

Good afternoon Honorable Chairman Mendelson, CM Nadeau and Ms. Koster,

First, I wanted to sincerely thank you all for undergoing the Comp Plan process. You will receive much praise and much consternation, but I believe it will be worth it.

Second, I am very glad that you accepted ANC1C recommendations, as well as most of CM Brianne Nadeau's.

However, I believe that including *all* of these amendments are crucial to providing the much needed affordable housing, while keeping the character of the neighborhood, with only slight density increases.

I want to specifically voice my support for the upflum of the current MPD 3D lot, ID#707. This upflum has (surprisingly) support from nearly every constituency in Adams Morgan because this location is one of the very few lots in 1C that could offer a significant amount of public benefit for the neighborhood, including substantial affordable housing.

I would also be remiss to not make clear that Adams Morgan residents have been requesting a library for years and DCPL has made it public that they are searching for a location in Adams Morgan/Dupont.

Finally, I believe that an upflum of 707 would give us the opportunity to negotiate either of those scenarios in benefits to our community and request that you reconsider the OP and Councilmember Nadeau's amendments.

Thank you for your time,
Japer Bowles
ANC 1C07

Good afternoon Honorable Chairman Mendelson,

I am reaching out, again to continue to express my concern for a potential missed opportunity of REAL affordable housing in Adams Morgan/U Street/Dupont Circle.

ID #707 or more commonly known as the Metropolitan Police Department Division 3/Fire Station No. 9 on U Street is at the southernmost border of ANC 1C and northern most border of ANC 2B and have 1.2% and .1%, respectively, of the affordable housing stock in the District, according to [OP's Income Restricted Affordable Housing by ANC in 2018 data](#). This lack of affordable housing in my resource heavy neighborhood is unconscionable and it was repeated to me dozens of times by my residents during my re-election bid last year for ANC. More so, neighboring ANCs to the east have 3x, 4x, and 6x the amount of affordable housing than my ANC. By not "upflumming" here, we are limiting our leverage to negotiate more affordable housing at this site, which greatly cuts our chances of ever accumulating a substantial number of affordable units.

Although these legislative changes are happening now, the actual plan for this site is in the hands of a future ANC, DMPED, and DC Council-- let's give them as much opportunity and as tools as possible.

Thank you for your consideration and support for CM Nadeau's Amendments for increased density along the U Street Corridor, specifically ID 707.

Best regards,
Japer Bowles
ANC 1C07

From: "Gold, Zack (SMD 1C05)" <1C05@anc.dc.gov>
Date: Friday, April 16, 2021 at 3:47 PM
To: "Mendelson, Phil (COUNCIL)" <PMENDELSON@DCCOUNCIL.US>
Cc: "Koster, Julia (Council)" <jkoster@DCCOUNCIL.US>, "Nadeau, Brianne K. (Council)" <BNadeau@DCCOUNCIL.US>, "Meni, David (Council)" <dmeni@DCCOUNCIL.US>
Subject: Support for increasing residential density at amendment ID #707

Dear Chairman Mendelson,

I'm writing today in support of CM Nadeau's FLUM amendments, specifically the upFLUMing of amendment ID #707: MPD's 3rd District HQ / Engine 9.

As chair of ANC 1C's Planning, Zoning, and Transportation Committee, I recently hosted CM Nadeau's staff to present and discuss these amendments. I have been impressed by the support from many constituents for more density in ANC 1C, a neighborhood well-served by public transportation, grocery stores, and great restaurants and nightlife within walking distance.

Ward 1 has the ability to intake more neighbors. More important, Ward 1 (and ANC 1C specifically) lags behind goals for affordable housing production. I believe amending amendment ID #707 to RHD/CMOD/LPUB would create the opportunity to increase affordable housing in ANC 1C, where these new neighbors will be able to enjoy the walkable services and amenities we take for granted.

Thank you for your consideration.

