounces+4a02=anc.dc.gov@lists.crestwood-dc.org> on behalf of Ralph Aubry via crestwoodwdc <crestwoodwdc@lists.crestwood-dc.org>  
**Sent:** Friday, December 6, 2019 10:26 AM  
**To:** Black, Gale B. (ANC 4A08); Todd, Brandon (COUNCIL); plandc@dc.gov  
**Cc:** crestwoodwdc@lists.crestwood-dc.org  
**Subject:** Re: [CrestwoodWDC] Future changes to 16th Street  
**Attachments:** Comp Plan Update Ward 4 Meeting Summary for attendees 2019.11.25.pdf; ATT00001.txt

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I'm opposed to changing the residential zoning to medium density for 16th Street and Crestwood.

I don't want this section of 16th Street lined with 7 story condos and the resulting cars parked on Crestwood streets. It's a false equivalence to compare 16th Street to Wisconsin, Connecticut, or Georgia Avenues; they are much wider streets.

I see that the (attached) feedback from the November 19 Ward 4 meeting was that "Several attendees voiced their interest in increased density within neighborhoods of Ward 4, specifically around transit hubs and through multi-family housing." I don't support that view. I just learned of this and I want to make sure that more residents opinions are considered.

Thank you.

Regards,  
**Ralph Aubry**

[4511 Argyle Terrace, NW](#)

On 12/6/19 9:47 AM, Peter Richman via crestwoodwdc wrote:

Allison,

You can find a link to the comments adopted by our ANC (which do not favor density) in this article:  
<http://dcnorthstar.com/advisory-neighborhood-commission-4a-december-meeting-top-stories/>

If you want to submit a comment through the public review process, the instructions are here:  
<https://plandc.dc.gov/page/public-review>

Regards,  
Peter

On Fri, Dec 6, 2019, 09:39 Allison Winter <[allisonannewinter@gmail.com](mailto:allisonannewinter@gmail.com)> wrote:

Thanks, as always, Pavan!

What is the best way for us to submit comments or opinions on zoning for our neighborhood?

On Fri, Dec 6, 2019 at 9:25 AM Pavan Khoobchandani via crestwoodwdc

<[crestwoodwdc@lists.crestwood-dc.org](mailto:crestwoodwdc@lists.crestwood-dc.org)> wrote:

Hi everyone,

There seem to be a lot of misstatements and misunderstandings in this email discussion. In case it wasn't clear, your ANC Commissioner has not adopted advocating for medium density on 16th Street.

Peter's email was attempting to give a voice to those that do favor increase density.

Pavan

On Dec 6, 2019, at 9:14 AM, Helga Merz-Hafezi via crestwoodwdc

<[crestwoodwdc@lists.crestwood-dc.org](mailto:crestwoodwdc@lists.crestwood-dc.org)> wrote:

I agree with Ralph Allen's assessment entirely!!

I, too, will want to know where exactly it is that I sign a comment letter opposing this ludicrous proposition.

Helga Merz  
4306 17th St.

On Thursday, December 5, 2019, 11:26:01 PM EST, Ralph Allen via crestwoodwdc

<[crestwoodwdc@lists.crestwood-dc.org](mailto:crestwoodwdc@lists.crestwood-dc.org)> wrote:

First off this will drive the value of the surrounding houses down. It will add many more cars to the streets causing parking problems since people OWN CARS whether they live in an apartment or condo or house. There is no justification for the ANC to decide that the whole makeup of the neighborhood should be changed for some nebulous goal that they seem to believe is their mandate. You and a DOZEN other people who signed on to this plan that your little political click have decided what is BEST for the rest of the neighbors. I believe that this is because the limited set of politically connected people are looking out for their best interests at the expense of the rest of us. You drop this on us a few days before submittal and you have decided WITHOUT the input from or informing the rest of the community until the last minute.

The use of high density housing does not change the traffic patterns other than increasing the congestion. Just because you believe that a miracle will happen and all of a sudden cars will disappear and everyone will ride the bus has been tried before and failed. Packing more people into an area leads to more traffic and congestion. Your proposed UTOPIA is to pack as many people into 16th street as you can and somehow a miracle will occur especially when the Walter Reed project is completed. Tearing down 120 year old single family housing crowding churches and putting up a bunch of overpriced sterile box condos and apartments will destroy the character of an historic neighborhood.

Saying that the ANC, without polling the rest of us, is determined to go forward without the thousands of people not being apart of your little click is dictatorial. It is NOT that people want a CAR CENTRIC transportation system, as you claim, as the only alternative is a false strawman assertion. Many people around 16<sup>th</sup> street catch the bus to get to work. The people this will benefit will be the DEVELOPERS who are cramming as many people into an area as possible to maximize their profits. Perhaps a few politicians will benefit from campaign contributions and that allows other people to get cushy jobs in the DC government.

Unless you have not figured it out yet I am opposed to a zoning change. Exactly where to I sign a comment letter that opposes this proposition?

Sent from [Mail](#) for Windows 10

---

**From:** [Peter Richman via crestwoodwdc](#)  
**Sent:** Thursday, December 5, 2019 3:30 PM  
**To:** [crestwoodwdc@lists.crestwood-dc.org](mailto:crestwoodwdc@lists.crestwood-dc.org)  
**Subject:** [CrestwoodWDC] Future changes to 16th Street

Hi neighbors,

I've recently had a number of conversations with people in Crestwood and 16th St Heights about the future of our stretch of 16th St. Specifically, we've been talking about how to advocate for (i) more density and (ii) more infrastructure for buses and bicycles.

The hope is to see 16th Street grow into a more vibrant corridor that connects neighborhoods, encourages public life, and helps all of us get wherever we're going -- whether by car, bus, bicycle, or on foot. We'd also like to do our part to address the housing crisis and build a more equitable and sustainable city.

Luckily, DC is in the midst of updating the Comprehensive Plan which is the Holy Grail of urban planning in the District (and basically controls decisions on issues like land use and zoning). This is only the second time the plan has been updated since it was adopted in 2006, so we want to take advantage of the opportunity to participate in the process.

So far, a dozen neighbors have signed onto a [comment letter](#) recommending these changes to 16th Street. If you'd like to add your name to this letter (or if you'd like to offer additional thoughts), please let me know as soon as possible. The submission deadline is 12/20. I would also love to get together and discuss some of these ideas in person, as there seems to be a lot of interest.

Of course, there is a diversity of opinions in the neighborhood and not everyone will agree with these views. That's fine; we're not looking to change anyone's mind. The people who prefer low-density and a car-centric city have been well represented at ANC 4A. But there are a number of neighbors whose views have not been represented by the ANC, and so we are looking to register our feedback through other channels.

Best regards,  
Peter

17th and Upshur

---

crestwoodwdc mailing list  
[crestwoodwdc@lists.crestwood-dc.org](mailto:crestwoodwdc@lists.crestwood-dc.org)  
<http://lists.crestwood-dc.org/mailman/listinfo.cgi/crestwoodwdc>

---

**From:** Ramesh Butani <butani@hrgm.com>  
**Sent:** Thursday, December 12, 2019 5:25 PM  
**To:** Christine.Shiker@hklaw.com  
**Cc:** plandc@dc.gov; colleen.willger@dc.gov; Shane.Dettman@hklaw.com; Anita Butani; Rachna Butani Bhatt  
**Subject:** Re: Comment to Comp Plan FLUM - West Side of Martin Luther King Jr. Avenue, SE

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Thanks Christine. Appreciate it Hope it works.

Sent from my iPhone  
Ramesh Butani  
HRGM CORPORATION  
2021 Shannon Place SE  
Washington DC 20020  
202 889 8400  
Cell # 202 329 8101

On Dec 12, 2019, at 5:02 PM, "Christine.Shiker@hklaw.com" <Christine.Shiker@hklaw.com> wrote:

Attached please find a comment to the proposed Future Land Use Map for property located on the west side of Martin Luther King Jr. Avenue, SE. Should you have any questions or need additional information, please do not hesitate to contact me. Thank you. Christy

**Christine Shiker | Holland & Knight**

Partner  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.457.7167 | Fax 202.419.2864  
[christine.shiker@hklaw.com](mailto:christine.shiker@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

[Add to address book](#) | [View professional biography](#)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

<Final FLUM Comment - Shannon Place\_71919580\_1.PDF>

---

**From:** Rebecca Frankel <bfrankel93@gmail.com>  
**Sent:** Friday, January 10, 2020 10:11 AM  
**To:** plandc@dc.gov  
**Cc:** 2C03@anc.dc.gov  
**Subject:** proposed amendments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and [your ANC],

I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

*[For extra credit, what's your ANC been up to? Did your ANC pass any zoning or planning resolutions in the last few months? If you want, you can find their website [here](#), and look at recent documents. You can also look at the [Future Land Use Map](#), and see if there are any black-outlined areas near you. Look at the number, then search for it [here](#). But really, this is above and beyond. You can just encourage your ANC to allow for more density.]*

*[Here's an example of how to thank your ANC for an amendment on the map or a resolution:] I want to commend [your ANC] for [passing a resolution or requesting an amendment] pertaining to the Future Use Land Map and encourage OP to go further in increasing allowable density in [your ANC], [your ward or area of the city], and citywide. [[Here's the Future Land Use Map](#) if you want to know what your area looks like in the proposed amendments]*

I live in [neighborhood] and [here's where you can explain what you think of the housing situation in your neighborhood.]

*[Use any of these that you feel are appropriate to you and your neighborhood. Feel free to personalize them with your own details or tailor them to your community:]*

- The rent is too high.

- There is not enough affordable housing.
- Longtime neighbors are being displaced.
- I'm afraid I will soon not be able to afford to live where I live now.
- Wealthier, less dense parts of the city to share in the responsibility of creating more housing, especially affordable housing.
- Fair housing is a right, not a privilege.
- I want the city to be affordable to most of its residents.
- I want to own a home someday.
- I want to have kids someday.
- I don't want to just leave the city because I can't afford to have children here.
- I want my neighborhood to remain diverse.
- We need more housing to help combat homelessness.
- My neighborhood could stand to have more apartment buildings if they were allowed.
- My neighborhood needs to do its fair share and build more affordable housing.
- We should acknowledge the destructive history of restrictive covenants and housing discrimination in D.C.

*[This is just to get you thinking, and you really can say anything. Any comment helps and shows your elected representatives — here's another engaged resident who cares about housing.]*

*[Do you have a specific message to your ANC commissioners? Here's a good place for that. You could always encourage them to support the Comprehensive Plan in general.]*

I want to support the proposed changes to the Comprehensive Plan and suggest that:

*[Here are some options for additions recommended by GGWash if you'd like to get specific:]*

- The entire city should be moderate-density mixed-use, and areas close to transit should be high-density mixed use.
- The Comprehensive Plan should not have any parking-minimum requirements, minimum lot size requirements, or setback requirements.
- I especially want to support the changes about how D.C.'s "established" neighborhoods should be "supported" instead of "protected."
- The Comprehensive Plan should incorporate more language from HUD's Affirmatively Furthering Fair Housing rule.
- I support more affordable, denser housing in wealthy parts of the city.

*[You can end with a personal, optimistic note if you'd like.]*

Thanks very much,

*[You]*

Dear Office of Planning,

I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

I live in Chinatown and we need more housing here and throughout the city to combat homelessness. I want the city of DC to be affordable to its residents.

I want to support the proposed changes to the Comprehensive Plan and suggest that the entire city should be moderate-density mixed-use, and areas close to transit should be high-density mixed use. The Comprehensive Plan should not have any parking-minimum requirements, minimum lot size requirements, or setback requirements.

Thanks very much,  
Rebecca Frankel  
715 6th St NW  
Washington DC 20001

**From:** Rebecca Harris <reb.c.harris@gmail.com>  
**Sent:** Tuesday, November 26, 2019 11:23 AM  
**To:** plandc@dc.gov  
**Subject:** Comments on the Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To the Office of Planning:

As a resident of Ward 4, I would like to submit the following comments regarding the latest proposed changes to the comprehensive plan:

**The Office of Planning should strengthen the weak, vague language currently used throughout the Plan.** Words like "should" and "may" must be replaced with words like "shall" and "must." As an unelected body, the Zoning Commission should not be entrusted with unlimited power over the future layout of our city. It should be bound by clear principles that are in turn subject to public review and comment. If it violates these principles, the public should be empowered to challenge its decisions in court.

**The Comprehensive Plan should address anticipated changes to the District's public housing stock.** The DC Housing Authority is currently finalizing plans to "reposition" much of the District's public housing over the next ten years. Even if DCHA fully guarantees public housing tenants' right to return, temporary displacement of public housing tenants during redevelopment will increase demand for other forms of affordable housing. Given the Office of Planning's stated commitment to anticipating trends in the District's rental housing market, the lack of language on public housing in the current draft constitutes a glaring omission.

**The Office of Planning should remove the drastic changes proposed to the FLUM and GPM.** Because the Office of Planning refuses to extend deadlines for public comment and ANC feedback, DC residents have not had sufficient time to review these changes. These changes should also be subject to much more rigorous impact analysis. To pass them into law at this point would be premature and irresponsible.

**The principle of equity must be fully incorporated into the Plan.** We know that the market forces of supply and demand will not address the vast racial inequities that exist in the District of Columbia. Even if an increase in the housing supply were to yield greater affordability overall, white District residents would still have more wealth and opportunities than their Black and Brown neighbors. We certainly need to reduce homelessness and extreme poverty in the District, but this is not nearly enough. The Office of Planning must lay out concrete plans to reduce racial disparities.

**The Plan must incorporate land value recapture.** When a developer makes a profit as a result of government action, some of that profit should come back to District residents. Specifically, we should put that money towards deeply affordable housing (accessible to households at less than 30% AMI), family housing (with 3+ bedrooms), and promotion of small local businesses.

**OP must strengthen Impact assessment requirements and emphasize small area planning.** These common-sense measures will ensure that city planners and zoning officials understand and carefully consider how proposed changes will impact the lives of DC residents. They will also empower residents by giving them more information and providing them with opportunities to participate in discussion, debate, and decision-making concerning their own neighborhoods.

I hope that the Office of Planning considers these comments, as well as similar comments submitted by other DC residents, as it finalizes its proposed amendments to the Comprehensive Plan.

Best,  
Rebecca Harris  
5029 Kansas Ave NW, Washington DC 20011

---

**From:** Rebecca Lawlor <rklawlor@yahoo.com>  
**Sent:** Thursday, January 9, 2020 8:40 PM  
**To:** MCheh@dccouncil.us  
**Cc:** plandc@dc.gov  
**Subject:** In support of increased density in Cleveland Park

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Councilwoman Cheh,

I wanted to reach out to lend my voice in support of the addition of high density residential to Cleveland Park's Connecticut Ave corridor. I've lived in Cleveland Park for nearly nine years and have two small children so I'm deeply invested in ensuring that this continues to be a vibrant and diverse community as well as the potential for a low-car lifestyle. I think increased density will help to alleviate some of the housing pressures in this neighborhood to allow for a broader range of income groups and I hope it will also enhance demand for the amenities that we currently are just barely able to support in Cleveland Park. I urge you to ensure that the plan continues to include the high density residential component to allow Cleveland Park to grow along with the rest of DC.

I appreciated your time in coming to the Cleveland Park library to listen to residents' views on density. I hope you listened to not just the opinions but also to the arguments that were provided for both sides. In listening, one thing I noticed was that the arguments against density were very flimsy and to me, many of them sounded like valiant efforts to avoid straying into NIMBY territory. You and I both know that the Cleveland Park metro is not full to capacity during rush hour, that the parking lot in front of the Verizon store is neither picturesque nor historic (though I do find it a bit scary when walking at night), and that more density in Cleveland Park will not turn it into Ballston, it will only turn it into a more vibrant Cleveland Park. I hope that you will help us to create that vibrancy.

Many thanks for all your work,

Rebecca

---

**From:** Reginald Black <rahlowtisity@gmail.com>  
**Sent:** Thursday, January 9, 2020 1:39 PM  
**To:** plandc@dc.gov  
**Subject:** comp plan updates  
**Attachments:** Comments for Comprehensive Plan Update.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear public comment reviewer,  
please find our public comment for the comprehensive plan attached below i hope the it finds you well. Please respond to confirm receipt of this email and attachment thank you for you time and consideration we look forward to hearing from you soon.

---

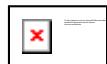
**From:** Reginald black Interag... (via Google Docs) <reggieblackich@gmail.com>  
**Sent:** Friday, January 10, 2020 4:42 PM  
**To:** plandc@dc.gov  
**Subject:** Copy of Comments for Comprehensive Plan Update - Invitation to view

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

[reggieblackich@gmail.com](mailto:reggieblackich@gmail.com) has invited you to **view** the following document:



## Copy of Comments for Comprehensive Plan Update



Please find our comments in this document

[Open in Docs](#)

This email grants access to this item without logging in. Only forward it to people you trust.

Google Docs: Create and edit documents online.

Google LLC, 1600 Amphitheatre Parkway, Mountain View, CA 94043, USA

You have received this email because someone shared a document with you from Google Docs.



---

**From:** Rick Nash <richardbnash@gmail.com>  
**Sent:** Friday, January 10, 2020 6:01 PM  
**To:** plandc@dc.gov  
**Subject:** Concerns and Opposition of Cleveland Park Historical Society to certain Proposed Amendments to the Comprehensive Plan Elements and FLUM in Cleveland Park Historic District  
**Attachments:** Nash CPHS Comments on Proposed Comp Plan and FLUM Changes.pdf; Nash CPHS Comments on Proposed Comp Plan and FLUM Changes.docx

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

---

**From:** Risa Hirao <rhirao@pascalweiss.com>  
**Sent:** Wednesday, December 18, 2019 12:00 PM  
**To:** plandc@dc.gov  
**Cc:** Brendan Williams-Kief; Risa Hirao  
**Subject:** Comp Plan Draft Amendment Comments  
**Attachments:** DCABAW re. Andrew Trueblood.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Sir or Madam  
On behalf of the District of Columbia Association of Beverage Alcohol Wholesalers, I submit the attached written comments on the Office of Planning's Draft Amendments to the Comprehensive Plan.

Sincerely,  
Risa Hirao

**Confidentiality Notice:**

This message is being sent by or on behalf of a lawyer. It is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged or confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail and delete all copies of the message.

---

**From:** Robert Cline <robertcline98@gmail.com>  
**Sent:** Friday, January 10, 2020 2:35 PM  
**To:** plandc@dc.gov  
**Subject:** Comments on Comp Plan

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hi,

I am a resident of DC in the Burleith-Hillandale neighborhood. My only comment is that you should fully eliminate single-family zoning in the District and replace it with four unit, multifamily zoning. As a rule allow for higher density housing, more bus lanes, and more bike lanes.

---

**From:** rebel@everyactioncustom.com on behalf of Robert Ebel <rebel@everyactioncustom.com>  
**Sent:** Thursday, December 5, 2019 2:01 PM  
**To:** plandc@dc.gov  
**Subject:** I support the Office of Planning DC Comprehensive Plan amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

As a DC resident, I support the proposed changes to the DC Comprehensive Plan because these changes will put meeting our housing needs first. It will also ensure that as our city grows, we will enable more people to stay in their communities and live near transit. This builds a more equitable and sustainable city.

In particular, I support the following changes to the Comp Plan:

- Inclusion of more housing across the city, especially near Metro stations and transit corridors so more people can live near transit, and walk, bike and ride transit. The Future Land Use Map proposes more housing around Metro stations and other transit-accessible locations.
- Ensuring we have enough homes of all shapes and sizes, particularly affordable homes, in each part of the city. The plan sets a policy for a minimum of 15% of homes in each area of the city should be affordable for low income neighbors.

I urge my Advisory Neighborhood Commission to support these changes, and for OP to formally recommend this updated Comp Plan to the DC Council soon after the conclusion of the ANC comment period.

Thank you for your consideration.

Sincerely,  
Robert Ebel  
3001 Veazey Ter NW Apt 1609 Washington, DC 20008-5410 rebel@robertebel.com

---

**From:** Ryan Cummins <ryan.cummins@gmail.com>  
**Sent:** Friday, January 10, 2020 9:45 PM  
**To:** plandc@dc.gov  
**Subject:** Mid-City Element, Comprehensive Plan Comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

I am writing to support keeping and strengthening the language in the mid city element calling for the preservation of all current park and open green space and establishing new parks and green space.

The former Bruce Monroe School site has been a step in the right direction fulfilling the dire need to establish green/park/recreation spaces in our neighborhood that so desperately needs them.

I do not support the change in future land use designation of the site to anything but 'local public facility' unless the entirety is changed to 'public park.'

The Bruce Monroe School site has been used intensively for nearly 10 years in its current form as a much needed park and recreation space has been available, colocated with the school, for 40+ years prior. The idea that we should trash this irreplaceable resource for short term gains in housing is short sighted in the least.

Ryan Cummins  
700 block of Irving st nw  
18 year resident of Columbia heights.

---

**From:** Ryan Keefe <ryankeefe202@gmail.com>  
**Sent:** Friday, January 10, 2020 11:42 PM  
**To:** plandc@dc.gov; commissioners@anc3f.com  
**Subject:** Comp Plan Comment/FLUM Request

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning (OP) and ANC 3F,

I'm writing to support OP's changes to the Comprehensive Plan in general. They will eventually allow for more people to live in this great city of ours particularly in corridors with good transit. The changes proposed by OP make the District a fairer place and if anything are too timid to tackle the immense affordability and environmental challenges that we are facing, but they are a good incremental step.

