



ANC 5B Resolution Regarding the Comprehensive Plan Upper Northeast Element Summary

WHEREAS ANC 5B Commissioners hosted an open forum for 5B residents to provide feedback for the Comprehensive Plan proposal on January 14, 2020

WHEREAS ANC 5B residents and the Brookland Civic Association provided recommendations for the Upper Northeast Element Summary

NOW, THEREFORE, BE IT RESOLVED, ANC 5B makes the following recommendations:

- Allow for more connectivity to surrounding communities and streets (outward-facing development vs inward facing). Activate surrounding streets and sidewalks with development
- Fewer trees in return for more workforce/affordable housing
- Neighborhood serving small commercial (Coffee shop, laundromat, small deli, small diner, entrepreneurship/coworking) space
- Diverse housing (senior housing, market housing, workforce housing, affordable housing)
- More parking opportunities that come with new construction
- Increase green space at McMillian Park
- Preserve green space at the Brookland Metro Station by turning it into a park.
- Act on the Councilman's pledge to create a city-owned park on 10th Street NE (between Otis & Newton). Consider a land swap between WMATA and the city in keeping with the Comprehensive Plan pledge to preserve and create public park space.
- The city should require public park space be provided by developers seeking institutional parcel development at sites such as St. Joseph's Seminary, the Franciscan Monastery, and Howard Divinity.
- Family style rental housing for those who can't afford to own a home (single-family rental) but need more space than a 2 bedroom apartment
- Open site plans vs closed site plans. Pedestrian and vehicular connectivity, allowing individuals to go through sites as opposed to having to walk around.
- Neighborhood training/Workforce development training in real estate as part of any project approval.
- Brookland Civic Association comments attached

ANC 5B concurs with the BNCA Excerpts in reference to the Brookland Green stated below:

- Continue to recognize Brookland as a stable residential and historic neighborhood that should be conserved in existing character
- Preserve economic, racial, and cultural diversity and inclusiveness;
- Maintain and preserve affordable housing for all age groups and family sizes;
- Preserve and enhance accessible public green space;
- Preserve and protect historic sites and properties;
- Protect and preserve Brookland's environmental health including land, air, water, trees, urban habitats, and climate;
- Encourage revitalization of Brookland's commercial areas with a high priority on working with local businesses and contractors;
- Assure a multiplicity of transportation/commuter options (e.g., walkable streets, safe and accessible bike trails, convenient bus and subway service, east/west connectivity), while reducing impacts from through-traffic and heavy trucks.

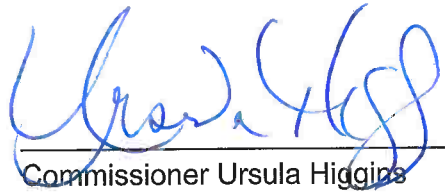
We offer major observations below as well as several specific requests regarding changes we believe are imperative to make to the current draft. In particular, we strongly urge that the area known as the Brookland Green outside the Brookland Metro Station be designated as permanent park space on the Future Land Use Map (FLUM).

Significantly problematic from BNCA's perspective, the discussion of development around the Brookland Metro Station in UNE section 2416 has been changed to weaken the existing concepts and recommendations for integration of development near the Metro with the existing neighborhood. BNCA supports OP's edits to UNE section 2416 that now make a clear and explicit call to implement the recommendations of the Brookland/CUA Metro Station Small Area Plan (SAP). However, in that very same section, certain changes in language have been proposed by OP that are contrary to the recommendations of the SAP. For instance, at 2416.3, OP has changed the language regarding preserving existing low-scale residential uses "along and east of 10th Street NE," to simply "east of 13th Street NE" (emphasis added), thus moving the planning interface two blocks to the east (and skipping over Brookland's existing commercial "downtown" along 12th St.). This is contrary to the SAP, which provided at Recommendation 12: "Develop low-density residential along the west side of 10th Street between Otis Street and Newton Street; alternatively utilize this area as an expanded open space to transition to the lower scale residential area east of 10th Street." Brookland/CUA Metro Station SAP, Ex. Summary, at 15 (emphasis added). Thus, whether under a scenario of preserving the Brookland Green, or developing new housing, the SAP calls for integration with the existing neighborhood with sensitivity, starting at 10th Street NE.

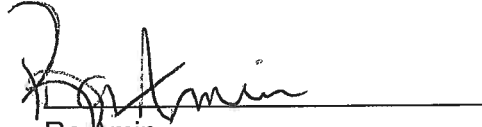
With respect to the Brookland Green, OP's proposed FLUM change (Tracking No. 9997) is even more inexplicable. As we documented in our June 2017 proposal letter (with respect to proposal Tracking No. 1775), this land, currently owned by WMATA, has already been recognized by WMATA as needing protection under an agreement reached with the City and neighborhood through the work of Councilmember Kenyan McDuffie. In a November 2013 Joint Development Solicitation (attached to our 2017 letter), WMATA specifically made clear that all proposals must preserve the Brookland Green. In a press release dated March 18, 2014 (also attached to our 2017 letter), former Mayor Vincent Gray announced the District's plans to do a land swap with WMATA to preserve the Green.

Green space such as provided by the Brookland Green, and other institutional properties around Brookland, is important to the quality of life of all residents. Even small areas of green space afford opportunities for recreation and enjoyment of the natural environment that are otherwise difficult to access in a large urban core like DC. The tree canopy in such spaces is protected under DC's tree law and supports urban wildlife. Large trees and permeable lands provide stormwater management services that are important to DC's compliance with federal environmental laws and are intended to be protected and expanded under DC's environmental programs. The failure to provide for adequate park space and green space now not only could immediately negatively affect the community.

This resolution was approved by a roll-call vote of 4 in favor, and 0 opposed and 0 abstentions, on **January 22, 2020**, at a duly noticed public meeting of ANC 5B at **the St. John's Grand Lodge** at which a quorum was present.



Commissioner Ursula Higgins
Chair, ANC 5B



Ra Amin
Corresponding Secretary, ANC 5B