Respectfully,
Zack Gold

Zack Gold
Advisory Neighborhood Commissioner
for 1C05 (Adams Morgan)
Email: zack.gold@anc.dc.gov
Tel: 202-556-1595

Dear Chairman Mendelson,

I'm writing today in support of one of CM Nadeau's FLUM amendments, ID #707: MPD's 3rd District HQ / Engine 9.

As the ANC 1C08 Commissioner this property is in my single member district. I have heard from several of my neighbors who are in support of this amendment. I appreciate that the District-owned land could be redeveloped with at least 30% housing that must be affordable in perpetuity, and the consideration that the medium density on the northern part of the site is maintained.

I believe accepting the amendment ID #707 to RHD/CMOD/LPUB could be beneficial to the neighborhood and increased access to affordable housing will be welcomed in Adams Morgan.

Thank you for your consideration.

Respectfully,
Fiona Clem

Hello,

I'm writing as a Ward 1 resident and ANC Commissioner for 1C04, in support of high-density FLUM designations in Ward 1, especially Engine 9 in 1C, as well as HFA and Garnet-Paterson.

1C has been quite supportive of these changes, and I'm writing to reinforce that ahead of the council's consideration of the bill tomorrow.

In particular, I'd note that many residents in Adams Morgan are quite concerned about affordability and displacement and want new housing to include significant numbers of affordable units wherever possible. Given the stronger requirements of affordability for public land disposition, a FLUM designation of high-density residential on the Engine 9 site would allow the opportunity to maximize affordable units on that site. I hope the council will adopt the high-density designations for these public sites in Ward 1.

Thank you,
Meghan Faulkner

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Meghan Faulkner
Advisory Neighborhood Commissioner, 1C04

Dear Chairman Mendelson,

My name is Matthew Holden, and I am the ANC Commissioner for 2B08. I am writing to express support for the Future Land Use Map Amendment #707 at 1617 U St NW - the MPD 3rd District HQ / Engine 9. My district is directly across U Street from this property.

North Dupont Circle/Adams Morgan is a desirable neighborhood, rich in amenities and easily accessible by transit and I am in strong support of increasing the density on this property. This amendment would allow for the opportunity to create more housing in our neighborhood, and give more people access to a great place to live. I also think that the District Government leveraging District Owned property to increase the number of affordable housing units built, and pairing them with compatible public facilities, is a smart idea which should be implemented at this site.

I believe accepting amendment #707 to RHD/CMOD/LPUB will only benefit the neighborhood.

Respectfully,

Matthew Holden
Commissioner ANC 2B08

2B08@anc.dc.gov

Newsletter Signup: <http://eepurl.com/hnJUuX>

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Chairman Mendelson,

I'm writing today in support of Councilmember Nadeau's amendment increasing the Engine 9 substation, Garnet-Paterson, and the Housing Finance Agency headquarters parcels to high density on the FLUM.

Affordable housing is the most pressing issue in our city, and ties in to many other issues (from racial equity, climate change, and access to employment). The FLUM is one of the best chances to both increase the availability of affordable housing (especially on public land) and improve quality of life across the District. We shouldn't be artificially restricting any opportunity to increase housing and reduce rents anywhere in DC, especially in such transit rich and popular areas. The FLUM should reflect our community's commitment to addressing these issues, and that includes encouraging development of new and affordable housing wherever possible.

Thank you.

--

Alex Hendel
748 Rock Creek Church Rd NW, 20010

Hello,

I'm a Ward 1 resident, and I support high-density FLUM designations, especially for Engine 9, HFA, and Garnet-Paterson. There is not enough housing being built District-wide and the city needs to make it easier to allow for more development.

Thank you!

Erik Virbitsky

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Erik Virbitsky

Hello,

I am currently a Ward 1 resident, and I support high-density FLUM designations. Specifically I am writing to express my support for Engine 9, HFA, and Garnet-Paterson.

Thank you!