I would also like to request a Future Land Use Map (FLUM) designation change for the current area in Squares 1983, 1985 and 1986 along the 5000 & 4900 blocks of Connecticut Avenue for the parcels currently designated as Commercial-Low Density (CLD). I'm requesting that the FLUM designation for these properties remain CLD but also have Residential-Medium Density (RMED) added to allow for mixed use development with a higher number of residences on Connecticut Avenue in this area.

For context this site is adjacent to RMED designation on the 5100 block of Connecticut Avenue, institutional use on the 4900 block of Connecticut Ave with a mix of RA-4 and R-8 zoning currently and starting on the 4800 block of Connecticut Avenue Residential-High Density (RHD) or RMED from Ellicott St to Albemarle St along Connecticut Avenue. Higher density residential buildings form a strong corridor along Connecticut Avenue surrounding this small low density commercial corridor. The 5000 block of Connecticut Avenue also has several bus lines, L1 & L2 providing service on Connecticut Ave and M4 on Nebraska Avenue, that offer quick connections to both the Van Ness and Tenleytown Metrorail stations both 0.8 miles from this site respectively.

These changes would reflect OP's goals to support infill development and higher density particularly in Rock Creek West, especially along major avenues and on transit corridors to create and maintain more vibrant and inclusive neighborhoods through a wider range of housing options and greater density. Forest Hills and the entirety of Ward 3 have not provided enough of these additional market rate or affordable units and this provides an opportunity to allow for the possibility of more housing in one of the wealthiest and amenity rich areas of the District. This site provides not only a context that would be within character for the corridor it is on but would make the existing community stronger and could help revitalize a "main street" that has had several retail vacancies for an extended period of time with more residents in close proximity.

Respectfully yours,

Ryan Keefe

3405 Garrison St NW, Washington DC

This would cover parcels on Square 1983: 807, 812, 813 and 814, on Square 1985 it would encompass parcels 1, 800, 801, 802, 803 and 21 and on Square 1986 12, 8, 9, 10, 808. 6, 7, 5, 825 and 11.

---

**From:** Sabrina Valenti <sabrinabvalenti@gmail.com>  
**Sent:** Friday, January 10, 2020 4:50 PM  
**To:** plandc@dc.gov  
**Cc:** pmendelson@dccouncil.us; lxdlnbc@gmail.com; bnadeau@dccouncil.us; 1d04@anc.dc.gov  
**Subject:** Comprehensive Plan Public Comment

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and ANC 1D,

I am writing to express my support for the Office of Planning's proposed amendments to the Comprehensive Plan. I hope that the Office of Planning continues to increase allowable density in 1D and citywide.

I recently moved to DC from Baton Rouge, Louisiana; I originally lived in ANC 1A, and recently relocated to 1D after upheaval in my personal life. I know with absolute certainty that DC is the right place for me to live, and the social connections I have formed in the 5 short months I have lived here are what have allowed me to overcome the personal challenges I have faced since moving here in August.

I knew when I left Baton Rouge that I wanted to move somewhere that supported people like me, who rent their apartments and get around on foot or by bike or bus instead of by car. While DC is inarguably superior to Baton Rouge in that respect, I feel this city still has a long way to go to become truly equitable. One way to make DC better is to increase the allowable density of all available land. People thrive in human-scaled communities, as I have learned firsthand, and the best way to accomplish human-scaled development is to allow more people to live in one place.

Specifically, I would like to see the Office of Planning implement the following policies:

- 1.
2. The minimum FLUM designation
3. should be moderate-density mixed-use citywide.
- 4.
- 5.
6. The Comprehensive Plan should
7. remove all language regarding parking minimums, minimum lot size requirements, and setback requirements.
- 8.
- 9.
10. The Comprehensive Plan should
11. reference Affirmatively Furthering Fair Housing principles.
- 12.
- 13.
14. The amendments to Section
15. 309.10 (page 37 of 72, Land Use), which shift the city's approach to "established" neighborhoods from "protect[ing]" to "conserv[ing]" are excellent, and I strongly support this language.
- 16.

More people should have the opportunity to come live in DC as I did. It is deeply unfair that large swathes of the city are only livable for people making six figure salaries, and more so that many residents of the wealthiest

wards are perfectly happy to keep it that way. DC should be a city for everyone, whether or not a person is from the DMV, or makes “enough” money to live here. DC is a living, breathing city, and it should be allowed to evolve to accommodate everyone who would like to build a new life here. I know that without more affordable housing and without safer, human-scaled infrastructure, that won’t be possible for me. I sincerely hope that the Office of Planning can ensure that the DC I want to live in will exist for everyone--not just now, but in the future, and not just for people like me, but for everyone.

Thank you,  
Sabrina Valenti

---

**From:** Sabrina Valenti <sabrinabvalenti@gmail.com>  
**Sent:** Friday, January 10, 2020 4:50 PM  
**To:** plandc@dc.gov  
**Cc:** pmendelson@dccouncil.us; lxdlnbc@gmail.com; bnadeau@dccouncil.us; 1d04@anc.dc.gov  
**Subject:** Comprehensive Plan Public Comment

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and ANC 1D,

I am writing to express my support for the Office of Planning's proposed amendments to the Comprehensive Plan. I hope that the Office of Planning continues to increase allowable density in 1D and citywide.

I recently moved to DC from Baton Rouge, Louisiana; I originally lived in ANC 1A, and recently relocated to 1D after upheaval in my personal life. I know with absolute certainty that DC is the right place for me to live, and the social connections I have formed in the 5 short months I have lived here are what have allowed me to overcome the personal challenges I have faced since moving here in August.

I knew when I left Baton Rouge that I wanted to move somewhere that supported people like me, who rent their apartments and get around on foot or by bike or bus instead of by car. While DC is inarguably superior to Baton Rouge in that respect, I feel this city still has a long way to go to become truly equitable. One way to make DC better is to increase the allowable density of all available land. People thrive in human-scaled communities, as I have learned firsthand, and the best way to accomplish human-scaled development is to allow more people to live in one place.

Specifically, I would like to see the Office of Planning implement the following policies:

- 1.
2. The minimum FLUM designation
3. should be moderate-density mixed-use citywide.
- 4.
- 5.
6. The Comprehensive Plan should
7. remove all language regarding parking minimums, minimum lot size requirements, and setback requirements.
- 8.
- 9.
10. The Comprehensive Plan should
11. reference Affirmatively Furthering Fair Housing principles.
- 12.
- 13.
14. The amendments to Section
15. 309.10 (page 37 of 72, Land Use), which shift the city's approach to "established" neighborhoods from "protect[ing]" to "conserv[ing]" are excellent, and I strongly support this language.
- 16.

More people should have the opportunity to come live in DC as I did. It is deeply unfair that large swathes of the city are only livable for people making six figure salaries, and more so that many residents of the wealthiest

wards are perfectly happy to keep it that way. DC should be a city for everyone, whether or not a person is from the DMV, or makes “enough” money to live here. DC is a living, breathing city, and it should be allowed to evolve to accommodate everyone who would like to build a new life here. I know that without more affordable housing and without safer, human-scaled infrastructure, that won’t be possible for me. I sincerely hope that the Office of Planning can ensure that the DC I want to live in will exist for everyone--not just now, but in the future, and not just for people like me, but for everyone.

Thank you,  
Sabrina Valenti

---

**From:** Sally Kram <kram@consortium.org>  
**Sent:** Friday, October 25, 2019 12:06 PM  
**To:** 'plandc@dc.gov'  
**Subject:** How do I download the plan?

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

It appears I have to sign up for a commercial service (Box?) to access the actual plan (rather than the summaries.)

Is there an alternative way to secure the current draft text of the Comprehensive Plan?

Please advise and thanks.

Sally Kram, Esq.  
Director of Public and Governmental Affairs  
Consortium of Universities of the Washington Metropolitan Area  
202-331-8080x160 (desk)  
202-841-4226 (cell)  
[kram@consortium.org](mailto:kram@consortium.org) (e-mail)  
[www.consortium.org](http://www.consortium.org) (web)

---

**From:** Samantha Lee <srl50@georgetown.edu>  
**Sent:** Sunday, December 15, 2019 12:41 PM  
**To:** plandc@dc.gov  
**Subject:** Fwd: Community engagement about the Comp Plan  
**Attachments:** 2019\_11\_13\_dcgpc\_ANC\_FINAL\_resolution\_COMP\_PLAN\_more\_time.odt

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please find comments for OP on the Comp Plan below.

----- Forwarded message -----

From: **Samantha Lee** <[srl50@georgetown.edu](mailto:srl50@georgetown.edu)>  
Date: Fri, Dec 13, 2019, 3:13 PM  
Subject: Re: Community engagement about the Comp Plan  
To: Boese, Kent C. (ANC 1A08) <[1A08@anc.dc.gov](mailto:1A08@anc.dc.gov)>  
Cc: Wray, Michael (SMD 1A09) <[1A09@anc.dc.gov](mailto:1A09@anc.dc.gov)>

Unfortunately, I was not available to attend the meeting. Thanks for sharing it with me.

**I would like to offer a few pieces of feedback on the proposed amendments for Mid-City (identified by tracking number):**

**2737:** I do not understand how we are supposed to provide feedback on items that are not available for public view. For example, this proposed amendment addresses open space at McMillan, which I care deeply about. However, I cannot find anything more about this proposal than "MC 2.6.1 OPEN SPACE AT MCMILLAN SITE." Similarly, a large number of proposals for Mid-City say "See Attachment," and attachments have not been made public. The park, one of the last large undeveloped spaces in the District should be preserved as a green space. The tunnels should be reused creatively and preserved given their amazing history. If development is going to happen, at least half of the 25 acres should remain public green space, and new construction should be housing that is affordable to low-income and extremely low-income people to combat the affordable housing crisis. This could be DC's central park! It could be a place truly designed for residents, whereas the National Mall is a place for visitors.

**2159:** Various proposed amendments are not included in OP's draft for public review, so there is no justification available for why they are unavailable. This is an example, which touches on the important topics of adapting public facilities.

**0035:** Support, thank you!

**0039:** Support, thank you!

**0044:** Support, thank you!

**0054:** Deeply, deeply, deeply support!! As a farmer at the community garden at AFRH and one of the few people with an access pass to the grounds during this year's pilot project, I think this space is an invaluable asset that has been mostly lost to the community for decades. Given the plan to redevelop the eastern section of AFRH and the likely loss of green space at MacMillan, I want to strongly advocate for access to the western section as well, particularly through the former public entryways at Park Rd & Park Place and/or Rock Creek Church & Randolph St. It has been a huge headache to have access restricted to the Upshur St gate, in addition to dealing with the nightmarish bureaucracy over the

community garden. Also, the western section will be critical to ensure connectivity between Park View and the public space in the redevelopment.

**0070:** Support!

**0077/0078:** Support, with explicit prioritization of the interests and priorities of existing public housing residents awaiting replacement units, existing D.C. residents (particularly Black/people of color/native Washingtonian households) at risk of displacement, and other potential low-income and extremely low-income residents waiting for affordable places to live in the city.

**1146:** Support, with acknowledgment of the need for supportive financial programs for low-income homeowners.

**1700:** Support! This could be applied to Park View and other Mid-City neighborhoods as well.

**2825:** Support!

If you haven't already, please officially endorse and adopt the principles of the Grassroots Planning Coalition as you finalize your recommendations:

[http://www.dcgrassrootsplanning.org/docs/rest\\_of\\_plan/CompPlanPrinciples\\_CONTEXT4changes.pdf](http://www.dcgrassrootsplanning.org/docs/rest_of_plan/CompPlanPrinciples_CONTEXT4changes.pdf)

In addition, I wonder why we continue to use area elements that do not align with any other local designations. Wouldn't it be more accessible to DC residents if we did planning based on neighborhoods, ANC units, and/or Wards?

Lastly, I want to reiterate that OP and the City Council need to make sure our civic and citizen organizations, ANCs, and neighborhood stewards have the time to read, understand, share, discuss, and provide ample feedback on the changes to the Comp Plan, which affect all of our lives and the future of our city. Please consider the draft resolution attached and advocating for the City Council/OP/the Mayor extend the time period from 65 days to closer to 180 days (end of April) for public review and comment. OP needs to also translate all materials and amendments associated with their changes to the Plan so that all residents may participate in what should be a much more transparent and engaging civic process.

Thank you,  
Mandy Lee  
439 Park Rd NW  
Love & Solidarity Collective  
NAACP DC Branch  
DC Grassroots Planning Coalition

On Mon, Nov 4, 2019, 12:09 PM Boese, Kent C. (ANC 1A08) <[1A08@anc.dc.gov](mailto:1A08@anc.dc.gov)> wrote:

Good afternoon Mandy,

I wanted to make sure you are aware of the Ward 1 Comp Plan meeting on Wednesday, November 6th, from 6-8 pm at the Columbia Heights Education Campus.

I've included more information at <https://parkviewdc.com/2019/11/04/ward-1-community-comprehensive-plan-meeting-at-6-pm-this-wednesday-november-6th/>

Kent

Kent C. Boese | Chair, Advisory Neighborhood Commission 1A | Single Member District (SMD) 1A08  
608 Rock Creek Church Road, NW | Washington, DC 20010  
202-525-7682 | [1a08@anc.dc.gov](mailto:1a08@anc.dc.gov) | Twitter: @KentBoeseDC

---

**From:** Samantha Lee <[srl50@georgetown.edu](mailto:srl50@georgetown.edu)>  
**Sent:** Friday, October 18, 2019 2:16 PM  
**To:** Boese, Kent C. (ANC 1A08) <[1A08@anc.dc.gov](mailto:1A08@anc.dc.gov)>  
**Cc:** Wray, Michael (SMD 1A09) <[1A09@anc.dc.gov](mailto:1A09@anc.dc.gov)>  
**Subject:** Re: Community engagement about the Comp Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Thank you for the response, Kent.

Given that the Council Chairman says he won't take this up until after the budget season (and given the winter holidays), why is 90 days enough time to review so much critical information?

I'd really like to advocate for a longer comment period for both residents and ANCs.

Best,  
Mandy

On Fri, Oct 18, 2019, 10:43 AM Boese, Kent C. (ANC 1A08) <[1A08@anc.dc.gov](mailto:1A08@anc.dc.gov)> wrote:  
Good morning Mandy,

Thank you for your email.

ANC1A is in the beginning stages of digging into the Comprehensive Plan documents that OP released on October 15th. We have until the end of January 2020 to submit our responses to OP. We recognize that there is a lot to go through in the next 90+ days.

With that in mind, our plan is to come together as a working group to go through the elements most impactful to our community. We will use this time to understand the proposed changes and come up with our own recommendations. Following that effort, we are then planning to have a series of community meetings to allow for a conversation on what the proposed changes are, what they may mean to us, and listen to community priorities and ideas. This will all lead up to the ANC reporting back to OP on with our feedback/requests/recommendations.

We do not envision this to be a closed process. You and any neighbors who are interested are welcome to participate in our working group and I am including Commissioner Wray from our Zoning, Planning, & Parks Committee so that he has your contact and can include you in subsequent emails about the Comp Plan.

Thank you for being engaged and your willingness to assist.

Kent

---

Kent C. Boese | Chair, Advisory Neighborhood Commission 1A | Single Member District (SMD) 1A08  
608 Rock Creek Church Road, NW | Washington, DC 20010  
202-525-7682 | [1a08@anc.dc.gov](mailto:1a08@anc.dc.gov) | Twitter: @KentBoeseDC

---

**From:** Samantha Lee <[srl50@georgetown.edu](mailto:srl50@georgetown.edu)>  
**Sent:** Wednesday, October 16, 2019 8:59 PM  
**To:** Boese, Kent C. (ANC 1A08) <[1A08@anc.dc.gov](mailto:1A08@anc.dc.gov)>  
**Subject:** Community engagement about the Comp Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hello,

My name is Mandy, and I am a resident of Park View. I am actively trying to participate in the public engagement process for the amendments to the DC Comprehensive Plan, particularly for the Mid-City area in which I live, but I have found it to be a deeply unfair process. It is exceptionally hard to actually find out about updates from the Office of Planning, and no clear information is available about how residents can submit public comment during the 60 day comment period currently taking place. As you may know, there are more than 1,500 pages of updates released from OP yesterday that are deeply cumbersome to review in any meaningful way.

I am deeply grateful for volunteer organizations like Empower DC that have been offering Comp Plan Study Circles, but I really want and expect to see true and meaningful community engagement from my ANC, City Council members, and the OP.

Would you please set up community meetings about the Comp Plan in coming weeks, advocate on residents' behalf to extend the timeline for public and ANC comments, and hold the OP accountable for improving its website and communications with the public?

Thank you,  
Mandy Lee  
439 Park Road NW

---

---

---

---

**From:** Sambhav Sankar <sambhav@fastmail.net>  
**Sent:** Tuesday, November 19, 2019 8:43 AM  
**To:** plandc@dc.gov  
**Subject:** support for increased cleveland park density

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hi there,

**I live on Rodman Street in Cleveland Park, I'm writing to express my deep support for the comprehensive plan proposals that would allow for increased housing and commercial density in Cleveland Park.**

This neighborhood is increasingly inhospitable to people like me when I came here fifteen years ago. Housing prices are high and it's time to allow for more smaller units to be built. There are a lot of voices against change in this neighborhood. Many of them are senior citizens who are not the future of this neighborhood. I am, and my neighbors are too, and we all support these changes.

--sam

--

Sambhav N. "Sam" Sankar

--

Sambhav N. "Sam" Sankar

---

**From:** Sarah McNamer <mcnamer@georgetown.edu>  
**Sent:** Thursday, October 31, 2019 4:33 PM  
**To:** plandc@dc.gov  
**Subject:** Red-line draft document for proposed amendment to comprehensive plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

To the Planning office:

I cannot find on your website a document of interest to me: the red-line draft of the proposed amendments to the comprehensive plan.

I want to be able to read easily what is being proposed.

Thank you

Sarah McNamer

--

Sarah McNamer  
Professor of English and Medieval Studies  
Director, Global Medieval Studies Program  
425 New North  
Georgetown University  
3700 O Street NW  
Washington, D.C. 20057-1131

Tel: 202-687-7601  
Fax: 202-687-5445  
[mcnamer@georgetown.edu](mailto:mcnamer@georgetown.edu)

---

**From:** scjackso via All <all@anc3c.org>  
**Sent:** Wednesday, January 8, 2020 10:13 PM  
**To:** all@anc3c.org  
**Cc:** plandc@dc.gov; cpsmartgrowth@gmail.com  
**Subject:** Please support smart growth in CP!

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

ANC leaders – I'm writing to encourage you to please pass a resolution in support of the Office of Planning's proposal to add high density residential to the Cleveland Park commercial strip. Efforts in this direction will obviously increase economic vitality, get more people living near transit and out of cars, provide more opportunities for a share of new housing to be set aside as affordable but also on a more basic level, make Cleveland Park a more fun, thriving, desirable, energized neighborhood in the District of Columbia! I'd love to see CP become a more diverse and connected community and by allowing density to increase this can happen. And when we get density and diversity, interesting and innovative business growth will follow, property values will increase and CP residents will be happy and healthy. ☺ Please support this proposal!

Thank you,  
Sarah Jackson  
3015 Porter Street NW  
15 year resident

---

**From:** sgrahamuva@everyactioncustom.com on behalf of Scott Graham  
<sgrahamuva@everyactioncustom.com>  
**Sent:** Thursday, December 5, 2019 1:23 PM  
**To:** plandc@dc.gov  
**Subject:** Support Comprehensive Plan amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

As a DC resident, I support the proposed changes to the DC Comprehensive Plan because these changes will put meeting our housing needs first. It will also ensure that as our city grows, we will enable more people to stay in their communities and live near transit. This builds a more equitable and sustainable city.

In particular, I support the following changes to the Comp Plan:

- Inclusion of more housing across the city, especially near Metro stations and transit corridors so more people can live near transit, and walk, bike and ride transit. The Future Land Use Map proposes more housing around Metro stations and other transit-accessible locations.
- Ensuring we have enough homes of all shapes and sizes, particularly affordable homes, in each part of the city. The plan sets a policy for a minimum of 15% of homes in each area of the city should be affordable for low income neighbors.

I urge my Advisory Neighborhood Commission to support these changes, and for OP to formally recommend this updated Comp Plan to the DC Council soon after the conclusion of the ANC comment period.

Thank you for your consideration.

Sincerely,  
Scott Graham  
2500 Q St NW Apt 605 Washington, DC 20007-4320 sgrahamuva@gmail.com

---

**From:** Scott Pearson <[spearson@dcpcsb.org](mailto:spearson@dcpcsb.org)>  
**Sent:** Thursday, December 19, 2019 12:59 PM  
**To:** [plandc@dc.gov](mailto:plandc@dc.gov)  
**Cc:** Tomeika Bowden; Drew Snyder  
**Subject:** Comments to the Comprehensive Plan Educational Facilities Element 1.1.5

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

To the Office of Planning,

The city's current draft update to the Comprehensive Plan Educational Facilities Element contains a troubling new recommendation, 1.1.5 that states in part: "Discourage siting of schools in areas zoned as PDR [Production, Distribution and Repair]."

As the document notes, numerous public charter schools have located in PDR sites. These include Two Rivers PCS, one of the most sought-after schools in the city.

Public charter schools face significant and well-documented challenges locating suitable facilities. In the past, the city alleviated these challenges by releasing unused school buildings, but this has stopped in the current administration forcing schools to turn increasingly to the commercial market. Rising population and gentrification make it harder and harder to find suitable commercial space. Moreover such space, when found, is more and more expensive.