Spencer

Dear Chairman Mendelson,

I'm writing to you in support of Councilmember Nadeau's proposed change to the Future Land Use Map to increase high-density designations on U street, especially Engine 9, HFA, and Garnet-Paterson. I live at 1481 Florida and I feel very strongly that more density in the neighborhood has and will only improve the quality of life for the community. DC was one of the fastest growing states in the most recent census (and THE fastest growing on the entire Eastern seaboard), and demand for housing will only continue to increase as we overcome the pandemic and more young people and others move to the city.

Please consider supporting the high-density designations at Tuesday's hearing. Thank you very much for your time.

Sincerely,
Travis McIntyre
1481 Florida Ave NW
Washington, DC 20009

Dear Chairman Phil Mendelson,

I'm a Ward 1 resident (I live in Mount Pleasant) who cares a lot about housing policy. In my view, excessive restrictions on housing construction has led to a housing shortage that has created sky-high rents and home prices.

I'm told that my council member, Brienne Nadeau, has proposed changing the Future Land Use Map to upzone the Engine 9/3D substation, Garnet-Paterson, and the Housing Finance Agency HQ. I'm writing in support of these changes and I hope you'll support it.

Thank you council woman Nadeau for supporting affordable housing!

-Tim

Hi! I'm a Ward 1 resident, and I support high-density FLUM designations, especially for Engine 9, HFA, and Garnet-Paterson.

I have lived in DC for 24 years and in Ward 1 for 15 years and the affordable housing has virtually disappeared. I am the President of the Tenants' Association in my building. Despite having worked all these years I cannot afford to buy a unit in my Ward and neither can my neighbors in my 15 unit building. My building has still mostly Black, Latino and Immigrant tenants. None of us would ever be able to afford to buy a unit in our ward if the focus continues to be on single and low density housing.

We need concerted local government effort to make housing affordable for current and future residents.

Thank you, etta

Etta C Klosi

fijebari@yahoo.com

Council Chair Mendelson,

Good afternoon! I live in Ward 1, and have for the past 16 years, and I urge you to support higher-density FLUM designations in general, and specifically higher-density designations for:

- Garnet-Paterson
- the Housing Finance Agency Headquarters at 9th and U, and
- the Engine 9 station at 17th and U

We really need density at these central locations for many reasons! Councilmember Nadeau supports these changes; please trust that she knows best for her Ward. She is VERY in touch with her constituents!