Rising costs of facilities mean that schools must spend funds for occupancy that they could have otherwise spent on teachers, students support, and student activities, which is not a desired public policy outcome.

By discouraging the use of PDR sites, the comprehensive plan would exacerbate these challenges, making it more difficult and more expensive for public charter schools to find suitable locations.

With the rising population and growing student enrollment, we forecast that all city school buildings – both DCPS and charter – will be at capacity between 2025 and 2030. We will need new school buildings and some of these should be provided by public charter schools, which typically cost the city less than half of what new DCPS school buildings cost. It is strongly in the city's interest to make it as easy and inexpensive as possible for public charter schools to find facilities, and recommendation 1.1.5 is contrary to this interest. We therefore respectfully request that it be removed.

Scott Pearson  
Executive Director  
DC Public Charter School Board  
202-328-2662  
Cell: 202-495-8722  
[spearson@dcpcsb.org](mailto:spearson@dcpcsb.org)  
@sdpearson

---

**From:** Sean Ruddy <ruddyml@gmail.com>  
**Sent:** Friday, December 20, 2019 7:11 PM  
**To:** plandc@dc.gov  
**Subject:** GW Roosevelt's comments on the Comprehensive Plan  
**Attachments:** The Roosevelt Network at George Washington University's Comments on Updates to DC's Comprehensive Plan.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear DC Council,

Please accept our comments on the updates to DC's comprehensive plan.

Thank you,  
Sean Ruddy

---

**From:** Seth Kaplan <sethdkaplan@gmail.com>  
**Sent:** Friday, January 10, 2020 7:48 PM  
**To:** all@anc3c.org  
**Cc:** plandc@dc.gov  
**Subject:** FLUM Amendment 2123

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear commissioners,

I just wanted to take a moment to express my strong support for the amendment.

I write as someone whose family was highly lucky despite the present state of affairs and who wants other families to be able to live like our family. In other words, my support for the amendment is selfless (in the sense that we have already managed to find one of the few multifamily units in Cleveland Park suitable for a family and not priced in the seven figures), except that you could say that I'm selfless in that I want more neighbors like us: families with children who (like my family) will be less likely to have automobiles and will thus value proximity to Metro and to the merchants of Cleveland Park.

I found our three-bedroom unit by literally sending personal letters through the U.S. mail to the owner of every three-bedroom unit in central Cleveland Park, in multifamily communities that allow pets. That might sound like quite an undertaking, except that it's really not, because there are so few such units. I was fortunate to find a willing seller who happened to be soon moving out of DC, and even then, we were highly fortunate to be able to offer cash after having bought and sold a previous residence at the perfect times in the boom-bust South Florida real estate market. Finding a modest three-bedroom home, for a two-professional-income family with one child, should not take that kind of luck and real estate experience. While we were in that process, we watched other less lucky friends with growing families move out of the neighborhood to more suburban, car-dependent areas. That is sad for the planet, as well as for them.

I've mentioned automobiles a couple of times, but a quick further/specific word about cars and parking: Opponents of the change will surely lament the lack of off-street parking requirements for new residents. In fact, resisting any temptation to compromise on this (for example, with what could be considered a modest amount of required parking) is critically important. Additional parking does not solve traffic problems; it causes them. The reasons for this could (and do) fill entire books about urban planning, but to cite one current, real-life example in Cleveland Park: If the proposed development at 3400 Connecticut Ave. were required to provide (say) six parking spaces, to be distributed to residents on a first-come/first-serve basis, probably 12 or more of the new families would be car families (moving in with the aspiration that they will eventually have parking), and the extra cars would indeed compete for street parking in the neighborhood. If it's clear that there will forever be no possibility of off-street parking, the development will attract families that don't have cars.

Thank you, as always, for all you do - and for taking the time to read my thoughts.

Seth Kaplan  
2732 Ordway Street NW #2

---

**From:** Shane.Dettman@hklaw.com  
**Sent:** Friday, January 10, 2020 6:15 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comment on proposed Comprehensive Plan Future Land Use Map  
**Attachments:** Sq\_3840\_Lots\_24\_803\_812.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good afternoon,

On behalf of the owners of the property located at Lots 24, 803, and 812 in Square 3840, please find attached comments pertaining to the proposed Comprehensive Plan Future Land Use Map. Thank you for your consideration.

Regards,

**Shane Dettman | Holland & Knight**

Director of Planning Services  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5169 | Fax 202.955.5564  
[shane.dettman@hklaw.com](mailto:shane.dettman@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Shane.Dettman@hklaw.com  
**Sent:** Friday, January 10, 2020 6:01 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comment on Draft Comprehensive Plan Future Land Use Map  
**Attachments:** Reed\_Street\_2337.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good afternoon,

On behalf of the owner of the property located at Lots 82, 846, and 856 in Square 3846, please find attached comments on the proposed draft Future Land Use Map.

Regards,

**Shane Dettman | Holland & Knight**

Director of Planning Services  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5169 | Fax 202.955.5564  
[shane.dettman@hklaw.com](mailto:shane.dettman@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Shane.Dettman@hklaw.com  
**Sent:** Friday, January 10, 2020 5:59 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** Comment on Comprehensive Plan | Draft Environmental Protection Element  
**Attachments:** HK\_CP\_Comments\_Draft\_Env\_Protection\_Element.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good afternoon,

On behalf of Holland & Knight LLP, please find attached comments pertaining to the draft Environmental Protection Element. Thank you for your consideration

Regards,

**Shane Dettman | Holland & Knight**

Director of Planning Services  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5169 | Fax 202.955.5564  
[shane.dettman@hklaw.com](mailto:shane.dettman@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Shane.Dettman@hklaw.com  
**Sent:** Friday, January 10, 2020 5:49 PM  
**To:** plandc@dc.gov; compplanupdate@dc.gov  
**Subject:** 1724 California Road NW | Comment on Comprehensive Plan Application 2159  
**Attachments:** 1724\_California\_Road\_NW.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good afternoon,

On behalf of Alturas Realty, the owner of the property at 1724 California Road NW, please find attached comments pertaining to the Comprehensive Plan application initially filed for aforesaid property. Thank you for your consideration.

Regards,

**Shane Dettman | Holland & Knight**

Director of Planning Services  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5169 | Fax 202.955.5564  
[shane.dettman@hklaw.com](mailto:shane.dettman@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Shane.Dettman@hklaw.com  
**Sent:** Monday, December 16, 2019 2:29 PM  
**To:** plandc@dc.gov  
**Cc:** colleen.willger@dc.gov  
**Subject:** Comment to Comp Plan FLUM - 4333 - 4345 Wisconsin Avenue, NW  
**Attachments:** Vogel\_Wisconsin\_Avenue\_Comp\_Plan\_Amendment\_REVISED.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

To Whom it May Concern,

Attached please find a comment to the proposed Future Land Use Map for property located at 4333 - 4345 Wisconsin Avenue, NW. Should you have any questions or need additional information, please do not hesitate to contact me.

Thank you.

Shane

**Shane Dettman | Holland & Knight**

Director of Planning Services  
Holland & Knight LLP  
800 17th Street N.W., Suite 1100 | Washington, District of Columbia 20006  
Phone 202.469.5169 | Fax 202.955.5564  
[shane.dettman@hklaw.com](mailto:shane.dettman@hklaw.com) | [www.hklaw.com](http://www.hklaw.com)

---

NOTE: This e-mail is from a law firm, Holland & Knight LLP ("H&K"), and is intended solely for the use of the individual(s) to whom it is addressed. If you believe you received this e-mail in error, please notify the sender immediately, delete the e-mail from your computer and do not copy or disclose it to anyone else. If you are not an existing client of H&K, do not construe anything in this e-mail to make you a client unless it contains a specific statement to that effect and do not disclose anything to H&K in reply that you expect it to hold in confidence. If you properly received this e-mail as a client, co-counsel or retained expert of H&K, you should maintain its contents in confidence in order to preserve the attorney-client or work product privilege that may be available to protect confidentiality.

---

**From:** Shannon Hayes <shannonhayes@gmail.com>  
**Sent:** Tuesday, December 17, 2019 8:52 AM  
**To:** ALL@anc3c.org  
**Cc:** plandc@dc.gov  
**Subject:** DC Comprehensive Plan - Cleveland Park

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

I write to express my support for the proposed amendment to the Comprehensive Plan that increases density along Connecticut Ave between Porter & Macomb Streets, and the proposed changes to the Rock Creek West Element that prioritize mixed-use development near transit and multi-modal transportation.

DC needs to accommodate more residents in its most appealing and most accessible neighborhoods, and it needs to support public transportation and other sustainable travel in order to protect our local and global communities' natural resources in the future.

Thank you!  
Shannon Hayes  
2801 Quebec St NW, Apartment 616  
Washington, DC 20008

---

**From:** Shannon Mills <mills.shannon@gmail.com>  
**Sent:** Friday, January 10, 2020 7:03 PM  
**To:** plandc@dc.gov  
**Subject:** Input on Proposed Changes to Comp Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hi Plan DC,

I would like to submit the attached suggestions for the Far NE/SE element of the comp plan. I also submitted these comments to ANC 7E, as you can see below.

Thanks for considering this input.

Best,  
Shannon Mills

 Proposed Changes to Far NE/SE...

----- Forwarded message -----

From: [Shannon Mills <mills.shannon@gmail.com>](mailto:Shannon Mills <mills.shannon@gmail.com>)  
Date: Mon, Jan 6, 2020 at 8:06 PM  
Subject: Input on Proposed Changes to Comp Plan  
To: [7E07@anc.dc.gov <7E07@anc.dc.gov>](mailto:7E07@anc.dc.gov <7E07@anc.dc.gov>), Houseal, Delia (SMD 7E06) <[7E06@anc.dc.gov](mailto:7E06@anc.dc.gov)>  
CC: ANC7E Executive Assistant <[anc7eexecutiveassistant@gmail.com](mailto:anc7eexecutiveassistant@gmail.com)>, Aaron Parrott <[app1216@gmail.com](mailto:app1216@gmail.com)>

Hi Commissioners Houseal and Fields,

I would like to submit the attached proposed additions and changes to the DC Comprehensive Plan, with a focus on Capitol View. Please let me know if you have any trouble opening the attachment, as I'm sending it from my phone.

Thank you for your consideration of these suggestions!

Best,  
Shannon Mills  
95 54th St SE

---

**From:** SHARC SHELTER.HOUSINGAND.RESPECTFUL.CHANGE <shel.hous.and.respect.change@gmail.com>  
**Sent:** Friday, January 10, 2020 1:18 PM  
**To:** plandc@dc.gov  
**Subject:** our comp plan comments  
**Attachments:** Copy of Copy of Comments for Comprehensive Plan Update.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

please find our organizations comments for the comp plan attached. please confirm receipt of this email to address  
thank you for your time

---

**From:** Shawn Jegede <jegede.shawn@gmail.com>  
**Sent:** Friday, January 10, 2020 11:23 AM  
**To:** plandc@dc.gov  
**Subject:** Comp. Plan Comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning (OP),

My name is {YOUR NAME}, and I am a resident of Ward 7. I am writing this email today to provide you with additional comments for the Comprehensive Plan (Comp Plan).

I understand that during this review period, OP will weigh comments from the Advisory Neighborhood Commissions more heavily than the general, but I still felt it was important that I made my voice heard during this process. Below, I have provided you with the citation/tracking number for each item that I am submitting a comment. In the cases where there isn't a tracking number, I used general headers to identify the topical area and provide a suggestion as to the best location any new language may be inserted into the Comp Plan.

Respectfully,  
Shawn Jegede  
Marshall Heights Resident

#### Comp Plan Comments

1702.4 Commercial uses are clustered in nodes along Minnesota Avenue, East Capitol Street, Naylor Road, Pennsylvania Avenue, Nannie Helen Burroughs Avenue, Division Avenue, Central Avenue SE, H Street SE, and Benning Road (NE and SE). The area's largest commercial centers are located near Minnesota Avenue and Benning Road, and at Skyland on Naylor Road. A small industrial area is located in the northwest corner of the area, parallel to the railroad and Kenilworth Avenue. Industrial uses, including the Pepco Benning Road Service Center, are also located north of Benning Road. Together, commercial and industrial uses represent just three percent of the Far Northeast and Southeast's land area.

1705.1 Data from the Department of Employment Services and the Office of Planning indicates there were 7,575 jobs in Far Northeast and Southeast in 2015, primarily in local-serving businesses, public schools, and government. This represents just under one percent of the District's job base and reflects the mainly residential character of the area. The 2015 American Community Survey (ACS) estimates median household income within the census tracts of the Far NE/SE element area at \$40,683, compared to a Districtwide median of roughly \$79,643. The minimum average median household income in the Far NE/SE element area ranges from \$23,132 and \$81,134. About 27 percent of the Far NE/SE population is estimated as living below the federal poverty line, compared at 18 percent for the Districtwide total. Since 2000, the Far NE/SE element area has experienced about a 39% increase in the average median household income, and an on average 14% increase of individuals estimated as living below the federal poverty line.

1708.13 Encourage urban design and façade improvements in the established commercial districts along Naylor Road, Minnesota Avenue, Benning Road (NE & SE), Branch Avenue, Alabama Avenue, Nannie Helen Burroughs Avenue, Division Avenue, Eastern Avenue NE, Sheriff Road, East Capitol Street SE, Central Avenue SE, H Street SE, and Pennsylvania Avenue SE. These improvements should respect and enhance historic structures and landmarks in these areas.

1708.14 Action FNS-1.1.B: Restart the Neighborhood Commercial Revitalization ProgramRevive the Neighborhood Commercial Revitalization Program or similar effort, once operated by the Marshall Heights Community Development Organization (MHCDO) to expand into additional neighborhood commercial areas, such as East Capitol Street (NE/SE) and Benning Road (NE/SE) in Far Northeast and Southeast. Community-based organizations to lead this

effort could include the Ward 7 Business Partnership, the Washington Area Community Investment Fund, or the Marshall Heights Community Development Corporation.

1708.2 Recognize the value and importance of Far Northeast and Southeast's stable single-family neighborhoods to the character of the local community and to the entire District of Columbia. Ensure that the Comprehensive Plan and zoning designations for these neighborhoods reflect and preserve the existing land use pattern while allowing for taller and denser infill development that is compatible with neighborhood character

1708.4 Concentrate employment growth in Far Northeast and Southeast, including office and retail development, around the Deanwood, Minnesota Avenue and Benning Road Metrorail station areas, the East Capitol Street Gateway, the Fletcher-Johnson property, the former George Washington Carver Apartments site, the Skyland Shopping Center, along I-295 adjacent to the Parkside neighborhood, along Nannie Helen Burroughs Avenue, Minnesota Avenue, Benning Road, and Pennsylvania Avenue SE "Great Streets" corridors. Provide improved pedestrian, bus, and automobile access to these areas, and improve their visual and urban design qualities. These areas should be safe, inviting, pedestrian-oriented places.

1709.3 Work with the National Park Service to continue to improve access to Fort Dupont Park by providing shared parking, bicycle and pedestrian access, new and improved trails, and public transit service. Expand outdoor recreational activities and community events to meet community needs better.

1709.6 Preserve and restore buildings and places of historic significance in Far Northeast and Southeast, including but not limited to, historic landmarks such as the Nannie Helen Burroughs School, Antioch Baptist Church, Sousa Junior High School, Mayfair Mansions, Shrimp Boat, Strand Theater, Payne's Cemetery, Woodlawn Cemetery, Southeast Boundary Stone (SE1), Queen Stroll SE, the National Capitol Hebrew Cemetery, the Pennsylvania Avenue Commercial District between Minnesota and Alabama Avenues, the Minnesota/Benning Commercial District, and the Deanwood, Burville, and Marshall Heights neighborhoods. Identify and increase awareness of other places of potential significance and consider appropriate preservation. Increase public awareness of these historic assets by incorporating the community's recommendations as part of the process.

1715.1 The Marshall Heights/Benning Ridge area is located south of East Capitol Street and east of Fort Dupont Park. The Marshall Heights area is bounded by East Capitol Street SE and Central Avenue SE to the north, Southern Avenue SE to the southeast, and Benning Road SE to the west. Benning Ridge is bounded by East Capitol Street SE to the north, Texas Avenue SE and Ridge Road SE to the west, Benning Road SE to the east, and Southern Avenue to the south. The neighborhoods' residential areas include a mix of single-family attached and semi-detached homes, as well as some multi-family apartment complexes. Throughout the area, there are scattered vacant lots that are well-positioned for infill development. Relative to other DC neighborhoods, Marshall Heights and Benning Ridge were impacted harder by the late 20th century's white flight, the crack epidemic, and property abandonment and disinvestment because of systemic racism. The communities have been rebounding and growing since the 2000s, which is increasing the need for more local amenities without displacing existing and longtime residents. The neighborhoods would benefit from more place-based economic development that would add more mixed-income housing, neighborhood-serving retail; community arts facilities; institutional uses; high-quality open-spaces, and restored historic and landmark sites.

1715.2 Several developments have recently been completed or are in the pipeline. Hilltop Terrace, Carver Terrace Apartments, and JW King Senior Housing have added over 200 new homes along Benning Road and East Capitol Street. Just to the north, the former Eastgate Gardens public housing complex now known as Glenncrest has been redeveloped into 269 new homes—including senior housing, public housing, and market-rate family housing. As opportunities arise, adaptive reuse, context-sensitive design, and interpretive signage or public art should be incorporated into future infill development. The former George Washington Carver Apartments site and the Fletcher-Johnson site are prime locations for such applications. Retail center improvements, including those at Benning Road and H Street SE; Southern and Central Avenues SE; and Benning Road between F and G Streets SE, should also be pursued to enhance existing businesses and add needed services to the surrounding underserved communities.

1715.3 Support the development of vacant lots in the Marshall Heights with new neighborhood-serving and context-sensitive development that can provide homeownership opportunities for existing and future residents. Infill development should also include two- and three-bedroom housing units to retain and attract families with children. Improving neighborhood schools, parks, and other public facilities will also be critical.

1715.4 Action FNS-2.5.A: Eastgate Gardens: Maintain the Glenncrest Community, formerly known as the Eastgate Gardens, as a mixed-income community with senior housing, subsidized housing, homeownership opportunities, and a community arts center accessible to surrounding communities. As population increases here and elsewhere in the

Marshall Heights and Benning Ridge neighborhoods, DCOP should pursue the revitalization of shopping areas along Benning Road SE. Such efforts should also include incentivizing new retail and other economic development opportunities at the Fletcher-Johnson site (FNS-2.5.C) to serve the growing surrounding community better.

1715.5 Action FNS-2.5.B: Marshall Heights Zoning Study Results and Restriction on New Apartment Complexes in the Area- Per DCOP's 2008 Marshall Heights Zoning Study, "Final Report Z.C. No. 07-30 Map Amendment Marshall Heights Area," all parcels designated as R-5-A were rezoned to R-2 or R-3, therefore barring the development of new apartment buildings in the neighborhood's residential core. Prior to the rezonings, numerous post-war developments in Marshall Heights included incompatible multifamily apartment housing on parcels located adjacent to detached single-family homes. Conforming with the new R-2 and R-3 classifications, single-family attached and semi-detached homes should be the primary infill housing type in the neighborhood's residential core. Any new multifamily apartment housing in Marshall Heights should be incorporated into mixed-use development projects along Benning Road SE and East Capitol Street SE, and at the Fletcher-Johnson and the former George Washington Carver sites.

1715.5 (NEW) Action FNS-2.5.C: Repurpose the Fletcher-Johnson Campus Ensure comprehensive planning and implementation strategies for the redevelopment of the Fletcher-Johnson site. Such strategies must be guided by community input. Any award or procurement should include the direct input of local Advisory Neighborhood Commissions. Redevelopment of the site should complement the neighborhood; to provide a medium-density mixed-use development that includes a combination of commercial, residential, office, and institutional uses with high-quality community facilities. Fletcher-Johnson is positioned within the Marshall Heights neighborhood, across Benning Road SE from the Kipp DC Benning Campus, southeast of the DC DMV and Benco Shopping Center, and west of the Maryland border. In the late 1800s, Payne's Cemetery occupied the current Fletcher-Johnson site. The Fletcher-Johnson campus opened in 1977 and closed in 2008. While some portions of the building were previously leased to public charter schools, the last time the building was fully occupied was during HD Woodson High School's modernization. The building has been fully vacant since 2011. DME previously released an RFO and evaluated offers for the school in 2014; however no award was made. During this time, the Marshall Heights community expressed their desire for the Fletcher-Johnson site to be redeveloped into a mixed-use center hosting amenities similar to those of Capitol Hill's Hines School redevelopment. Prior to restarting the RFO process in 2017, DME confirmed that DGS could not immediately identify other government use for Fletcher-Johnson in the near-term. DGS officially identified the property as surplus in 2019, making it available for disposition by DMPED. The site offers a unique opportunity to reshape a long-languishing property into a community benefit for the neighborhood and District-wide residents. The Office of the Deputy Mayor for Planning and Economic Development (DMPED) issued a Request for Proposals (RFP) for Fletcher-Johnson, requiring offerors to submit two proposals for the property: the first following the site's by-right zoning designation, the second following approved language from the latest amendments to this Comprehensive Plan. The community has expressed that the property's land-use designation should be medium-density mixed-use to allow for commercial uses, local government operations, housing, and publicly accessible recreation and gathering spaces.

NEW (Future Land Use Map) Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of the former George Washington Carver apartments; the area between East Capitol Street SE, 47th Street, and 49th Street SE to Medium Density Commercial, Medium Density Residential, Local Public Facilities

Future Land Use Map- 2006 Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of 4650 Benning Road, SE / Fletcher-Johnson Middle School Campus to Medium Density Commercial, Medium Density Residential, Local Public Facilities

Future Land Use Map- 9816 Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of Benning Rd SE between 46th St SE and A St SE recommendation to Medium Density Commercial, Medium Density Residential, Local Public Facilities

Future Land Use Map- 9979 Amendment to the Future Land Use Map, Proposer: Marshall Heights Civic Association/ANC7E. The proposed boundaries of C St SE, 49th St SE, 46th St SE, and eastern side of Benning Rd SE recommendation to Medium Density Commercial, Medium Density Residential, Local Public Facilities

Generalized Policy Map Add a new layer for the Future Planning Analysis Areas- the Fletcher-Johnson and the former George Washington Carver Apartments area, an "Enhanced/New Neighborhood Center" or "Neighborhood Commercial Centers."

Generalized Policy Map Add a new layer to reflect a conversion of Benning Rd SE from Neighborhood Conservation Area to Main Street Mixed-Use Corridor

NEW (1713) Action X: Capitol View/Capitol Gateway Small Area Plan- Prepare a Small Area Plan for the Marshall Heights/Benning Road neighborhoods, including the Benning Road Metro station area, the area's commercial districts, and the surrounding residential community.

NEW (1715) Action X: Former George Washington Carver Land Area- Develop the former George Washington Carver Apartments land area as a mixed-use development with medium density commercial and residential uses. The redeveloped site should contain a combination of senior, subsidized, and market-rate housing units, as well as retail uses and a community arts space.

NEW (1715) Policy X: Temporary Moratorium on Residential Treatment, Group/Shelter Homes, Short-Term, or Custodial Facilities in the Marshall Heights/Benning Ridge Area- In accordance with DCOP and DHCD's Housing Framework for Equity and Growth, no new Residential Treatment, Group/Shelter Homes, Short-Term, or Custodial Facilities should be developed in the Marshall Heights or Benning Ridge neighborhoods until DC neighborhoods west of Rock Creek Park absorb their equal share of such facilities. Marshall Heights and Benning Ridge do not have the appropriate resources in place to responsibly accommodate additional group, shelter, short-term, or other residential properties/facilities that provides housing for the homeless, individuals in need of drug treatment or rehabilitation, persons in need of supervision, delinquent, criminal, secure detention, or custodial care.

NEW (1715) Action X: Marshall Heights/Benning Ridge Market Study- Complete market studies of Benning Road, Southern Ave, East Capitol Street, and Texas Avenue to assess unmet retail market demand, evaluate strategies for retaining local retailers. Identify potential locations for new neighborhood-serving retail and develop strategies for attracting and retaining such retail. Cluster retail uses at transit and activity nodes.

NEW (1715) Policy X: Using Available Public Land for Community Art Space- To allow the community to use any undeveloped green space or undeveloped parkland for a community art space.

NEW (1715) Action X: Complete and Safe Street Design- Repair and add sidewalks where gaps exist to ensure that every street in Marshall Heights has ADA compliant sidewalks. As right-of-way allows, add street trees and native understory vegetation between the roadway and the sidewalk. At intersections, crosswalks with curb extensions for safer multimodal travel in accordance with DC's Vision Zero plan. As new development and redevelopment occur, consolidate driveway curb-cuts and encourage the development of alley accessed rear parking to minimize new curb-cuts.

NEW (1715) Policy X: Marshall Heights Land Use- Ensure that zoning along Benning Road SE supports the types of redevelopment in the Benning Road Corridor Redevelopment Framework.

NEW (1715) Action X: Marshall Heights/Benning Ridge Small Area Plan- Prepare a Small Area Plan for the Marshall Heights/Benning Road neighborhoods, including the Benning Road Metro station area, Fletcher-Johnson site, the former George Washington Carver Apartments site, the East Capitol Street, Central Avenue and Benning Road SE commercial districts, and the surrounding residential community.

New (1715) Policy X: Ensure that Benning Park Community Center, also known as the Benning Park Recreation Center or the Woody Ward Recreation Center, is modernized and receives continual maintenance and upgrades. Upgrades should include the restoration of natural features, implementation of sustainable stormwater management and bio-retention facilities, and the addition of a variety of programming elements. Some programming elements might include trails, sports fields, a boxing center, a computer lab, a dance studio, a fitness center/gymnasium, an indoor basketball court, public DC Wi-fi Access (internet), multi-purpose rooms, sensory gardens, an outdoor swimming pool, an outdoor basketball court, a playground, and nature sanctuaries. Special attention should be placed on the roof, entryways, and the windows of the center to mitigate flood risks and indoor water damage. Lighting, grounds maintenance, signage, and other safety improvements for park visitors are crucial for the enjoyment of the park area. Coordination among agencies such as the Department of Park and Recreation, Department of Energy and Environment, and the Department of General Services must be defined and ongoing.

New (1715) Action X: The Modernization and Continued Improvements of Marshall Heights/Benning Ridge Schools- Continued improvements to C.W. Harris Elementary School and the modernization of JC Nalle and Plummer Elementary schools are an important part of revitalizing the Marshall Heights/Benning Ridge community. JC Nalle and Plummer elementary schools should have resources made available to create a School Improvement Team to plan for a modern and green learning environment that elevates the quality of life in the community. Coordination among agencies such as the Department of General Services, Office of the Deputy Mayor for Education, and the Department of Columbia Public Schools must be defined and ongoing regarding maintenance, construction, and modernization of all DCPS facilities in the area.

---

**From:** Shea Kinser <[sheakinser@gmail.com](mailto:sheakinser@gmail.com)>  
**Sent:** Friday, January 10, 2020 8:32 PM  
**To:** [plandc@dc.gov](mailto:plandc@dc.gov)  
**Subject:** Comments on the Comprehensive Plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

To the Office of Planning:

As a resident of Ward 3, I would like to submit my comments on the Comprehensive Plan.

First, I would like to see “equity” added to area elements and citywide elements. As DC grows and changes, demonstrating a commitment to equity by the Office of Planning in its Comprehensive Plan would be a step in the right direction. Committing District resources to community development and community-based planning solutions are key to making sure the city grows equitably.

Additionally, I am concerned that the Comprehensive Plan does not effectively address the housing crisis we face in this city. The language in the area elements does not specifically define “affordable” when discussing housing. This language is vague and does not guarantee that housing will be built for lower income families (e.g. housing at less than 30% AMI). We must do more to make sure that truly affordable housing at this rate is built. Making sure the Comprehensive Plan requires land value recapture would be one way to address this; if value is added through public gifts, the city should recapture this value through deeply affordable housing at less than 30% AMI and family housing (of 3 or more bedrooms). Land value recapture could also come in the form of permanently affordable commercial space for local small businesses.

Finally, I ask that the Comprehensive Plan include language about how the impacts of projects would be assessed. Communities have a right to be involved in changes in their neighborhoods, and requiring government agencies to report on effects of projects will help with this. Project impact assessments should look at how a project might work towards preventing displacement and alleviate DC’s rising housing costs, as well as be responsive to any other concerns that the community has. The city must be transparent in its planning.

Thank you for your time and consideration.

Sincerely,

Shea Kinser

4850 Connecticut Avenue NW, Apt 317

Washington, DC 20008

--

Shea Kinser  
[sheakinser@gmail.com](mailto:sheakinser@gmail.com)

---

**From:** Shubhada Ajay Varde <sv437@georgetown.edu>  
**Sent:** Sunday, December 8, 2019 8:30 AM  
**To:** PlanDC@dc.gov  
**Subject:** Sign up for updates

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

I would like to sign up for updates. Thank you!

---

**From:** Silvana Straw <sstraw@thecommunityfoundation.org>  
**Sent:** Thursday, October 31, 2019 5:12 PM  
**To:** PlanDC@dc.gov  
**Subject:** sign up for comp plan updates  
**Attachments:** image001.png; image002.png

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

**Silvana Straw**  
Senior Community Investment Officer and Philanthropic Advisor

**Greater Washington Community Foundation**  
1325 G Street NW, Suite 480 | Washington, DC 20005  
Direct: (202) 263-4775 | Main: (202) 955-5890 x 120  
[sstraw@thecommunityfoundation.org](mailto:sstraw@thecommunityfoundation.org) | [www.thecommunityfoundation.org](http://www.thecommunityfoundation.org)

---

---

**From:** Simmons, Lindsay <LSIMMONS@JacksonKelly.com>  
**Sent:** Tuesday, October 15, 2019 10:11 AM  
**To:** jennifer.steingasser@dc.gov; Joel.lawson@dc.gov; plandc@dc.gov; Willingham, Jonathan (Council); Cheh, Mary (COUNCIL) (MCheh@DCCOUNCIL.US); Willger, Colleen (OP)  
**Subject:** proposed amendments 2238 and 2382

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear All,

Please include in the community comments relating to the FLUM Amendments my remarks which appear below:

I ask that the Office reject proposed amendments 2238 and 2382. The up zoning request 2238 cannot be recommended by the Office as to do so would run afoul of D.C.'s own laws protecting gas stations against development, laws which the Attorney General for D.C. is actively defending.

My husband and I are both lawyers, having practiced and lived in the City for many years. Indeed my husband first came to DC to study law at Georgetown University more than 50 years ago. Our attachment to Chevy Chase DC, and the District in general, is very deep and one of longstanding. We value the community and the beautiful history and architecture of Chevy Chase. In our many travels over the years it is incredible how many people throughout the country know of this neighborhood and its special sense of community and charm. The sense of community was in full evidence when we mounted the successful effort to save the Avalon Theater – the longest continuously running theater in the District, housed in a beautiful historic structure.

Turning to the proposed FLUM amendments, if recommended by the Office of Planning, and approved, they will radically destabilize our community, with no legitimate basis. Surely the City cannot develop a fair, coherent, community supported Comprehensive Plan that accedes to individual developer requests to up zone their own lots. There is something deeply unsettling about the demands of developers being advanced over the needs of communities, which lack the money, resources, time, and cohesiveness to defend themselves.

The fact that Plan amendments are preliminary and the affected communities will have a chance to object if the developer requests are approved by the Office – the response I have received to date – is NO RESPONSE. It can never be right to place the burden on the communities to object when it is the developers who want change zoning across the City. The burden should be solely and exclusively on them to justify their radical changes. The Office of Planning should recommend **against** any developer proposed amendment that seeks to change zoning in any community.

Proposed amendments number 2238 and 2382 for Connecticut Ave. north of Livingston St., despite being owned by different developers, are almost identical. Looking at 2238, the Exxon project, this proposal seeks to amend the FLUM designation on the lots 68 and 69, i.e., their zoning, from low density commercial to mixed use moderate density residential and low density commercial. The developer's counsel claims this isn't a zoning change, so the local community needn't worry. Make no mistake: This is just the first step in the developer's plan to radically change zoning at this location so he can later develop it as a matter of right. In no way is this proposal 2238 sufficient to gain the Office's recommendation!

First, the proposal merely parrots back the goals of the Comprehensive Plan, without providing any specific information or commitments or even articulating how this up zoning would actually benefit the immediate community or the City as a whole.

Second, the proposal fails to include any discussion of the harm to the community in displaced businesses, lost jobs, lost parking, congestion, even more overcrowding, looming downtown style glass fronted buildings out of proportion to everything around them, meaning the destruction of the architecture which defines Chevy Chase and make it a special place to live, work and play – a jewel in DC's crown.

Third, the developer fails to say how the change in zoning will dramatically increase the value of its property with no indication of how this windfall would funnel back to the community. Indeed current property owners, who years ago and recently purchased in this special neighborhood will, by reason of this development, see their individual property values fall precipitously. No one wants to live in the kind of neighborhood these developers envision imposing in this historic area.

Fourth, the proposal violates the Office of Planning's own guidelines. This amendment is a proposed rezoning from low density commercial to moderate density commercial. ***The mechanism to address that is a change in zoning application before the Zoning Commission.***

Fifth, the developer is not in compliance with current D.C. law, including laws protecting existing full service gas stations against development for the benefit of the local community, like the Exxon on site. See D.C. Code Section 36-304.01.

Sixth, the proposal is at odds with the Office of Planning own strictures from its own webpage.

Seventh, although the proposal seeks the approval of the Office of Planning for what will ultimately be a zoning change request, the developer does not try to satisfy its burden to justify such a change. It seems to me that the Office of Planning doesn't even have the authority to approve the first step to a zoning changes.

In short, any Office of Planning decision recommending approval of unsupported developer amendments 2238 and 2382 would be arbitrary and capricious and an abuse of the Office's discretion.

I urge you to reject those proposed amendments.

Lindsay Simmons

---

**From:** Simmons, Lindsay  
**Sent:** Friday, October 11, 2019 3:22 PM  
**To:** jennifer.steingasser@dc.gov; Joel.lawson@dc.gov; plandc@dc.gov  
**Subject:** Amendment application 2238 etc.

I'm writing to let you know how strongly I feel that the FLUM for Connecticut Ave north of Livingston stay as is, i.e., low density commercial. I want to keep the status quo.

Below are some of my reasons why your office should not bless this proposal by allowing it to move forward:

- \* There's been no community input solicited and that's essential now, not later
- \* Applications for North of Livingston provide no specifics that would allow for a reasoned decision by the Office of Planning whether to recommend amendment or not.
- \* No one even knows the height, scale, appearance of the buildings.
- \* If developer won't commit, how can Office of Planning recommend amendment?

- \* Up zoning in these locations is the first step towards ruination of our beautiful historic walkable livable neighborhood.
- \* How could Council possibly review 3000 individual lot up zoning requests if Office agrees to these amendments?
- \* What standards is Council going to apply in deciding whether to change FLUM or not? Please articulate.
- \* What standards is the Office of Planning applying in the review process? Is it enough that a developer just asks? That's not appropriate.
- \* Granting this amendment will be the first step to destroying the livelihood of our local businesses.

Please do not approve this proposal/application/amendment.

Lindsay Simmons  
Jackson Kelly PLLC|  
5335 Wisconsin Avenue, NW|  
Suite 440|  
Washington, DC 20015|www.JacksonKelly.com |  
(202) 973-0257 office|  
(202) 320-7703 mobile|  
[simmons@jacksonkelly.com](mailto:simmons@jacksonkelly.com)

CONFIDENTIALITY NOTE: This email message from the law office of Jackson Kelly PLLC is for the sole use of the intended recipient or recipients and may contain confidential and privileged information. Any unauthorized review, use, disclosure, distribution, or other dissemination of this e-mail message and/or the information contained therein is strictly prohibited. If you are not the intended recipient of this e-mail message, please contact the sender by reply e-mail and destroy all copies of the original message.

---

**From:** Stephan Rodiger <srodiger@redbricklmd.com>  
**Sent:** Wednesday, October 16, 2019 2:31 PM  
**To:** PlanDC@dc.gov  
**Subject:** Pls e-mail updates

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Stephan Rodiger  
Redbrick LMD  
Senior Vice President, Development  
1627 Eye Street NW, Suite 920 | Washington, DC 20006  
(w) 202.892.1657 | (m) 202.361.0570  
[srodiger@redbricklmd.com](mailto:srodiger@redbricklmd.com)

---

**From:** Stephanie Tulowetzke <stephanie.tulowetzke@gmail.com>  
**Sent:** Friday, January 10, 2020 4:30 PM  
**To:** plandc@dc.gov  
**Cc:** bnadeau@dccouncil.us; 1A05@anc.dc.gov; 1A01@anc.dc.gov; 1a02@anc.dc.gov; 1a03@anc.dc.gov; 1a04@anc.dc.gov; 1a06@anc.dc.gov; 1a07@anc.dc.gov; 1a08@anc.dc.gov; 1a09@anc.dc.gov; 1a10@anc.dc.gov; 1a11@anc.dc.gov; 1a12@anc.dc.gov  
**Subject:** Comprehensive Plan comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning, Councilmember Nadeau, and ANC 1A,

My name is Stephanie Tulowetzke and I have been a resident of Columbia Heights for the last year. I am writing to you today to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

I want my neighborhood to remain diverse. While Columbia Heights does have some affordable housing options, I want to ensure that longtime residents do not get pushed out. If there are additional opportunities for apartment buildings in my neighborhood, specifically with affordable units, I support any zoning/land use changes required to do so.

In my ideal world, the entire city would be moderate-density mixed-use, and areas close to transit would be high-density mixed use. I would also love to see more affordable, denser housing in wealthy parts of the city. All parts of the city should carry the responsibility of offering affordable housing.

I also think that the Comprehensive Plan should incorporate more language from HUD's Affirmatively Furthering Fair Housing rule. HUD's rules are changing significantly under the current administration, and it is crucial for DC to take active steps to protect and ensure fair housing for its residents.

I want living in DC to be an option for everyone who wants to live here. Thank you for reading.

Kind regards,  
Stephanie Tulowetzke

---

**From:** Sue Bell <sue@miriamskitchen.org>  
**Sent:** Tuesday, December 10, 2019 3:17 PM  
**To:** plandc@dc.gov  
**Subject:** feedback on Comp Plan  
**Attachments:** Outlook-0ssasgtg.png; Outlook-ep3icudd.png; Outlook-qphyiknl.png; Outlook-wzgsgx2k.png; Outlook-zkw0gi3n.png; Outlook-kcjwmke1.png

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Dear DC Office of Planning

I went to the meeting at Wilson on Saturday and found it helpful. I'm sorry not to be able to stay for the conversation over lunch.

Two points I'd like to make:

1. I agree 100% that the city is changing and we need to shape the change. I am in favor of increased density on the main arteries (Wisconsin and Connecticut Aves) especially near the metro stations. Ward three has to do our part to make space for the growth
2. Obviously the city needs affordable housing but as you consider what is "affordable" please remember the 0-30% AMI. It would be great if we had room for workforce housing too but please remember the extremely low income residents.

I know there is a lot of NIMBYism and I hope that the plan can address some of their concerns for parking, utilities, traffic, school capacity etc.

I live in Ward Three and work at Miriam's Kitchen.

Sue Bell  
3719 Brandywine Street, NW  
[SueCharlieBell@gmail.com](mailto:SueCharlieBell@gmail.com)

*"The holiday is just another day if you don't have a place to live" – Miriam's Kitchen Guest*

**SUE BELL | DIRECTOR OF FOUNDATION RELATIONS**  
2401 Virginia Ave NW, Washington, DC 20037  
202.452.8926 ext 244  
[sue@miriamskitchen.org](mailto:sue@miriamskitchen.org)  
[www.miriamskitchen.org](http://www.miriamskitchen.org)





---

**From:** Susan Kimmel <slk32123@gmail.com>  
**Sent:** Tuesday, January 7, 2020 11:55 PM  
**To:** Trueblood, Andrew (OP); plandc@dc.gov  
**Cc:** 3B05@anc.dc.gov; 3C09@anc.dc.gov; Elkins, Chuck (SMD 3D01); 3F01@anc.dc.gov; 3G03@anc.dc.gov; abonds@dccouncil.us; dgrosso@dccouncil.us; rwhite@dccouncil.us; esilverman@dccouncil.us; Cheh, Mary (COUNCIL); pmendelson@dccouncil.us  
**Subject:** Ward3Vision Comments on Proposed Amendments to Comprehensive Plan  
**Attachments:** W3V Comp Plan letter to OP.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Trueblood and OP Staff:

Please enter into the record the attached letter with comments regarding the proposed amendments to the Comprehensive Plan.

Respectfully submitted-  
Susan Kimmel  
Chair, Steering Committee  
Ward3vision

---

**From:** Susan MacKnight <srmacknight@earthlink.net>  
**Sent:** Monday, December 16, 2019 4:59 PM  
**To:** plandc@dc.gov  
**Subject:** More Time Required for Comment

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

If the Bowser administration, particularly the Office of Planning, really is interested in direct feedback from D.C. residents potentially impacted by the proposed far-reaching changes to the Future Land Use Map and the Comprehensive Plan, it must extend the deadline for comments well beyond December 20. After all, the vast majority of people who live in Friendship Heights and Tenleytown -- two areas of the city targeted for massive upzoning -- are just now learning of the planned changes to the upper Wisconsin Avenue corridor. (And that mainly was because Tenleytown Neighbors Association distributed flyers to some 1,000 homes in the neighborhood.) These residents need time to familiarize themselves with the complex issues contained in the draft documents before they can provide informed opinions to OP.

The December 12 meeting of ANC 3E, which covers Friendship Heights, Tenleytown and American University Park, was proof positive of the need for an extended timeline for action, both by citizens and ANCs. Only one of the five ANC commissioners indicated knowledge of the map and text amendments that could affect the quality of life of their constituents. The OP representative walked the commissioners and the audience through some of the big-picture issues but did not address any of the black-boxed places in Friendship Heights and Tenleytown earmarked for high-density development in the FLUM.

Given the near-term deadline for ANCs to draft and approve resolutions about OP's plans, ANC3E commissioners have little time to get up to speed on the extensive changes proposed to the city's major planning framework. That is not fair to them -- and especially not to upper Wisconsin Avenue neighbors facing the prospect of major development on their doorsteps.

Push back the due dates for community input at both the individual level and the ANC level.