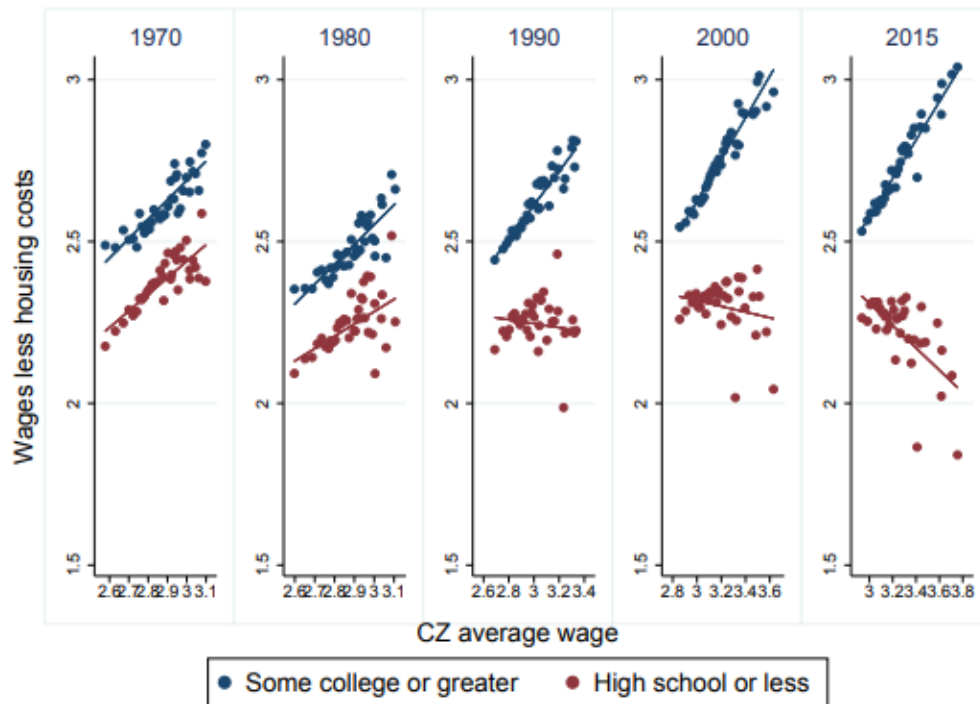
Best,
Tim Hampton
Ward 1 resident

Dear Chairman Mendelson,

We are Ward 1 residents, and we write in support of council member Nadeau's proposed amendment to the Future Land Use Map that would make the Engine 9/3D substation, Garnet-Patterson, and the Housing Finance Agency HQ high-density residential sites.

Increases in housing costs have made living in Washington, DC, and other high-income places harder and harder over the past few decades. These cost increases are to a large extent driven by stringent supply restrictions in precisely those attractive places (see e.g. Ganong and Shoag, *Journal of Urban Economics*, 2017). This has made it so that while workers with a high school or less used to receive a significant increase in their income-after-housing when they moved to high-income places, that so-called urban wage premium has in the past 25 years become an urban wage penalty. The figure below (from Hoxie, Shoag, and Veuger, AEI Economics Working Paper, 2020) illustrates this frustrating development.

Figure 3: Wages Less Housing Costs by Skill Group and Productivity



Note: This figure uses data from the 1970, 1980, 1990, and 2000 censuses and data from the 5-year pooled ACS for 2011-2015 to report estimates of regressions of the following form for college and non-college working-age adults separately in each observation year: $WagesLessHousing_{it}^{gt} = \alpha + \beta * \ln(Productivity)_i + \varepsilon_i$, where $WagesLessHousing_{it}^{gt}$ is the average hourly wage less housing costs for skill group g in year t for 1990 commuting zone i . The two skill groups are workers who have attended any years of college or greater and those who have only a high school degree or less. Hourly housing costs are the total annual housing costs for an individual calculated using 5 percent of home value or 12 times monthly rent as in [Ganong and Shoag \(2017\)](#) divided by 40 hours per week and 48 weeks worked. $Productivity_i$ is the overall wages for all working aged people in commuting zone i for each observation year. County groups in 1970 and 1980 and PUMAs in 1990 and afterwards are mapped to 1990 commuting zones following a propensity matching procedure outlined in [Dorn \(2009\)](#) to create a 722 commuting zone panel. This regression is weighted by the working age population in each observation year.

Council member Nadeau's amendment would make an excellent contribution to efforts to undo this development in the District and to ensure that families of all income groups can find a home here.

Sincerely,

Fadwa Berouel and Stan Veuger
 1340 Park Rd NW

Hi! I'm a Ward 1 resident, and I support high-density FLUM designations, especially for Engine 9, HFA, and Garnet-Paterson.

We are a world-class and inclusive city with a strong and distinctive history. Please let's keep it that way, through thoughtful expansion that supports those who form the foundation of DC's character, ie, it's long-term residents.

Louise D. BRODNITZ
1748 Kilbourne Pl. NW

Sent from my iPhone

Hi Chairman Mendelson, I live at 1700 V St NW (across the street from the 3rd District police HQ), and I hope you will support Councilmember Nadeau's amendment to increase the density of that property (3rd District HQ/Engine 9) along with Garnet-Paterson and the Housing Finance Agency HQ in the FLUM.

My husband and I have owned and lived in this condo for 17 years. We have often observed that the north side of U Street "dies" as you approach the Engine 9 fire station. The adjacent parking deck is unattractive and serves no public value other than storing cars for the police, which could be done better without blighting this entire block and preventing other uses like U Street retail and badly needed housing.

I am excited that the city wants to fix this problem and I urge you to support Councilmember Nadeau's amendment to the FLUM to increase density on District-owned properties along the U Street corridor!