Susan MacKnight  
Friendship Heights

---

**From:** Susan Volman, Treasurer <treasurer@dupont-circle.org>  
**Sent:** Friday, January 10, 2020 2:44 PM  
**To:** plandc@dc.gov  
**Subject:** DCCA Comments on Comp Plan  
**Attachments:** DCCA Comments on Comp Plan -- Jan 10, 2020.pdf

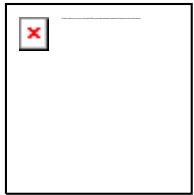
**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Please find attached suggested revisions to the Comp Plan Near Northwest Area Element from the Dupont Circle Citizens Association. We will also forward our suggested changes to ANC2B.

*Glenn Engelmann, President*

*Susan Volman, Treasurer*

*Kerry Kemp, Boardmember*



Dupont Circle Citizens Association

Ph: 202-744-1422

[www.dupont-circle.org](http://www.dupont-circle.org)

---

**From:** T Vatnick <tamara.vatnick@gmail.com>  
**Sent:** Friday, January 10, 2020 3:53 PM  
**To:** plandc@dc.gov  
**Cc:** Nadeau, Brianne K. (Council); abonds@dccouncil.us; rwhite@dccouncil.us; dgrosso@dccouncil.us; esilverman@dccouncil.us; pmendelson@dccouncil.us; 1A05@anc.dc.gov; Boese, Kent C. (ANC 1A08)  
**Subject:** support for proposed comp plan amendments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Dear Office of Planning and ANC 1A,

I'm writing to express my support for the Office of Planning's proposed amendments to the remaining sections of the Comprehensive Plan.

I live in Columbia Heights and before that I lived in Park View. In both of these neighborhoods, I watch houses (and churches!) being sold and flipped at an unbelievable rate. These used to be the homes of longtime black residents of these neighborhoods who are now leaving. I love the diversity of my neighborhood, it's the best part, and I am worried that it is quickly disappearing because most people can't afford to live here.

I live in a rowhouse with three other adults and two children. We have a total household income of around \$300,000 and we are still living pretty much paycheck to paycheck. Right now we rent, but are hoping to buy a house together in the next year that will have enough room for all of us as the kids grow up, and we are finding it extremely difficult to find any homes we can afford in our neighborhood.

I believe that the fair and affordable (ACTUALLY affordable and not the "affordable" 30% below market rate that is still not affordable) housing is a right for every person. We have enough space and wealth that there should not be people living on the street. Wealthier, less dense parts of the city should share in the responsibility of creating more housing, especially affordable housing. I want to support the proposed changes to the Comprehensive Plan, and particularly suggest that:

- The Comprehensive Plan should not have any parking-minimum requirements, minimum lot size requirements, or setback requirements.
- the changes about how D.C.'s "established" neighborhoods should be "supported" instead of "protected."
- The Comprehensive Plan should incorporate more language from HUD's [Affirmatively Furthering Fair Housing](#) rule.
- Again, I support more affordable, denser housing in wealthy parts of the city.

While I'm not a native Washingtonian, I've lived here for almost ten years and have made it my home. I love this city and strongly believe it should remain affordable for all those who call it home.

Thank you,

T Vatnick

--

Please call me T!

Pronouns: they/them

Questions? Click [here](#) and [here](#).

---

**From:** Taylor, Chris R:(PEPCO) <crtaylor@pepco.com>  
**Sent:** Thursday, January 9, 2020 3:14 PM  
**To:** plandc@dc.gov  
**Subject:** FW: Comp Plan Amendments w/PEPCO  
**Attachments:** image001.jpg; image002.gif; image003.gif; image004.gif; Pepco's Feedback on Comp Plan Elements 12.20.19.docx; PEPCO Comment - Comprehensive Plan FLUM Amendment\_71993243\_1.DOCX; Pepco Property List FLUM\_71993207\_1.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Good Afternoon,

Resending with the correct email address.

Best,

**Chris Taylor**  
Senior Manager  
Strategic Initiatives & Advocacy



Edison Place  
701 9<sup>th</sup> Street NW, Washington, DC 20068  
Office: 202 872 3357  
[crtaylor@pepco.com](mailto:crtaylor@pepco.com) | [pepco.com](http://pepco.com)



---

**From:** Taylor, Chris R:(PEPCO)  
**Sent:** Thursday, January 9, 2020 12:04 PM  
**To:** plandc@dc.org  
**Cc:** Willger, Colleen (OP) <colleen.willger@dc.gov>  
**Subject:** FW: Comp Plan Amendments w/PEPCO

Hi Colleen,

Happy New Year! I hope the holidays treated you well.

I didn't send our feedback to [plandc@dc.org](mailto:plandc@dc.org) originally, so I'm adding this mailbox to the email. If anything further is needed from us, please let us know.

Best,

**Chris Taylor**  
Senior Manager



Edison Place  
701 9<sup>th</sup> Street NW, Washington, DC 20068  
Office: 202 872 3357  
[crtaylor@pepco.com](mailto:crtaylor@pepco.com) | [pepco.com](http://pepco.com)



---

**From:** Taylor, Chris R:(PEPCO)  
**Sent:** Friday, December 20, 2019 5:27 PM  
**To:** Willger, Colleen (OP) <[colleen.willger@dc.gov](mailto:colleen.willger@dc.gov)>  
**Subject:** RE: Comp Plan Amendments w/PEPCO

Hi Colleen,

Please see attached for our feedback. The first document has requested edits and comments related to the various elements. We combined comments from all chapters into one document. If you need anything different, please let me know. Additionally, if you have any questions, we would be happy to provide information or have a quick discussion via phone or meeting.

The second two documents are related to the FLUM. I would note that we do not typically share addresses of our substations; therefore, we have marked the document as privileged and confidential.

Thank you in advance for considering. I hope you have a wonderful holiday season. I will be in the office some over the next few weeks if we need to talk. If not, happy holidays and I hope you get some quality time with family and friends.

Best,

**Chris Taylor**  
Senior Manager  
Strategic Initiatives & Advocacy



Edison Place  
701 9<sup>th</sup> Street NW, Washington, DC 20068  
Office: 202 872 3357  
[crtaylor@pepco.com](mailto:crtaylor@pepco.com) | [pepco.com](http://pepco.com)



---

**From:** Willger, Colleen (OP) <[colleen.willger@dc.gov](mailto:colleen.willger@dc.gov)>  
**Sent:** Monday, December 16, 2019 12:32 PM  
**To:** Taylor, Chris R:(PEPCO) <[crtaylor@pepco.com](mailto:crtaylor@pepco.com)>  
**Subject:** RE: Comp Plan Amendments w/PEPCO

Hi Chris:

End of the week by December 20 is perfect! Happy holidays to you as well!

Best,  
Colleen

---

**From:** Taylor, Chris R:(PEPCO) <[crtaylor@pepco.com](mailto:crtaylor@pepco.com)>  
**Sent:** Monday, December 16, 2019 12:23 PM  
**To:** Willger, Colleen (OP) <[colleen.willger@dc.gov](mailto:colleen.willger@dc.gov)>  
**Subject:** RE: Comp Plan Amendments w/PEPCO

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hi Colleen,

I hope you had a great weekend and are well prepared for the holidays. We haven't quite nailed down all of our feedback. Is it okay to get everything to you by the end of the week, December 20<sup>th</sup>?

Thank you for considering.

Chris

**Chris Taylor**  
Senior Manager  
Strategic Initiatives & Advocacy



Edison Place  
701 9<sup>th</sup> Street NW, Washington, DC 20068  
Office: 202 872 3357  
[crtaylor@pepco.com](mailto:crtaylor@pepco.com) | [pepco.com](http://pepco.com)



---

**From:** Taylor, Chris R:(PEPCO) <[crtaylor@pepco.com](mailto:crtaylor@pepco.com)>  
**Sent:** Friday, December 13, 2019 2:36 PM  
**To:** Willger, Colleen (OP) <[colleen.willger@dc.gov](mailto:colleen.willger@dc.gov)>  
**Subject:** Re: Comp Plan Amendments w/PEPCO

Thank you. I'm confused as to when the comments are due. I thought it was Monday, but someone today said December 20th. May the date be confirmed?

Thanks,

Chris

Get [Outlook for iOS](#)

**From:** Willger, Colleen (OP) <[colleen.willger@dc.gov](mailto:colleen.willger@dc.gov)>  
**Sent:** Friday, December 13, 2019 2:21:07 PM  
**To:** Taylor, Chris R:(PEPCO) <[crtaylor@pepco.com](mailto:crtaylor@pepco.com)>; Barber, Jennifer (OP) <[jennifer.barber@dc.gov](mailto:jennifer.barber@dc.gov)>; Calkins, Kristin (OP) <[Kristin.Calkins@dc.gov](mailto:Kristin.Calkins@dc.gov)>; Scriven, Malaika (OP) <[Malaika.Scriven@dc.gov](mailto:Malaika.Scriven@dc.gov)>; Cozart, Anita (OP) <[anita.cozart@dc.gov](mailto:anita.cozart@dc.gov)>; Khan, Sakina (OP) <[sakina.khan@dc.gov](mailto:sakina.khan@dc.gov)>; Flores, Rogelio (OP) <[rogelio.flores@dc.gov](mailto:rogelio.flores@dc.gov)>; Broderick, Faith (OP) <[Faith.Broderick@dc.gov](mailto:Faith.Broderick@dc.gov)>  
**Subject:** RE: Comp Plan Amendments w/PEPCO

Thanks, Chris, for your continued engagement and support on this endeavor! Yes, please send your comments to the [plandc@dc.gov](mailto:plandc@dc.gov) email address. We will provide a response that we received your comments and circulate them for review and consideration. Afterwards, we will let you know if a meeting is necessary.

Thanks again!

Best,  
Colleen

---

**From:** Taylor, Chris R:(PEPCO) <[crtaylor@pepco.com](mailto:crtaylor@pepco.com)>  
**Sent:** Friday, December 13, 2019 10:23 AM  
**To:** Barber, Jennifer (OP) <[jennifer.barber@dc.gov](mailto:jennifer.barber@dc.gov)>; Calkins, Kristin (OP) <[Kristin.Calkins@dc.gov](mailto:Kristin.Calkins@dc.gov)>; Scriven, Malaika (OP) <[Malaika.Scriven@dc.gov](mailto:Malaika.Scriven@dc.gov)>; Cozart, Anita (OP) <[anita.cozart@dc.gov](mailto:anita.cozart@dc.gov)>; Khan, Sakina (OP) <[sakina.khan@dc.gov](mailto:sakina.khan@dc.gov)>; Willger, Colleen (OP) <[colleen.willger@dc.gov](mailto:colleen.willger@dc.gov)>; Flores, Rogelio (OP) <[rogelio.flores@dc.gov](mailto:rogelio.flores@dc.gov)>; Broderick, Faith (OP) <[Faith.Broderick@dc.gov](mailto:Faith.Broderick@dc.gov)>  
**Subject:** RE: Comp Plan Amendments w/PEPCO

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Good morning,

I hope everyone is doing well and enjoying the holiday season.

Thank you very much for the opportunity to provide feedback on the Comprehensive Plan. As suggested in the meeting on the October 30<sup>th</sup>, we did not focus on providing minor edits to language or stats. Rather, we focused our feedback on potential “fatal flaws.” How should we share our feedback. We had discussed potentially having a conversation, meeting, or send via email. We are happy to proceed as directed. If via email, we are planning to submit on Monday if that works with your schedules.

Thank you in advance.

Best,

**Chris Taylor**  
Senior Manager  
Strategic Initiatives & Advocacy



Edison Place  
701 9<sup>th</sup> Street NW, Washington, DC 20068  
Office: 202 872 3357  
[crtaylor@pepco.com](mailto:crtaylor@pepco.com) | [pepco.com](http://pepco.com)



-----Original Appointment-----

**From:** Barber, Jennifer (OP) <[jennifer.barber@dc.gov](mailto:jennifer.barber@dc.gov)>

**Sent:** Friday, October 18, 2019 1:09 PM

**To:** Barber, Jennifer (OP); Calkins, Kristin (OP); Scriven, Malaika (OP); Cozart, Anita (OP); Khan, Sakina (OP); Willger, Colleen (OP); Flores, Rogelio (OP); Broderick, Faith (OP); Taylor, Chris R:(PEPCO)

**Subject:** [EXTERNAL] Comp Plan Amendments w/PEPCO

**When:** Wednesday, October 30, 2019 10:30 AM-11:15 AM (UTC-05:00) Eastern Time (US & Canada).

**Where:** Anacostia Conference Room, 1100 4th Street SW, Suite E650, WDC 20024 (Metro: Green Line Waterfront Metro Station)

This Email message and any attachment may contain information that is proprietary, legally privileged, confidential and/or subject to copyright belonging to Exelon Corporation or its affiliates ("Exelon"). This Email is intended solely for the use of the person(s) to which it is addressed. If you are not an intended recipient, or the employee or agent responsible for delivery of this Email to the intended recipient(s), you are hereby notified that any dissemination, distribution or copying of this Email is strictly prohibited. If you have received this message in error, please immediately notify the sender and permanently delete this Email and any copies. Exelon policies expressly prohibit employees from making defamatory or offensive statements and infringing any copyright or any other legal right by Email communication. Exelon will not accept any liability in respect of such communications. -EXCIP

---

**From:** TaylorFam Feelosophy <makawish2day@gmail.com>  
**Sent:** Friday, January 10, 2020 2:07 PM  
**To:** plandc@dc.gov  
**Subject:** GLOBAL GAINS SUGGESTIONS/COMP PLAN

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Good Greetings,

Thank you for your work and i hope to hear from u soon.



[Comp Plan.pdf](#)

---

**From:** Tenley Town <wisc869639@gmail.com>  
**Sent:** Monday, January 6, 2020 1:22 PM  
**To:** plandc@dc.gov  
**Subject:** Comments on Draft Comprehensive Plan  
**Attachments:** Final Signed OP Letter.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Attached is a letter from Tenleytown Neighbors Association with comments and recommendations on the draft Comprehensive Plan. Please confirm receipt.

Walter Schumann  
Vice President, on behalf of  
Tenleytown Neighbors Association

---

**From:** Teresa Frison <frison.teresa@gmail.com>  
**Sent:** Tuesday, December 17, 2019 10:53 AM  
**To:** plandc@dc.gov  
**Cc:** Cyrus Levesque; Tina Laskaris  
**Subject:** Fwd: 1117 Morse St, NE  
**Attachments:** IMG\_2578.JPG; IMG\_2576.JPG; IMG\_2579.JPG; IMG\_2577.JPG

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Teresa Frison  
1184 Morse St. NE  
Washington, DC 20002

To Whom It May Concern,

I am writing to express concerns about how the city is managing its housing issue, homeless population, parks, libraries, schools and traffic problems. I am also seeking more information on how DC plans to address these issues.

I first want to address some of the housing issues in my own neighborhood; I live in Trinidad, which is in Ward 5. I object to how the city and the BZA have pushed through condo conversions in my neighborhood and on my street. I support more affordable housing in DC, but these condo conversions are NOT affordable housing. I am attaching photos of all the condo conversions that the BZA has pushed through on my street ONLY (1100 block of Morse St. NE) in the last 7 years. Please keep in mind that the fully built condos are between 3 and 4 years old and they are already falling apart.

This block was designed for single family homes and these conversions are putting a heavy strain on our infrastructure. The developer is not paying to upgrade the sewage system or adding more parking spaces for the number of units they are building. Neighbors living next door have lost natural light, the ease and comfort of their backyards, and have felt a strain on their plumbing systems.

These conversions are changing the nature of our neighborhood and many living in the condos are renters, not owners. Each of these condo's sold for over \$500 K, so none of these were marketed for people that are low income. This block was once populated by generational families and due to increases in taxes and the high cost living several have been forced to sell. The real estate market is skewed in favor of developers, though the city places little to no restrictions on them when they destroy a single family home. I have walked by many of these condo conversions under construction to see NO permits posted.

The fully completed condos in these photos were built WITHOUT notifying the neighbors or allowing the neighborhood to oppose or provide input into these conversions. The 2 currently under construction were opposed by the neighborhood, the ANC, and people spoke against them at the BZA hearings. Yet, despite the

overall opposition to these projects, this board green lit these projects without taking into consideration the affect they have on our block. In fact, the one at 1167 Morse St NE was allowed to go through with the old zoning regulations, despite heavy opposition at the BZA hearing by neighbors, simply because the developer put in her permits right before the zoning change. The condo conversions at 1157, 1125, and 1123 were done before the zoning laws changed are an absolute eyesore and have damaged the aesthetics of our block. If developers were better regulated, we would not have such shoddy conversions. If you look at these photos, you will see that the brick on the outside is deteriorating and chipping away on all 3 of these units. If the building is falling apart on the outside, just imagine what is going on with the interior.

I am also opposed to the proposed condo conversion at 1117, which is bad enough without the addition of the carriage house. I strongly object to the carriage house, that alley is already dangerous and adding more traffic would make a bad situation worse. People use this alley as an express lane to bypass traffic on Florida Ave and we have had several accidents due to people going over 50 MPH down that alley. (DOT knows about this)

If the city is intent on allowing condo conversions, than they should stipulate that at least 1 unit be set aside for low income housing. In the 7 years I have lived in NE I have seen dozens of apartment and large condo units go up (mainly on or near H st. NE), what steps is the city taking to ensure that 10% of those units are being offered to those in need of low income housing. In our neighborhood we have also seen a loss of section 8 housing, since the market to sell has improved the owners are selling these homes and families are being evicted without a place to go. What is the city doing to address this failure in the system? Trinidad neighborhood has multiple 4 unit housing complexes that are now being converted into high end condos and the lower income residents are again losing housing. So if the city is sincere about addressing the housing shortage, perhaps it should look into protecting current affordable housing.

What steps is the city taking to meet the needs of our homeless population? There are large encampments under the K st NE underpass and the M st NE underpass. I know there are more, but I see these daily. Is the city looking into providing bathrooms for our homeless population? Paris has self cleaning toilets and these might be a good option. <https://abcnews.go.com/Health/wireStory/san-francisco-public-toilets-homeless-cost-200000-64726144>; <https://europeforvisitors.com/paris/articles/paris-public-toilets.htm>. We need more affordable housing and better management for this at-risk population. Is the city providing services to those living on the streets?

I also want to know what the city is doing to minimize single use vehicles in the district. Cities in other countries are banning cars from their downtown areas, is this something DC can consider? We have had a high number of pedestrian and bicycle deaths due to drivers not paying attention. Can DC limit downtown to public transportation and cabs? [https://www.washingtonpost.com/local/trafficandcommuting/pedestrians-continue-to-be-at-high-risk-on-washington-regions-roads-data-show/2019/02/09/e6a4e7a8-1f52-11e9-8b59-0a28f2191131\\_story.html](https://www.washingtonpost.com/local/trafficandcommuting/pedestrians-continue-to-be-at-high-risk-on-washington-regions-roads-data-show/2019/02/09/e6a4e7a8-1f52-11e9-8b59-0a28f2191131_story.html)

The remodel for the intersection at K and Montello Ave./12th St NE is a disaster. There is only 17 seconds for pedestrians to cross that street, which is the same time cars have turning onto K from either Montello or 12th st. Then pedestrians have to wait at the corner of Florida and Montello to cross and again, cars also have the right to turn from either Montello or 12th st NE onto Florida. We had a cyclist struck and killed at the intersection of Florida and Montello and this re-design has made this already dangerous intersection worse. There was also drunk driver that came through later this year and wiped out the bus stop sign, the street light, the crossing light and the ghost bike. The bus sign and ghost bike have yet to be replaced.

I few years ago DC asked for neighborhood input on redesigning Florida Ave and the surrounding area, I attended at least 5 of these meetings and none of the suggestions put forth by the community seems to have been considered by the City. So for future reference please include citizen input and don't ignore it.

When it comes to services such as libraries and well maintained parks, one has to go to a wealthier neighborhood to gain access. I live next Joe Cole Park, which is fantastic, but poorly maintained by DPR. I go there every other weekend (in good weather) to pick up trash, since the city does not bother to do so. It also has an awesome splash park, but it again is poorly maintained. It took the city a year to fix the broken spray tubes and then hobbled together some kind of fix that was strange. Also it is concrete and all the bolts are exposed. Several children have bloodied knees and bruises. In other more wealthy wards, there is foam placed down and the bolts are covered. There is also no library within walking distance of our neighborhood. It would be a wonderful addition to have one nearby. I love the remodels done to most of our existing libraries, but would like to see more libraries in 'poorer' wards.

I would also like to know how DC is allotting money for it's schools. It seems that DCPS needs to focus more on equity and meeting the needs of its at risk- students. How is DC ensuring that those students get the resources they need to succeed? [https://www.dcfpi.org/all/the-funding-roadmap-for-educational-justice-in-dc/?utm\\_source=DCFPI+Communication+List&utm\\_campaign=920e390352-EMAIL\\_CAMPAIGN\\_2019\\_12\\_10\\_08\\_51&utm\\_medium=email&utm\\_term=0\\_f6ae988a93-920e390352-93497029](https://www.dcfpi.org/all/the-funding-roadmap-for-educational-justice-in-dc/?utm_source=DCFPI+Communication+List&utm_campaign=920e390352-EMAIL_CAMPAIGN_2019_12_10_08_51&utm_medium=email&utm_term=0_f6ae988a93-920e390352-93497029)

Also since DC has this lottery system, how is the city working to ensure the fairness of this system and that more at risk-students are given the opportunity to attend a high quality school? Since all schools should be high quality, what steps is DC taking to meet those expectations and provide the money schools need?