Thanks very much Chairman Mendelson!
Sincerely,
Jeb Stenhouse
1700 V St NW

Hi! I'm a Ward 1 resident and Ward 1 business owner, and I support high-density FLUM designations, especially for Engine 9, HFA, and Garnet-Paterson.

This is personal to me, as I live nearby at 15th and W and run my business out of an office across the street from Garnet-Paterson (2007 Vermont Ave). I want more neighbors, businesses, and selfishly I want more customers within walking distance of my office!

Thank you!

Michael C. Forster
www.forsterlawfirm.com

Dear Chairman Mendelson,

I support high-density FLUM designations for Engine 9/3D substation, Garnet-Paterson, and the Housing Finance Agency HQ.

I have lived near U Street for the past 13 years and have greatly appreciated the area's vitality and hope as many people as possible are given the opportunity to live here. People have been flocking to the DC area for work, and as you know, placing housing here (versus in outlying suburbs) will ensure that we get their tax revenue, maximize the use of costly infrastructure such as Metro, and reduce the climate impact from long commutes and big suburban houses.

However, I support additional housing in the neighborhood for a selfish reason as well--- having additional people in the neighborhood will support local businesses I depend on, as well as encouraging the formation of new ones. A growing District will also encourage employers to locate here rather than in the suburbs. I have been able to walk, bike, bus, or metro to all my jobs downtown, and really hope to be able to continue doing so.

I hope you support this amendment and looking to welcoming new neighbors and enjoying more choices as a District resident.

Thank you for your support,

Mateusz Malinowski
1709 4th Street NW

Dear D.C. Council,

I am a regular voter and renter who lives in a row house in Ward 1, ANC1B12, on 15th Street between U and V Streets, Northwest, and I love my neighborhood, where I have lived for more than five years.

I strongly support more housing density and significantly more affordable housing in my neighborhood. I think often of the wonderful new addition that is the Sonnet building on U and the Portner Flats on V, which doubled (if I recall correctly) from 44 to 88 the number of extremely affordable three-bedroom units by leveraging increased market-rate density on the U Street side. (*N.B.*, as much as I love the new buildings, density, and affordability, I wish that it were all one building rather than two, though I understand that the longstanding residents had requested separate buildings so it was not a government-imposed case of "poor doors.")

Let's do this over and over again, which will help preserve and expand the availability of affordable housing in the neighborhood and ensure that the market pressures that come with a successful economy and growing region do not displace even more of my neighbors who have lost TOPA protections and face rising rents. My understanding is that the current Comprehensive Plan will allow high-density mixed-use development at the Reeves Center but not yet for Engine 9/3D substation on U at 17th, Garnet-Patterson across from the Metro stop, or the DCHFA building on U and 9th. Councilmember Nadeau plans to propose up-zoning these sites' future uses, and I strongly support that plan and encourage you to do so as well. I am sure that many landlords and other property owners in the neighborhood would prefer not to have the increased competition, but please do the greatest good for the greatest number by supporting CM Nadeau's proposal.

Many thanks,
Austin King
2022 15th Street, NW
Washington, D.C.

Hi!

I'm a Ward 1 resident, and I support high-density FLUM designations, especially for Engine 9, HFA, and Garnet-Paterson. These sites in particular are a fantastic opportunity to support more housing, and more affordable housing, in a centrally-located, transit-rich environment (both aspects of which will continue to apply in the future, so...great for a FLUM). I want more housing in my ward!

Thank you,

Abby Lynch

Council Chair Mendelson,

Hi.

Hope you are doing well.

Thank you again for join the DowntownDC Business Improvement District's annual virtual State of Downtown Forum. Please let us know if you would like the BID to give your staff a 20 minute presentation on the 2020 State of Downtown report, the BID is happy to do so. It is great that the Council and Mayor agreed to release the budget on May 27th. I am hopeful that the updated revenue projection will show a modest increase in revenues. The BID agrees with you and is also hopeful that the DowntownDC and DC economies have turned a corner, but the last thing the city needs right now are tax increases, increased rent control or IZ expansion to conversion or D-Zones as the Recovery is just starting. What is the old saying, "When you are in hole, stop digging". Please fund all programs at pre-pandemic-levels+ with stimulus money. The revenue forecast for FY 2023 is likely to be very strong and should allow the expansion of several social investment programs.