Thank you,

Teresa Frison



[IMG\\_1879.JPG](#)



[IMG\\_1880.JPG](#)

---

**From:** Thomas Houston <thouston@mediciroad.org>  
**Sent:** Friday, January 10, 2020 3:55 PM  
**To:** plandc@dc.gov  
**Cc:** Deanwood Citizens Association; Holmes, Antawan (ANC 7C07); Green, Anthony Lorenzo (SMD 7C04); Talayah Jackson  
**Subject:** Medici Road's Comprehensive Plan comments  
**Attachments:** Medici Road Comp Plan Comments 1.8.2020.xlsx; Fundraising button.png

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

The purpose of this email is to provide the Office of Planning with Medici Road's comments regarding the Far NE/SE Area Element.

To better assist OP with the review of my comments, we have created an excel document (see attached) that mirrors your proposed amendments log:

1. Citation- The tracking number (or related numeric location in parenthesis)
2. Existing Text- The text is taken from the redline version of the Far NE/SE area element
3. Proposed Amendment/Comment- Our edited or amended comment. Edits to existing text or new language are in green.
4. ANC Resolution- The status of accompanying ANC resolutions supporting the suggested edits and new language.

Please let me know if you have any additional questions.

Thomas Houston  
[www.mediciroad.org](http://www.mediciroad.org)  
Reducing poverty one road at at time  
[Click here to see the Medici Road promo video](#)



---

**From:** Thomas Houston <thouston@mediciroad.org>  
**Sent:** Friday, January 10, 2020 3:55 PM  
**To:** plandc@dc.gov  
**Cc:** Deanwood Citizens Association; Holmes, Antawan (ANC 7C07); Green, Anthony Lorenzo (SMD 7C04); Talayah Jackson  
**Subject:** Medici Road's Comprehensive Plan comments  
**Attachments:** Medici Road Comp Plan Comments 1.8.2020.xlsx; Fundraising button.png

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

The purpose of this email is to provide the Office of Planning with Medici Road's comments regarding the Far NE/SE Area Element.

To better assist OP with the review of my comments, we have created an excel document (see attached) that mirrors your proposed amendments log:

1. Citation- The tracking number (or related numeric location in parenthesis)
2. Existing Text- The text is taken from the redline version of the Far NE/SE area element
3. Proposed Amendment/Comment- Our edited or amended comment. Edits to existing text or new language are in green.
4. ANC Resolution- The status of accompanying ANC resolutions supporting the suggested edits and new language.

Please let me know if you have any additional questions.

Thomas Houston  
[www.mediciroad.org](http://www.mediciroad.org)  
Reducing poverty one road at at time  
[Click here to see the Medici Road promo video](#)



---

**From:** thutcheson2000@everyactioncustom.com on behalf of Thomas Hutcheson <thutcheson2000@everyactioncustom.com>  
**Sent:** Thursday, December 5, 2019 6:51 PM  
**To:** plandc@dc.gov  
**Subject:** I support the Office of Planning DC Comprehensive Plan amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

As a DC resident, I support the proposed changes to the DC Comprehensive Plan because these changes will put meeting our housing needs first. It will also ensure that as our city grows, we will enable more people to stay in their communities and live near transit. This builds a more equitable and sustainable city.

In particular, I support the following changes to the Comp Plan:

- Inclusion of more housing across the city, especially near Metro stations and transit corridors so more people can live near transit, and walk, bike and ride transit. The Future Land Use Map proposes more housing around Metro stations and other transit-accessible locations.
- Ensuring we have enough homes of all shapes and sizes, particularly affordable homes, in each part of the city. The plan sets a policy for a minimum of 15% of homes in each area of the city should be affordable for low income neighbors.

I urge my Advisory Neighborhood Commission to support these changes, and for OP to formally recommend this updated Comp Plan to the DC Council soon after the conclusion of the ANC comment period.

Thank you for your consideration.

Sincerely,  
Thomas Hutcheson  
3730 Veazey St NW Washington, DC 20016-2229 thutcheson2000@yahoo.com

---

**From:** Thomas Skinner <tskinner@redbrickpartners.com>  
**Sent:** Friday, January 10, 2020 12:37 PM  
**To:** plandc@dc.gov; jennifer.steingasser@dc.gov; colleen.willger@dc.gov  
**Cc:** Stephan Rodiger; Utz, Jeffrey  
**Subject:** Comp plan comments  
**Attachments:** 20200110123444967.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Jennifer & Colleen:

Please find attached a handful of light comments that I wanted to submit on the Draft Comprehensive Plan Amendments. I think they are largely in the spirit of clarifications or clean-up. The comments relate to two federally owned parcels of land in which we don't have any direct economic interest but we would like to see their eventual development accomplished in the best possible manner for DC residents.

Thanks

Tom

Tom Skinner  
Managing Partner  
Redbrick LMD, LLC  
1627 Eye Street NW, Suite 920  
Washington, DC 20006  
Office: (202)892-1646  
Cell: (202)441-6764  
[www.redbricklmd.com](http://www.redbricklmd.com)

This message is for the sole use of the intended recipient. If you received this message in error, please delete it and notify us. If this message was misdirected, Redbrick Partners, LLC, its subsidiaries and affiliates ("Redbrick") do not waive any confidentiality or privilege. Redbrick retains and monitors electronic communications sent through its network, and message transmission is not guaranteed to be secure or private. Information received by Redbrick is not deemed to be confidential unless subject to a written agreement. Any material in this communication is not to be construed as a recommendation of, or an offer to buy or sell, or the solicitation of an offer to buy or sell, any security, financial product, or instrument, or to participate in any particular investment in any jurisdiction in which such an offer or solicitation, or investment would be illegal or require registration of the security or offering/sale or of Redbrick. Redbrick does not undertake activities requiring registration as, and is not, a broker-dealer. Redbrick does not represent that this material is accurate, current, or complete and it should not be relied upon as such. You should not construe any of the material contained herein as business, financial, investment, trading, legal, regulatory, tax, or accounting advice, and you may want to consult your business advisor, attorney, and tax and accounting advisors concerning any contemplated transactions.

---

**From:** Thompson, Clyde <Clyde.D.Thompson@tsa.dhs.gov>  
**Sent:** Tuesday, October 29, 2019 11:07 AM  
**To:** plandc@dc.gov  
**Subject:** Comp Plan Comments

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hello,

I wanted to know how long your office will be accepting comments to the Comp Plan and if this is the appropriate place to send official comments? Thank you!

Respectfully,  
Clyde D. Thompson, JD  
Program Analyst, Enterprise Performance and Risk (EPR) Branch  
DHS-TSA | Strategy, Policy Coordination, and Innovation (SP&I)  
Desk: 571.227.5040 | Email: [Clyde.D.Thompson@tsa.dhs.gov](mailto:Clyde.D.Thompson@tsa.dhs.gov)

---

**From:** Tracy Hart <thart@worldbank.org>  
**Sent:** Thursday, January 9, 2020 9:38 PM  
**To:** plandc@dc.gov  
**Cc:** Black, Gale B. (SMD 4A08); 4C02@anc.dc.gov; jackhcampbell@hotmail.com; 4C03@anc.dc.gov; efeldman@dccouncil.us; pkhoobchandani@gmail.com; thartkrantz@gmail.com  
**Subject:** DC Office of Planning submission -- FLUM Comments  
**Attachments:** Sixteenth Street Comprehensive Plan Comments January 9, 2020.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear DC Office of Planning:

Please find attached a letter from 101 Crestwood and Sixteenth Street Heights supporting retention of 16<sup>th</sup> Street NW between Arkansas Avenue NW and Colorado Avenue NW for low density residential housing. Please note that the concerned ANC Commissioners are cc'ed, as are also a contact for Ward 4 Councilmember, and contacts for the Crestwood Citizens Association and the Sixteenth Street Neighborhood Association.

Please contact me, Tracy Hart, at [thartkrantz@gmail.com](mailto:thartkrantz@gmail.com), or 1.202.460.9676, if you have any questions. Thank you for considering this letter as input to the FLUM consultation process.

Sincerely – Tracy.

---

**From:** Trueblood, Andrew (OP)  
**Sent:** Saturday, January 11, 2020 8:55 AM  
**To:** Harlan Cohen  
**Cc:** plandc  
**Subject:** Re: Public Comments for the Comprehensive Plan: Rock Creek West

Thank you, confirming receipt.

---

**From:** Harlan Cohen <cosalkoop@gmail.com>  
**Sent:** Friday, January 10, 2020 11:01 PM  
**To:** Sheba.elgawish@dc.gov <Sheba.elgawish@dc.gov>; Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov>; sheba.elgawish@dc.gov <sheba.elgawish@dc.gov>  
**Subject:** Public Comments for the Comprehensive Plan: Rock Creek West

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

The Comprehensive Plan and the FLUM should limit construction to low-density commercial and moderate-density residential (MU-3 or 40 feet plus 15 feet penthouse for a total height of 55 feet) along Connecticut Avenue between Livingston St and Oliver St and along Wisconsin Avenue between Chesapeake St and Harrison St. This amendment will allow for residential construction to include affordable and moderate-income housing while still respecting the scale of the surrounding neighborhoods. Moderate heights are particularly important along Wisconsin Avenue because the scale of the street is narrower than Connecticut Avenue. Taller buildings would turn Wisconsin Avenue into a canyon for fast-flowing traffic from Bethesda to downtown and will disrupt the current mixed-use residential and commercial scale of this area. Cathedral Commons (near the Giant at Idaho Avenue) is a successful five-story development that serves as an example of an appropriate scale for Wisconsin Avenue from that point to Harrison Street.

Adequate parking should be included. Otherwise residents will not use the commercial units and will either shop online or do their shopping in Montgomery County where the developers or the County provide parking garages.

Harlan Cohen  
41st St NW

---

**From:** Trueblood, Andrew (OP)  
**Sent:** Monday, December 23, 2019 12:58 PM  
**To:** Pearson, Scott (DCPCS)  
**Cc:** Cozart, Anita (OP); Khan, Sakina (OP); plandc  
**Subject:** RE: Comments to the Comprehensive Plan Educational Facilities Element 1.1.5

Mr. Pearson,

Thank you for your feedback, which was received by the Comp Plan Project Team.

The policy you note, 1.1.5 of the Educational Facilities Element, was drafted in close coordination with various District Government agencies, including education partners at DME, DCPS and DC PCSB. In fact, I personally attended a meeting with leadership from these partners as we discussed the issues and collaboratively refined the language to achieve the compromise in the Mayor's proposal.

The language acknowledges the potential conflicts between industrial and educational uses, while not creating any prohibitions. As with numerous issues, the draft Comp Plan Update acknowledges the competing demands for land and potential conflicts of land use while recognizing that each location and situation are unique. In addition, there are supporting policies in the Land Use, Economic Development, and related Area Elements.

Thank you again for your feedback and your teams' engagement in our efforts.

Best,  
Andrew



**Andrew Trueblood • Director**  
DC Office of Planning  
1100 4th Street SW, Suite E650 • Washington, DC 20024  
202.442.7636  
[Andrew.Trueblood@dc.gov](mailto:Andrew.Trueblood@dc.gov)  
[planning.dc.gov](http://planning.dc.gov)

---

**From:** Scott Pearson <[spearson@dcpcsb.org](mailto:spearson@dcpcsb.org)>  
**Sent:** Thursday, December 19, 2019 12:59 PM  
**To:** plandc <[complannerupdate@dc.gov](mailto:complannerupdate@dc.gov)>  
**Cc:** [tbowden@dcpcsb.org](mailto:tbowden@dcpcsb.org); Drew Snyder <[dsnyder@dcpcsb.org](mailto:dsnyder@dcpcsb.org)>  
**Subject:** Comments to the Comprehensive Plan Educational Facilities Element 1.1.5

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

To the Office of Planning,

The city's current draft update to the Comprehensive Plan Educational Facilities Element contains a troubling new recommendation, 1.1.5 that states in part: "Discourage siting of schools in areas zoned as PDR [Production, Distribution and Repair]."

As the document notes, numerous public charter schools have located in PDR sites. These include Two Rivers PCS, one of the most sought-after schools in the city.

Public charter schools face significant and well-documented challenges locating suitable facilities. In the past, the city alleviated these challenges by releasing unused school buildings, but this has stopped in the current administration forcing schools to turn increasingly to the commercial market. Rising population and gentrification make it harder and harder to find suitable commercial space. Moreover such space, when found, is more and more expensive.

Rising costs of facilities mean that schools must spend funds for occupancy that they could have otherwise spent on teachers, students support, and student activities, which is not a desired public policy outcome.

By discouraging the use of PDR sites, the comprehensive plan would exacerbate these challenges, making it more difficult and more expensive for public charter schools to find suitable locations.

With the rising population and growing student enrollment, we forecast that all city school buildings – both DCPS and charter – will be at capacity between 2025 and 2030. We will need new school buildings and some of these should be provided by public charter schools, which typically cost the city less than half of what new DCPS school buildings cost. It is strongly in the city's interest to make it as easy and inexpensive as possible for public charter schools to find facilities, and recommendation 1.1.5 is contrary to this interest. We therefore respectfully request that it be removed.

Scott Pearson  
Executive Director  
DC Public Charter School Board  
202-328-2662  
Cell: 202-495-8722  
[spearson@dcpcsb.org](mailto:spearson@dcpcsb.org)  
@sdpearson

---

**From:** Trueblood, Andrew (OP)  
**Sent:** Wednesday, December 18, 2019 4:16 PM  
**To:** plandc  
**Subject:** Fwd: Comp Plan Draft Amendment Comments  
**Attachments:** DCABAW re. Andrew Trueblood.pdf; ATT00001.htm

**Andrew Trueblood • Director**  
DC Office of Planning  
[1100 4th Street SW, Suite E650 • Washington, DC 20024](http://11004thstreetdc.org)  
[planning.dc.gov](mailto:planning.dc.gov)

Begin forwarded message:

**From:** Risa Hirao <rhirao@pascalweiss.com>  
**Date:** December 18, 2019 at 4:02:58 PM EST  
**To:** "Trueblood, Andrew (OP)" <Andrew.Trueblood@dc.gov>  
**Cc:** Brendan Williams-Kief <bwk@georgetownpa.com>, Risa Hirao <rhirao@pascalweiss.com>  
**Subject: Fwd: Comp Plan Draft Amendment Comments**

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Dear Mr Trueblood,

On behalf of the DC Association of Beverage Alcohol Wholesalers, we submit our written comments to the Office of Planning's draft amendments to the Comprehensive Plan. We look forward to engage with your office to discuss our concerns.

Sincerely  
Risa Hirao

Get [Outlook for iOS](#)

---

**From:** Risa Hirao <rhirao@pascalweiss.com>  
**Sent:** Wednesday, December 18, 2019 12:05 PM  
**To:** plandc@dc.gov  
**Cc:** Brendan Williams-Kief; Risa Hirao  
**Subject:** Comp Plan Draft Amendment Comments

Dear Sir or Madam  
On behalf of the District of Columbia Association of Beverage Alcohol Wholesalers, I submit the attached written comments on the Office of Planning's Draft Amendments to the Comprehensive Plan.

Sincerely,  
Risa Hirao

**Confidentiality Notice:**

This message is being sent by or on behalf of a lawyer. It is intended exclusively for the individual or entity to which it is addressed. This communication may contain information that is proprietary, privileged or confidential or otherwise legally exempt from disclosure. If you are not the named addressee, you are not authorized to read, print, retain, copy or disseminate this message or any part of it. If you have received this message in error, please notify the sender immediately by e-mail and delete all copies of the message.

---

**From:** Trueblood, Andrew (OP)  
**Sent:** Thursday, November 21, 2019 5:09 PM  
**To:** plandc  
**Subject:** Fwd: DECAA resolution for more time on the Comp Plan  
**Attachments:** Comp Plan resolution more time.docx; ATT00001.htm

**Andrew Trueblood • Director**  
DC Office of Planning  
[1100 4th Street SW, Suite E650 • Washington, DC 20024](http://1100 4th Street SW, Suite E650 • Washington, DC 20024)  
[planning.dc.gov](http://planning.dc.gov)

Begin forwarded message:

**From:** NICHOLAS DELLE DONNE <[delledonne.n@comcast.net](mailto:delledonne.n@comcast.net)>  
**Date:** November 21, 2019 at 5:04:22 PM EST  
**To:** ATD EOM MIS <[mayor@dc.gov](mailto:mayor@dc.gov)>, "Trueblood, Andrew (OP)" <[Andrew.Trueblood@dc.gov](mailto:Andrew.Trueblood@dc.gov)>, "Mendelson, Phil (COUNCIL)" <[PMENDELSON@DCCOUNCIL.US](mailto:PMENDELSON@DCCOUNCIL.US)>  
**Cc:** Iris McCollum Green <[iriseagain@aol.com](mailto:iriseagain@aol.com)>, Rebecca Martin <[rrmartin52@gmail.com](mailto:rrmartin52@gmail.com)>, Kerry Bedard <[kerrorize@aol.com](mailto:kerrorize@aol.com)>, Rachel Dubin <[dubin3@aol.com](mailto:dubin3@aol.com)>, Susie Wooddell <[susiec55@gmail.com](mailto:susiec55@gmail.com)>, Kenton Campbell <[kentonc55@icloud.com](mailto:kentonc55@icloud.com)>, Diane Quinn <[dcquinn1708@gmail.com](mailto:dcquinn1708@gmail.com)>  
**Subject:** DECAA resolution for more time on the Comp Plan  
**Reply-To:** NICHOLAS DELLE DONNE <[delledonne.n@comcast.net](mailto:delledonne.n@comcast.net)>

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

**Mayor Muriel Bowser**  
**OP Director Andrew Trueblood**  
**DC Council Chair Phil Mendelson**

**At a membership meeting on Monday, November 18, 2019, Dupont East Civic Action Association (DECAA) approved the following and attached resolution unanimously requesting an extension of time for public comment on the amendments to the Comprehensive Plan.**

**Nick DelleDonne**  
**President**  
**Dupont East Civic Action Association**

**Dupont East Civic Action Association**

**RESOLUTION REQUESTING MORE TIME  
FOR PUBLIC COMMENT ON AMENDMENTS  
TO COMPREHENSIVE PLAN CITYWIDE AND AREA ELEMENTS**

**AS DELIVERED TO:**

- DC Mayor Muriel Bowser:[mayor@dc.gov](mailto:mayor@dc.gov)
- Director, Office of Planning, Andrew Trueblood: [trueblood@dc.gov](mailto:trueblood@dc.gov)
- Chair, City Council, Phil Mendelson: [pmendelson@dccouncil.us](mailto:pmendelson@dccouncil.us)

**Whereas**, the Comprehensive Plan is DC law, intended to guide the future land use planning decisions for the District. Barry Farm Tenants and Allies Association v. DC Zoning Commission, 182 A.3d 1214, 1218 (D.C. 2018);

**Whereas**, principal purposes of the Comprehensive Plan are among others to define the requirements and aspirations of District residents, and influence social, economic, and physical development, promote economic growth and jobs for District residents and assist in the conservation, stabilization, and improvement of each neighborhood in the District. DC Code §1-306.01; Barry Farm Tenants and Allies, 182 A.3d at 1218;

**Whereas**, in **2017**, the Office of Planning opened the amendment process, despite not providing data on the efficacy of policies 12 years into the plan, as to which policies are working, which are not, and reasons why; and in **September 2019**, OP and DC Council completed amending the Comp Plan's Framework Element, the leading Chapter in the Plan; and on **October 15, 2019**, OP published proposed amendments to the 13 Citywide Elements and 10 Area Elements totaling 1500 pages—proposals which constitute a major rewrite, striking and adding large portions of text;

**Whereas**, OP limits the public comment period to 65 days beginning October 15, instructing residents to send their comments to their Advisory Neighborhood Commissions, and allowing ANC's an additional 35-day comment period ending January 31, 2020. Six weeks of the review period falls within the Thanksgiving, Christmas, and other religious holidays;

**Whereas**, DC Council Chairman Mendelson says the Council will not consider amendments until after passage of the District FY2021 budget in June 2020; and

**Whereas**, the 1500-page proposed amendments are complex subject matter which will require serious commitment of time and attention by residents, ANCs, and other stakeholders to study and provide meaningful feedback,

**THEREFORE, BE IT RESOLVED:**

1. DECAA requests the Mayor and DC Office of Planning extend the time for reasoned and informed public and ANC comment by at least 180 days, to April 30, 2020, and
2. DECAA requests the DC City Council recommend the Mayor and OP provide this additional time for public comment and provide appropriate data and information to make possible informed, transparent decisions pursuant to D.C. Code § 1–306, seq.

Approved unanimously at membership DECAA meeting 11-18-19

*Honor the Best in Public Service!* Nominate an outstanding DC Government employee and/or team for the [19th Annual Cafritz Awards](#) by December 6th, 2019.

---

**From:** Trueblood, Andrew (OP)  
**Sent:** Monday, November 18, 2019 12:30 PM  
**To:** Naima Jefferson; shepherdspark@groups.io; TakomaDC; Brightwood\_DC@yahooroups.com; HistoricWashington@groups.io; Mendelson, Phil (COUNCIL)  
**Cc:** plandc; Todd, Brandon (COUNCIL); Cozart, Anita (OP); Scriven, Malaika (OP)  
**Subject:** RE: 60-day Comp Plan Review Process

Ms. Jefferson,

In regards to your concern about what is looking like a very busy Tuesday, we welcome residents to attend any of the public meetings and will have information and staff available to talk about any area of the District at each meeting. I may suggest you or others attend the Nov. 23<sup>rd</sup> meeting at Luke C. More High School or the Dec. 7<sup>th</sup> meeting at Wilson High School, both of which are 10 am to noon.

Thank you again for your feedback.

Best,  
Andrew



**Andrew Trueblood • Director**  
DC Office of Planning  
1100 4th Street SW, Suite E650 • Washington, DC 20024  
202.442.7636  
[Andrew.Trueblood@dc.gov](mailto:Andrew.Trueblood@dc.gov)  
[planning.dc.gov](http://planning.dc.gov)

---

**From:** Naima Jefferson <naima.jefferson@gmail.com>  
**Sent:** Monday, November 18, 2019 5:00 AM  
**To:** Trueblood, Andrew (OP) <Andrew.Trueblood@dc.gov>; shepherdspark@groups.io; TakomaDC <TakomaDC@groups.io>; Brightwood\_DC@yahooroups.com; HistoricWashington@groups.io; Mendelson, Phil (COUNCIL) <PMENDELSON@DCCOUNCIL.US>  
**Cc:** plandc <complanupdate@dc.gov>; Todd, Brandon (COUNCIL) <BTodd@DCCOUNCIL.US>  
**Subject:** Re: 60-day Comp Plan Review Process

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Director Trueblood,

Thank you for your response. Until our city has an independent planning commission, we will continue to have poorly implemented policies that make living and working in this city untenable. In fact, DC has the highest infant mortality rate of a developing nation because living here is stressful and everything here is a fight...transportation, housing, trash cans, schools and education, increased crime, etc. I guess OP's solution is to gentrify our way out of our city's problems? You know, cities only thrive with families and this city's policies have become increasingly anti-family and OP is partially the culprit.

The amendments themselves that your agency proposed seem to come from OP itself or the development community and your expectation that you should not receive 50-100 pages is misplaced. **What was submitted to the public is still a wholesale re-write!** While you mention that you have improved community engagement, I blatantly disagree. OP's own [How-To Review Guide](#) states that "OP is committed to responding to feedback received through ANC resolutions." What OP fails to disclose in its handout to the public is that almost all of the proposed amendment that were sent in by the public in 2017 were **not sent in by ANCs** but my members of the public and community groups. So, you may be in the public's face more often but just like your predecessor Mr. Shaw...forget the public?

Tomorrow, the [Office of Planning's Ward 4 Comprehensive Plan meeting at Roosevelt High School](#), which is supposed to illicit engagement, seems like it's going to waste not only taxpayer dollars by paying for district staff and personnel to work late but also people's time to only tell them to work with ANCs. A meeting with a topic of that magnitude to simply kick the can to ANCs is not really community engagement!

Moreover, during the 13-hour DC Council hearing, all you heard was affordable housing over and over again. Congresswoman Norton is hosting a forum about it tomorrow evening about that topic. Perhaps that conversation should be about an **independent and elected planning commission** as a first step to address some of the city's problems including affordable housing? In addition to OP's meeting, the following other meetings are occurring throughout the ward and city tomorrow:

1. [Congresswoman Elenor Norton Holmes is having a forum regarding the affordable housing crisis at the Nineteenth Street Baptist Church](#)
2. [DC Federation of Civic Associations is having a Comprehensive Plan Forum at 441 4th Street NW.](#)
3. Councilmember Kenyan McDuffie, Chair of the Committee on Business and Economic Development, will be at the Ward 4 Dems meeting to discuss the following bills and their potential impact to our local small businesses in Ward 4 and across the city:
  - o [B23-439](#), "Longtime Resident Business Preservation Amendment Act of 2019"
  - o [B23-438](#), "Small and Local Business Assistance Amendment Act of 2019"
  - o [B23-432](#), "Protecting Local Area Commercial Enterprises Amendment Act of 2019"

I think the public has had enough and if our officials don't want to listen to residents and voters, the ballot box will in 2020 and 2022! #SlateCleaning

Naima Jefferson, Ward 4 resident and voter

On Wed, Oct 30, 2019 at 12:55 PM Trueblood, Andrew (OP) <[Andrew.Trueblood@dc.gov](mailto:Andrew.Trueblood@dc.gov)> wrote:

Ms. Jefferson,

Thank you for your feedback and for taking the time to meet with our team about the Comp Plan earlier this month. I hope it was helpful and am copying that team in case we can continue to provide additional support as the process continues. I also hope we will see you at our Ward 4 meeting at Roosevelt Hight School on November 19 from 6 to 8 pm.

As you know, the Comprehensive Plan update has been a long process, with numerous opportunities for engagement and feedback. This final public review is meant to help discover any major issues or oversights prior to submission to Council and is not another round of public amendments. As such, we are not expecting 50-100 page resolutions and

would not recommend ANCs engage in that way, as we have shared with them through two trainings and numerous one on one discussions.

I am proud that OP has been able to move this process forward in a way that exceeds requirements and previous commitments around engagement while also providing a real path to approval within in a year. That is because the true value of this update is in implementation, which cannot happen until Council passes it. Until then, we are still working off of a plan that is out of date and not helping us address the biggest issues our residents are facing. It worth noting that what we will be submitting the Mayor's proposal to Council, which will hold hearings and will be the ultimate body to approve the update. Due to the need to allow Council the time to approve an update prior to the end of their 2020 session, we do not have the luxury of extending the deadlines beyond our what has been laid out. These timelines already significantly exceed the requirements of the law and the public commitments made throughout the process. Not only are we providing over 60 days for public review, which had been the commitment early on, we are also allowing ANCs 108 days to review and comment, which will allow the public even more time to weigh in and provides a "great weight" type opportunity that is above and beyond any requirements.

Finally, we understand that very few residents will want to read every page, so we have provided additional content so they can engage with the update whether they have 5 minutes or 5 hours. To do that, we have created a [how-to guide](#) and [one-pagers](#) that summarize the information and allow the public and ANCs to focus their time on elements or components of elements that most matter to them. All of this information can be found at [plandc.dc.gov](#).

Thanks again for your feedback, and please feel free to reach out to our team if we can provide additional assistance.

Sincerely,  
Andrew

**Andrew Trueblood • Director**

DC Office of Planning

1100 4th Street SW, Suite E650 • Washington, DC 20024

202.442.7636

[Andrew.Trueblood@dc.gov](mailto:Andrew.Trueblood@dc.gov)

[planning.dc.gov](http://planning.dc.gov)

---

**From:** Naima Jefferson <[naima.jefferson@gmail.com](mailto:naima.jefferson@gmail.com)>  
**Sent:** Monday, October 28, 2019 5:35 AM  
**To:** Trueblood, Andrew (OP) <[Andrew.Trueblood@dc.gov](mailto:Andrew.Trueblood@dc.gov)>  
**Cc:** Shepherdpark <[shepherdpark@yahoogroups.com](mailto:shepherdpark@yahoogroups.com)>; [Brightwood\\_DC@yahoogroups.com](mailto:Brightwood_DC@yahoogroups.com); [HistoricWashington@yahoogroups.com](mailto:HistoricWashington@yahoogroups.com); TakomaDC <[TakomaDC@groups.io](mailto:TakomaDC@groups.io)>  
**Subject:** 60-day Comp Plan Review Process

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Director Trueblood,

Thank you very much for releasing the remainder of the proposed Comp Plan Amendments. I'm sure all would agree that a considerable amount of time was spent preparing the proposed amendments to release to the public. In addition, thank you for scheduling meetings to reach out to the public. This is very important and critical to the process. However, I'm not certain that many members of the public had/have the time to read through all 1500+ pages before your community outreach events.

Several community leaders out there know that I've been mulling over this for a few weeks and now it's finally stewed long enough to disgust. **Similar to my comments made to your predecessor Mr. Shaw about timing, 60-days for the public and a little over 90-days for ANCs to read and digest 1500 + pages is simply unacceptable and unrealistic.** While there are many advocacy groups that receive District taxpayer funded grants to fund staff that are paid to pour over those 1500 + pages, the other 650,000 + residents here in the city work in other fields, care for family members, and are the backbone of what supports this city's tax base, and subsidizes all of the what is the city has planned with these various initiatives and policies, which now the [Washington Post](#) is putting on blast are the very causes of gentrification . Without digressing, these policies don't just displace people of color, they displace lower and middle socio-economic classes of all people.

I think it would be fair to say that OP, which is staffed with planners, took more than 60-days to draft the 1500+ pages and we, the members of the public and taxpayers, should have just as much time as OP to read it and comment. I know that DC Council performance oversight hearings are approaching and I, along with many others, want OP's oversight hearing to reflect that things have improved!!

While the process allows ANCs to opine on the Comp Plan, ANC Commissioners are unpaid volunteers. In addition, to listening to their constituents concerns about bike lanes or bike debris in treeboxes, trash, unruly businesses, other projects that require ANC approval, parking, liquor licenses, crime and public safety, education, and going to countless

other ANC-related meetings between now and January, they are being asked to read the very same 1500 + pages and actually formulate cohesive thoughts and policies that will shape our city while working their day jobs and managing their own personal lives, too. In some instances in the District, the ANCs and Area Elements don't even entirely overlap and those ANCs and Commissioners have even more work to perform to look at two very different Area Elements and vote on policies that shape our city. Moreover, any ANC that's going to put in thought and meaningful comment is going to have a very long resolution to vote on, which means these ANC Commissioners are going to have several planning meetings to go over word by word of what could easily be a 50 to 100-page resolution. And here we are talking about resiliency and the environment all the while folks all over town are killing trees over printed Comp Plan proposed amendments and ANC resolutions!!

The process that OP outlined made no consideration for other elected officials such as representatives from the SBOE, who may want to opine on the Education Facilities or Community Services and Facilities, and why there may be a need for actually planning educational sites or increasing the community services for children or even adults should be offered when intense density is contemplated. I'm sure you heard about [Montgomery County's Building Moratorium due to school overcrowding](#). Wise people learn from the mistakes of others! Let's get this right the first time.

I know that OP may have considered that the holidays are approaching when they developed the timeline. However, between the World Series, which should spur an short economic peak in DC's coffers, Veterans Day, Thanksgiving, Diwali, Christmas, Hanukkah, Kwanzaa, Festivus, and all the happenings on Capitol Hill, our city will be bubbling with folks stressed to unprecedented levels. This is just not the year anyone wants to say, "Hey folks thanks for coming over for Thanksgiving. I'm sorry about the burned turkey but I was drinking wine while I was cooking, knocked the glass over and spilled on my printed out copy of the Parks, Recreation, and Open Space Element, tried to use my blow dryer and the ink ran, and I forgot the turkey was in the oven when I ran out to FedEx Kinkos to get another printed copy before they closed because today's the last day of the FedEx Kinkos Comp Plan sale where the first 1000 pages are \$.06 in black and white and \$.08 in color and I need to be able to see the maps and charts in color! Now, let's say "grace" and everyone dig in!" While that may seem a bit over the top, the end of the year is also one of the busiest times for working families especially those with children.

### **So, what's my ask?**

1. You have to break this thing up!!! Bite size pieces are digestible and after participating in the 13-hour DC Council Comp Plan marathon on just the Framework Element alone, two minutes to testify on 1500 pages is an insult and abomination to any democratic progress and what exactly would the DC Council be expecting to hear from residents about in a 100+ hour hearing? No more than two Elements at a time; and
2. Extend the public's comment period by an additional 90-days and the ANCs comment period to an 150-days for each Element so that they can actually schedule meetings with their constituents.

As always, I look forward to meeting with you and your staff in person and welcome additional visits to your office.

Naima Jefferson, Ward 4 resident, DC taxpayer, someone who believes that We Deserve More in Ward 4, and is fed up with ignorant city policies!!!

*Honor the Best in Public Service!* Nominate an outstanding DC Government employee and/or team for the [19th Annual Cafritz Awards](#) by December 6th, 2019.

**From:** Tummonds, Paul <PTummonds@goulstonstorrs.com>  
**Sent:** Friday, January 10, 2020 12:39 PM  
**To:** plandc  
**Cc:** Steingasser, Jennifer (OP); Willger, Colleen (OP); Aakash Thakkar; Jack Lester  
**Subject:** Additional Comments on Proposed Amendments to the Comprehensive Plan - Tracking Number 1753  
**Attachments:** 2445\_001.pdf  
  
**Categories:** To Review

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Please feel free to contact me if you have any questions/comments regarding the attached.

**Paul Tummonds**  
(202) 721-1157  
[Bio](#)

***goulston&stорrs***  
1999 K Street NW Washington, DC 20006  
[goulstonstorrs.com](http://goulstonstorrs.com)  
[ptummonds@goulstonstorrs.com](mailto:ptummonds@goulstonstorrs.com)

\*\*\*\*\*  
This communication may contain information which is privileged and/or confidential under applicable law. Any dissemination, copy or disclosure, other than by the intended recipient, is strictly prohibited. If you have received this communication in error, please immediately notify us via return e-mail to [ptummonds@goulstonstorrs.com](mailto:ptummonds@goulstonstorrs.com) and delete this communication without making any copies. Thank you for your cooperation.

---

**From:** Tummonds, Paul <PTummonds@goulstonstorrs.com>  
**Sent:** Thursday, January 9, 2020 1:07 PM  
**To:** plandc  
**Cc:** Willger, Colleen (OP); Steingasser, Jennifer (OP); Stephanie Liotta-Atkinson  
**Subject:** Additional Comments on Proposed Amendments to the Comprehensive Plan - Tracking Numbers 2215, 2229, 2191, and New Proposal (Lot 112, Square 448 and Lot 41, Square 447)  
**Attachments:** 2435\_001.pdf; 2436\_001.pdf; 2437\_001.pdf; 2438\_001.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

---

**From:** Shenetta M. Hardeman-Jones <shjones@dchousing.org> on behalf of Tyrone Garrett <tgarrett@dchousing.org>  
**Sent:** Thursday, January 9, 2020 6:37 PM  
**To:** andrew.trueblood@dc.gov  
**Cc:** Senthil Sankaran; Jose Sousa; plandc@dc.gov; envictus1911@gmail.com; Tyrone Garrett  
**Subject:** RE: DCHA FLUM Letter  
**Attachments:** image001.png; Flum Letter 01.09.2020.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Director Trueblood,

It appears that our original email has been delayed due to the size constraints of the Maps attachment. This updated email has attached the letter and a link listed below for the Maps. To access the maps, please select the hyperlink and open. Let us know if you have any difficulty accessing this document.

<https://we.tl/t-OJyA3eIrL2>

Regards,  
Shenetta M. Hardeman-Jones on behalf of Tyrone Garrett

---

**From:** Shenetta M. Hardeman-Jones **On Behalf Of** Tyrone Garrett  
**Sent:** Thursday, January 09, 2020 6:09 PM  
**To:** andrew.trueblood@dc.gov  
**Cc:** Senthil Sankaran; Jose Sousa; 'plandc@dc.gov'; Tyrone Garrett; envictus1911@gmail.com  
**Subject:** DCHA FLUM Letter

Director Trueblood,

The attached letter and Future Land Use Map provides a break-down of our comments by property and Ward. Please do not hesitate to reach out to me or my team if you have any additional questions or concerns.

Regards,  
*Shenetta M. Hardeman-Jones on Behalf of Tyrone Garrett*  
Office of The Executive Director  
District of Columbia Housing Authority  
1133 North Capitol Street, NE, Suite 200  
Washington, DC 20002  
Tel: 202-535-1513  
[www.dchousing.org](http://www.dchousing.org)

**Mission Statement:** The District of Columbia Housing Authority provides quality affordable housing to extremely low-through moderate-income households, fosters sustainable communities, and cultivates opportunities for residents to improve their lives.

 Please consider the environment before printing this e-mail.



---

**From:** Uchenna Evans <u2evans@gmail.com>  
**Sent:** Thursday, January 9, 2020 1:16 PM  
**To:** plandc@dc.gov  
**Cc:** Abernathy, Malaika (OP)  
**Subject:** Comments on Proposed Amendments to DC Comp Plan: Rock Creek East, Upper Northeast, GLUM, Implementation, & Housing  
**Attachments:** DC Comp Plan Amendments Public Comment with Enclosures - Uchenna Evans 01-09-2020.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To DC Office of Planning,,

Thank you for the opportunity to provide comment on the Office of Planning's proposed amendments to DC's Comprehensive Plan. Please find my comments on the Rock Creek East Element, Upper Northeast Element, General Land Use Map, Implementation Element, and Housing Element attached.

Sincerely,  
Uchenna Evans  
915 Hamilton Street NE

---

**From:** Uwe Brandes <Uwe.Brandes@georgetown.edu>  
**Sent:** Friday, January 10, 2020 5:41 PM  
**To:** plandc@dc.gov; Andrew Trueblood  
**Cc:** Sakina Khan; Anita Cozart; joshua.ghaffari@dc.gov; Wells, Tommy (DOEE); Kate Johnson; Deas, Melissa (DOEE)  
**Subject:** Letter from D.C. Commission on Climate Change and Resilience, Re: Comp Plan Update  
**Attachments:** 20200110-CCCR-Letter-OP-Comprehensive-Plan.pdf; First Report from The Commission on Climate Change and Resiliency.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Trueblood,

Attached please find a letter from the D.C. Commission on Climate Change and Resilience as well as the First Report of the Commission. Thank you for your attention in this matter.

Sincerely,

Uwe S. Brandes, Chairman

---

**From:** Vaias, Emily, J. <VaiasE@ballardspahr.com>  
**Sent:** Thursday, January 9, 2020 3:04 PM  
**To:** Andrew Trueblood  
**Cc:** plandc@dc.gov; Thomas W. Roberson (troberson@montouri-robertson.net)  
**Subject:** Comprehensive Plan - 2400 Virginia Avenue, NW  
**Attachments:** 20200109 Ltr EJV to A Trueblood re Comp Plan Amendment.PDF

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Mr. Trueblood – Attached is our letter on behalf of Columbia Plaza requesting a change to the FLUM for the Property to provide the same designation as its neighbors are receiving. We are happy to discuss this further with you or your staff. Thank you – Emily

**Emily J. Vaias**



---

1909 K Street, NW, 12th Floor  
Washington, DC 20006-1157  
202.661.2239 DIRECT  
202.661.2299 FAX

vaiase@ballardspahr.com  
VCARD

---

www.ballardspahr.com

---

**From:** Valerie Jablow & William Horne <wolbajenroh@earthlink.net>  
**Sent:** Friday, January 10, 2020 5:16 PM  
**To:** plandc@dc.gov  
**Subject:** my comments on the comprehensive plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

1/10/2020

Dear readers at the office of planning,

Here are my comments on the draft comprehensive plan, with a focus on public education. I found the draft interesting inasmuch as it displays the values of the mayor and her concept of the city.

But I also found that in (literally) erasing historical details in the prior plan and replacing them in many places with what appears to be laudatory statements of progress, the plan eschews any real details for what appears to be aspirations and/or indistinct and uneven progress.

Possibly worse, there is a quality to this plan that suggests the mayor—and the mayor alone—has the authority to do such planning above all others.

For instance, on p. 5 (102.1), the plan appears to negate the ability of the council to alter it. Rather, it states the council must simply adopt it.

Then on p. 7 (103.6), it deletes all mention of the education master facilities plan (MFP) as a planning document among all city planning documents.

Sadly, all this suggests that our schools are in fact not a part of city planning—which is reinforced throughout. Indeed, there appears to be a complete disconnect between schools and the other planning.

For instance, of all the places listed on p. 34 (304.11) that are being encouraged to expand residential uses, there are few, if any, public schools and few, if any, mentions of them. In fact, on p. 53 (309.6), in the definition of a successful neighborhood, there is nothing about schools, something repeated on p. 499 (909), where no mention is made of schools in designing successful neighborhoods. And on p. 481 (903.11), the mention of promoting equitable growth in our city includes nothing of schools. In fact, I found only on p. 47 (306.17) any note about siting schools along transit ways. This suggests that the document is DIScouraging, rather than supporting, a system of neighborhood schools of right and has no consideration for safe passage therein.

Likewise, the section on commuting and transit mentions nothing about getting kids to school nor ensuring safe passage with cross walks and school guards (and omits mention of the Kids Ride Free program). Given DC's crisis in pedestrians getting hit by cars—including children around schools—this appears to be a major omission.

Yet on p. 135 (414.11) there are calls for a pilot program for DC schools of transportation demand management—which is not the same thing, but appears to stand in for it. My read of this is that the mayor supports not existing schools and networks, but a way of managing demand for whatever arises as far as schools go. This would suggest that school proliferation, rather than supporting existing schools, is a value herein.

The idea of strong and complete network of municipally run neighborhood public schools of right is hardly new—it was created to ensure education rights are secured in all corners, such that families would have assurance that their children would not have to commute far to get an equitable education.

However, this document appears to upend that in many ways besides those I just outlined and supports the current INequity we see in our public schools, especially those of right in DCPS.

For instance, the section on housing shows affordable housing mainly in the east half of the city. We know that this concentrates poverty, which leads to schools of right in some areas also having concentrated poverty. While that alone should not be a problem for those schools, in our city it is very much a problem, as those schools are often inadequately provisioned BY the city for the students they have.

There is also the fact that our city has promoted in both its lottery as well as its planning materials a rating system for our schools that is largely correlated to the household wealth of the students in our schools.

As a result of that and the fact that there is no ceiling on the creation of new schools and expansion of existing ones, schools with poor ratings (and not coincidentally poor students) often face tremendous enrollment pressure and closure. This document does nothing to outline this dilemma, much less address it, nor seems to even understand how housing and other city-led policies contribute to it. And there is no acknowledgement of the costs in wasteful school proliferation.

Rather, this document seems to blithely accept and even encourage this state of affairs! For instance, on p. 199 (506.11) it encourages purchasing housing on “scattered sites” as affordable housing, so as to allow low-income people to attend high-performing schools in their neighborhoods, thus tacitly accepting that schools in traditionally low-income areas will NOT be high-performing!

The irony here is that p. 172 (500.18) notes that there is a declining share of households with children—which means that with no brake on school expansions or creations, undue pressure is put on enrollments.

Yet, the document is not merely silent on all that—but contradictorily notes that “improving schools” (p. 173, 500.22) are why people want to be in DC, a belief repeated on p. 810 (1500.7)!

To be sure, this isn't to say that people without children may not eventually have children here—or send them to our public schools.

But it is a long way to assume that people without children not only WILL have them, but have actively chosen to live in DC *because of* the schools--and then will **stay** here with any children they have! Historically, almost none of that has ever been true, and current trends, showing kids leaving from all DC's publicly funded schools as they age at relatively high rates, suggest it is not true now, either. As if to underscore this unreality, old text mentioning the high drop-out rate in DC's schools is struck out on p. 956 (old 1807.2). But that rate is still high.

There also appears to be a complete disconnect here between our schools and the future of the city.

Take employment: despite mention on p. 394 (716.3) of the need for a “career-oriented curriculum” for DC public school students and a DC goal of increasing access to education and employment (p. 402, 717.10-13), there is no connection of that to economic realities, like the fact that 45% of job growth in DC will be relatively poor-paying jobs (p. 182, 504.3).

And although p. 395 (716.5) includes a strong statement about “a more comprehensive and integrated workforce preparation system,” specifics for that were actually edited out—including career magnet campuses and vocational training in our publicly funded schools.

Rather, only on p. 404 (717.23) do we see mention of DCPS being involved in workforce development programs. And support for digital literacy for such programs (mentioned on p. 405, 717.23-24) mentions this only in relation to our **libraries**—not schools.

Indeed, despite p. 357 (EG1.3.F) mentioning the need to create programs for technology jobs for DC students (i.e., internships), and recognition that many jobs will require a college degree

(p. 392, 715.2), there is little offered here to bridge the gulf between employment prospects among DC adults.

To be sure, this document does not erase schools entirely—but there is a weird disconnect throughout, as if schools have little to do with civic life and need private investment or better use to be, well, successful.

For instance, p. 424-5 (805.9FF) encourages shared use agreements for DCPS open spaces, so all residents can use them—while there is nothing about charter spaces (despite the fact that many DC charters occupy publicly owned buildings and all use public money for their facilities).

The implication is that DCPS open spaces are not well-used—without any evidence to support that. This theme is scattered throughout regarding public recreation spaces. For instance, on p. 434 (808.4) there is a reference to neighborhood-based rec facilities not being “sustainable”—which is strange, given no mention of them being unaffordable or unused.

But a short while later, on p. 461 (817.1), there is a reference to public private partnerships for expanding access to parks, with the next page noting how lease arrangements with private groups are a revenue stream.

Really: our wealthy city needs revenue streams for public resources?

Arts in our schools are not spared this weird treatment of being used for private or commercialized ends. For instance, p. 781 ((1403.9) encourages shared use of schools for cultural and arts ends, while pp. 805-6 (1415.2FF) mentions the importance of arts to education--without any mention of schools.

Possibly worse, this theme of private public partnerships for, and co-locations in, public facilities for recreation and schools is explicitly on p. 620 (1103.5FF) touted as a solution for deferred maintenance. Essentially, absent a civic facilities plan, the comprehensive plan

appears to endorse the city turning away from its civic obligation to maintain public spaces and schools for children and the general public!

What appears to be disregard of the public sphere here comes to a real head in the section on schools.

For instance, starting on p. 687 (section 1200), there is no mention of education rights. Rather, the focus is “efficient use of school property,” such that the *school buildings themselves become the school system*, which is pretty grotesque—unless education rights are indeed meaningless.

In fact, with the document’s focus on “fair access” to education and not rights (and with no definition of what “fair access” means in this context), it is not entirely surprising that the language of the prior plan--calling for the primacy and support of DCPS as the municipally run school system of right--is quite literally **struck out** on p. 689 (1200.3FF).

In its place, there is a lot about—really--real estate.

For instance, p. 693 (1202.2FF) mentions investigating the “development of vacant parcels for public mixed-use projects that incorporate educational uses,” while p. 694 mentions expanding access to educational facilities (again without defining “access”). On p. 700 (EDU 1.1.3), the plan calls for co-location of charters in “significantly underutilized” DCPS buildings, without any recognition of damaging enrollment pressures, while the next page explicitly calls for developers to have space for schools in new developments (again, no planning) and p. 703 (1204.5) encourages partnerships for DCPS renovations (without recognition that all recent renovations have been done by private firms).

There is also a weird divide here between charters and DCPS.

For instance, p. 704 (EDU 1.2.8) has lots of details about sustainability in DCPS renovations (parking, environmentally friendly, etc.), but mentions nothing about that in charter buildings—as if those buildings just don’t count. This is simply stunning in a city where half the children attend charters! The same page also mentions making neighborhood schools an attractive choice—but there is no mention of rights, so it looks like it’s perhaps a back door to charter schools of right.

Despite what appears to be no recognition whatsoever of a neighborhood system of schools of right, p. 713 (1207.8) urges caution in the disposition of DCPS surplus buildings because of growth—without mentioning the statute that allows the chancellor to call back DCPS buildings from charters as needed. There is also nothing about maintenance of renovated DCPS buildings, which has been a very sore point for many, as many buildings are now once again facing years of deferred maintenance.

In disturbing echoes of the endeavor to transfer the Ellington field away from DCPS and students to a city-wide use, the plan on p. 695 (1202.4) seeks to see how school grounds and facilities could enhance city life—as if they do not already. It then notes on the next page that expanding access to and use of DCPS school buildings would meet community needs, without any mention of how those assets are currently used for the people they are actually intended for—DCPS students—and without mention of the fact that they already DO meet community needs in that role.

The impression one is left with is that public education—at least in DCPS—is never enough by itself, and education rights are simply meaningless.

The irony here is that p. 697 (1202.12) notes that planning estimates suggest growth in DCPS will ensure it will outstrip its facilities everywhere but in wards 5, 7 & 8. But even this is not in accord with reality, inasmuch as closures have left those wards without space *for even the children they have now*--much less those who are expected to be here in the future.

Such writing out of education rights and the public sphere that is public education is puzzling, given that other public aspects are actually lauded.

Take libraries.

On p. 658ff (1109.4FF), investment in libraries is mentioned as something vital to neighborhoods—and there is nothing about co-locating with private groups or having private groups put money toward those facilities.

Rather, libraries are presented here as a vital civic asset on their own terms—in a way that schools and the public areas used by school kids simply are not. Indeed, p. 663 (1111.2) mentions growing libraries alongside growing population as part of a master civic facilities plan—while there is no such mention anywhere here of that for school planning, much less ensuring education rights are upheld.

Moreover, while there is mention of school renovations as community amenities (p. 196, 506.1), there is nothing like that library investment mentioned for our schools or areas that schools use for recreation. Nor is there any mention of the destabilizing of communities by school closures.

So I have to ask:

Why are libraries here presented as valued civic assets on their own, without public private partnership agreements and co-locations with private groups--and not our schools of right? Why no mention of the devastating effect of school closures and privatizing of formerly public spaces and removal of them from their use for DCPS students?

Here's what I think is the reason for all of that:

Private groups cannot get money from libraries.

Rather, they get money from our children—literally. Each child in DC comes with a price on his or her head at every single publicly funded school. Real estate is the security for that private economy lauded and encouraged here at every corner, while the entire idea of public education, and the public sphere therein, must be completely disregarded for that public money--\$2 billion every year--to be accessed.

Yet, the idea of universal public education—which is truly one of the very best things our country has ever created—is not to monetize our children, but to ensure that everyone everywhere has equitable education rights in their neighborhoods as a vital part of our public sphere.

What is radical about the shared public purpose of public education is the idea that **everyone** can achieve educational merit.

But when you have a system of winners and losers—whether through the lottery or not funding schools equitably or, per this plan, creating developments near high-performing schools—the entire idea of public education is vitiated. Creating more schools does nothing to help kids in schools right now—nothing.

Rather, in addition to allowing private groups to profit, literally, off the public sphere and our children, it creates instability—not mentioned here. It closes schools—not mentioned here. It devastates communities—not mentioned here. It wastes money—not mentioned here. And it pretends that all schools are merely widgets, interchangeable but for their names, not vital public assets essential to our history, our communities, and our civic life.

I wish you the best as you go forward—I really do, because the fate of public education in DC may very well depend on it.

Valerie Jablow

Ward 6

202-997-1563

---

**From:** Vincent Verweij <v.w.verweij@gmail.com>  
**Sent:** Monday, January 6, 2020 4:41 PM  
**To:** plandc@dc.gov  
**Subject:** Comprehensive Plan update support

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hi DC planning staff,

I wanted to email providing my support for the environmental protection components of the Comprehensive Plan. Preserving our natural environment, and improving environmental regulations is critical to our long-term health as a city, and I believe the current draft reflects this well.

Sincerely,

Vincent Verweij  
138 Thomas St NW, Washington, DC 20001

---

**From:** Waldon Adams <adams.waldon7@gmail.com>  
**Sent:** Friday, October 25, 2019 2:59 PM  
**To:** PlanDC@dc.gov  
**Subject:** Comprehensive plan

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

Hi , I am A board member with Friendship Place, Outreach specialist, and member of the Interagency Agency council of Homelessness, and would like to get involved with updates, and conversations, especially were it concerns homelessness and land use, thanks.

---

**From:** Willger, Colleen (OP)  
**Sent:** Friday, October 11, 2019 4:14 PM  
**To:** Simmons, Lindsay; Steingasser, Jennifer (OP); Lawson, Joel (OP); plandc  
**Subject:** RE: Amendment application 2238 etc.

Good Afternoon,

Thank you for your comment. We are currently in the process of releasing the draft amendments to the Comprehensive Plan for Public Review scheduled for Tuesday, October 15 through Friday, December 20. These draft amendments will include the remaining 24 Comprehensive Plan Elements, the draft Future Land Use Map, and the draft Generalized Policy Map.

We appreciate your feedback. OP is working with ANCs during the Public Review period to collect resident and stakeholder feedback in the form of ANC official actions. OP is committed to responding to these actions. If you would like your feedback included in your respective ANC's official action, please work with them during the Public Review period between October 15 and December 20. Additionally, any comments we receive through the [plandc@dc.gov](mailto:plandc@dc.gov) email address during the Public Review period will be packaged and provided to Council for consideration.

Finally, OP will be hosting meetings in all eight wards, which will be another opportunity for you to share feedback during the Public Review period. The schedule and locations are noted below:

Ward	Date (Locations will be announced shortly and available at <a href="http://plandc.dc.gov">plandc.dc.gov</a> )
8	November 2 - Saturday
1	November 6 – Wednesday
6	November 13 – Wednesday
7	November 16 - Saturday
4	November 19 – Tuesday
5	November 23 - Saturday
2	December 3 – Tuesday
3	December 7 – Saturday

Thank you for your continued engagement in the Comprehensive Plan.

Sincerely,



**Colleen Willger, AICP, LEED AP BD+C** • Associate Director, Neighborhood Planning  
DC Office of Planning  
1100 4th Street SW, Suite E650 • Washington, DC 20024  
202.535.1556  
[colleen.willger@dc.gov](mailto:colleen.willger@dc.gov)  
[plandc.planning.dc.gov](http://plandc.planning.dc.gov)

---

**From:**

Simmons, Lindsay <LSIMMONS@JacksonKelly.com>

**Sent:** Friday, October 11, 2019 3:22 PM

**To:** Steingasser, Jennifer (OP) <jennifer.steingasser@dc.gov>; Lawson, Joel (OP) <joel.lawson@dc.gov>; plandc <complanupdate@dc.gov>

**Subject:** Amendment application 2238 etc.

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to [phishing@dc.gov](mailto:phishing@dc.gov) for additional analysis by OCTO Security Operations Center (SOC).

I'm writing to let you know how strongly I feel that the FLUM for Connecticut Ave north of Livingston stay as is, i.e., low density commercial. I want to keep the status quo.

Below are some of my reasons why your office should not bless this proposal by allowing it to move forward:

- \* There's been no community input solicited and that's essential now, not later
- \* Applications for North of Livingston provide no specifics that would allow for a reasoned decision by the Office of Planning whether to recommend amendment or not.
- \* No one even knows the height, scale, appearance of the buildings.
- \* If developer won't commit, how can Office of Planning recommend amendment?
- \* Up zoning in these locations is the first step towards ruination of our beautiful historic walkable livable neighborhood.
- \* How could Council possibly review 3000 individual lot up zoning requests if Office agrees to these amendments?
- \* What standards is Council going to apply in deciding whether to change FLUM or not? Please articulate.
- \* What standards is the Office of Planning applying in the review process? Is it enough that a developer just asks? That's not appropriate.
- \* Granting this amendment will be the first step to destroying the livelihood of our local businesses.

Please do not approve this proposal/application/amendment.

Lindsay Simmons  
Jackson Kelly PLLC|  
5335 Wisconsin Avenue, NW|  
Suite 440|  
Washington, DC 20015|[www.JacksonKelly.com](http://www.JacksonKelly.com) |

(202) 973-0257 office|

(202) 320-7703 mobile|

[lsimmons@jacksonkelly.com](mailto:lsimmons@jacksonkelly.com)

CONFIDENTIALITY NOTE: This email message from the law office of Jackson Kelly PLLC is for the sole use of the intended recipient or recipients and may contain confidential and privileged information. Any unauthorized review, use, disclosure, distribution, or other dissemination of this e-mail message and/or the information contained therein is strictly prohibited. If you are not the intended recipient of this e-mail message, please contact the sender by reply e-mail and destroy all copies of the original message.

---

**From:** Winzell Steele <ws699@georgetown.edu>  
**Sent:** Monday, December 23, 2019 2:56 PM  
**To:** colleen.willger@dc.gov; plandc@dc.gov  
**Subject:** Re: 900 Delaware Avenue, SW (the "Property") – Comprehensive Plan amendment comment  
**Attachments:** 900\_Delaware\_Signed\_Cover\_Letter\_to OP\_12 23 2019.pdf; 900 Delaware Avenue SW - Comp Plan FLUM Comment - 12 12 2019.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Ms. Willger:

On behalf of Friendship Baptist Church (the "Church") attached with this email please find the cover letter from Pastor Reverend Dr. J. Michael Little and the Church's comment for the pending D.C. Comprehensive Plan amendment cycle.

Thank You,

***Winzell Steele, Jr.***

**From:** Yohannes Bennehoff <bennehoff@gmail.com>  
**Sent:** Friday, December 20, 2019 11:03 AM  
**To:** plandc@dc.gov  
**Subject:** Comprehensive Plan update: Transportation Element

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

The following are my recommendations for changes to the Transportation Plan Element:

400.2 Add bullet: "Reducing pollution and negative health and environmental impacts resulting from transportation"

403.14 Insert after "kiosks": "pedestrian and bicyclist wayfinding,"

407.19 Insert at the end: "In coordination with WMATA partners, leverage stable capital funding to advance planning for long-term improvements, such as new stations or lines to better serve residents, workers, and visitors in the District."

407.24 Strike "when justified by demand to meet service guidelines and passenger levels" and insert: "to the greatest extent possible, especially at times needed to meet demand"

408.8 Add at the beginning: "Work with regional and federal partners and Amtrak to..."

409.8 Strike "similar" and insert "high-quality"

409.11 Strike "Wherever feasible,"

410.10 Strike "Continue to monitor the sidewalk network for needed improvements." and insert: "Promote walkability through proactive maintenance and improvements, such as planting street trees to provide shade."

Policy T-3.3.7 Revise to: "Large trucks and delivery vehicles should park in the suitable safe locations for loading and should not block travel lanes, or bike lanes, crosswalks, or transit stops."

Action T.3.F Strike "aimed at" and insert "to promote the safety of"; strike "identifies" and insert "prevents"

417.4 Revise to: "Action T-3.4.A: Transit Directional Signs and Pedestrian Wayfinding

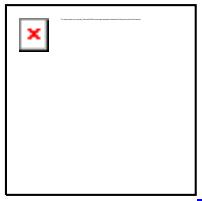
Work with Establish a joint city/WMATA/private sector Task Force and other partners to improve and augment pedestrian directional signs and system maps for transit riders, especially at wayfinding to and from transit stations exits, and at various other frequently visited locations throughout the District."

Policy T-5.2.3 Revise to: "Encourage the use of Electric vehicles for District Government vehicles, the Circulator and WMATA buses, and if available trucks used by DPW. Work with federal partners to

**encourage the use of electric vehicles for Federal Government vehicles operated in the District."**

Cheers,

--  
**Yohannes Eagle Bennehoff**



Email | [bennehoff@gmail.com](mailto:bennehoff@gmail.com)  
Phone | (509) 680-4873



---

**From:** Yolanda Cole <ycole@hickokcole.com>  
**Sent:** Monday, January 6, 2020 3:34 PM  
**To:** plandc@dc.gov  
**Cc:** Yolanda Cole  
**Subject:** COMP PLAN COMMENTS - Housing & Historic Preservation Elements  
**Attachments:** DC COMPREHENSIVE PLAN - Housing Element - Hickok Cole.pdf

**CAUTION:** This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Hello,

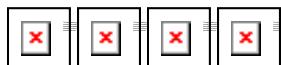
Please find attached comments on the Housing Element and the Historic Preservation Element (as it pertains to Housing in Historic Districts) of the Comprehensive Plan. This document represents the views of my architecture firm, located in DC, as well as my personal input as a resident of the District of Columbia.

Yolanda

**Yolanda Cole, FAIA, IIDA, LEED AP**  
Sr. Principal



1023 31st Street NW  
Washington DC 20007  
202.667.9776 | hickokcole.com



This e-mail message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. If you are not the intended recipient, please contact the sender by reply e-mail and destroy all copies of the original message. Any unauthorized review, use, disclosure or distribution is prohibited. Please consider the environment before printing this e-mail.

## Disclaimer

The information contained in this communication from the sender is confidential. It is intended solely for use by the recipient and others authorized to receive it. If you are not the recipient, you are hereby notified that any disclosure, copying, distribution or taking action in relation of the contents of this information is strictly prohibited and may be unlawful.

This email has been scanned for viruses and malware, and may have been automatically archived by **Mimecast Ltd**, an innovator in Software as a Service (SaaS) for business. Providing a **safer** and **more useful** place for your human generated data. Specializing in; Security, archiving and compliance. To find out more [Click Here](#).

---

**From:** zachferg@everyactioncustom.com on behalf of Zachary Ferguson  
<zachferg@everyactioncustom.com>  
**Sent:** Sunday, December 15, 2019 4:37 PM  
**To:** plandc@dc.gov  
**Subject:** I support the Office of Planning DC Comprehensive Plan amendments

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

Dear Director Andrew Trueblood,

I support the proposed changes to the Comprehensive Plan. If anything, I think we need to allow much greater density, especially near transit. I think global warming is an urgent issue, and so is housing affordability. For both reasons, DC should eliminate single-family zoning (also accurately known as exclusionary zoning because of its historic roots in racism). We should also allow more by-right zoning and not let historic preservation be used so that it prices out long-time residents and limits density.

I particularly support the changes in Cleveland Park (where I lived for five years before moving to Penn Quarter) to add more density near excellent transit options. Some ANC 3F representatives surveyed Cleveland Park residents and found overwhelming support for increasing allowable density along the commercial corridor.

I am borrowing from my former ANC representative when I explain why I support the changes in Cleveland Park (which is also applicable to upzoning elsewhere in the city).

\*Environmental\* - if we are going to avert catastrophic climate change, then growth must be within the city. For every condo or apartment unit built in DC, that's one fewer that needs to be built in Manassas or Boonsboro or Leesburg or Prince Frederick. That means we're taking cars off the road, which is safer and healthier for all. Cleveland Park is one of the most underused Metro stations in the system and is in the bottom ten of station use in the District, despite being a great station for Zoo access. Not allowing more residents to move near this rich transit resource is simply unconscionable. I also support the transit section of the proposed changes.

If we do not take bold steps, not just baby steps, to increase the supply of housing in DC - this will continue to price out longtime residents and force them to possibly crushing commutes in farflung suburbs, or possibly even push them into homelessness. There are also dire problems for the climate if we don't act fast enough; a UN report recently talked about the urgent need to get rid of apartment bans in order to help reduce emissions.

I was very sad to see how many times "character" gets mentioned in the existing Comprehensive Plan and how few times "affordable" is mentioned. If we maintain a zealous focus on certain aesthetics, we will continue to see the displacement of longtime residents, and I think people are what make a city special, and we should make room for more so we can keep more longtime residents.

I support the changes to the Comprehensive Plan; I hope this or the next revision contains far bolder action that matches the scale of the threats we face from global warming and displacement.

Thank you for your time,

Zachary S. Ferguson

Penn Quarter, Washington, DC

Thank you for your consideration.

Sincerely,  
Zachary Ferguson  
616 E St NW Washington, DC 20004-2264  
[zachferg@gmail.com](mailto:zachferg@gmail.com)