I am thrilled that the Comprehensive Plan amendments may be passed soon and, hopefully, with minimal additional amendments to the Mayor's amendments. As you know from Neil's opinion pieces and his conversations with you that that is the position of the DowntownDC Business Improvement District. The BID wants to see the rest of the city grow so that the city's appropriate progressive agenda is funded through a growing tax base and NOT increased taxes on a DowntownDC economy that is still suffering from the pandemic, especially hotels, culture and entertainment venues, restaurants, the office market and the small businesses serving office workers and hotel guests.

This email is to express my opinion as a DC and Ward One resident that the following sites should be designated high density in order to maximize the amount of affordable housing or other community benefits from development on these sites:

1. The 17th and U Fire and Police Station; this could be split into high density on U Street NW and medium density on V Street NW to lower the impact of shadows on V Street – split the site down the middle, but high density is appropriate of U Street NW. And, put the structured parking underground!
2. Garnet-Paterson across U street NW form the U Street Metro. High density is appropriate for property adjacent to a Metro Station. Again, the density could step down to medium density for construction facing V Street NW – the southern 2/3's of the site should be high density and the northern 1/3 could be medium density.
3. DC Housing Finance Agency should be highest density for the entire site – no step down when facing V Street NW. The shadows of a large building would fall on the 9:30 Club, which operates 99.9% of the time after sundown.

Thank you for work on the Comprehensive Plan.

Take care.

Gerry

Gerry Widdicombe

Director of Economic Development



DowntownDC Business Improvement District 1275 K Street NW | Suite 1000 | Washington, DC 20005

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Hi!

I'm a Ward 1 resident, and I support high-density FLUM designations, especially for Engine 9, HFA, and Garnet-Paterson. This is an essential step in trying to achieve housing affordability in DC.

Thank you!

Daniel O'Maley

Columbia Heights resident

Dear Chairman Mendelson,

I am a resident of 1744 U Street, and I am writing in support of Councilmember Nadeau's proposed Comp Plan amendment designating three public sites on U Street with high-density FLUM designations, at Engine 9, the current Housing Finance Agency Headquarters, and at Garnet-Paterson.

Higher density at these sites will help improve the vitality of my neighborhood, help ensure more people have access to housing in our great city, help concentrate growth in areas with excellent transit service, and help keep local businesses along the U Street corridor vibrant. The comp plan amendment will move the city in the right direction on all those counts.

Thanks,
Yonah Freemark
1744 U St., Apt. F, Washington DC 20009
yfreemark@gmail.com
919-536-2147

Hi! I'm a Ward 1 resident (2821 11th St NW, my third home in Ward 1 and 5th in DC over the last 12 years), and I would like to record my support of high-density FLUM designations in general, particularly for the public land sites at Engine 9, HFA, and Garnet-Paterson. As a person who is proud to consider DC my adoptive home and hope to never have to leave, I hope you too are dedicated to working to maintain the availability of affordable housing in this city we love. Supporting high-density on public land is a very direct way you can do this and I hope you do this every time you can. Thank you!

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Good morning,

As a longtime Ward 1 resident, I want to voice my support for high-density FLUM designations in the Comprehensive Plan, and for Councilmember Nadeau's amendment to designate Engine 9, HFA, and Garnet-Paterson sites high-density.

Ward 1 is fortunate to be home to walkable neighborhoods, vibrant restaurants and retail, and extensive transit. We can and should have denser housing so more people can patronize local businesses and live comfortably without owning cars.

Thank you,
Elizabeth Borkowski
2750 14th St. NW #401
Washington, DC 20009

Good morning,

I'm a Ward 1 resident and I'm writing in support of high-density FLUM designations, especially for Engine 9, HFA, and Garnet-Paterson. We need more housing, built more densely, so that our amazing neighborhoods have room for the people who make them so vital and dynamic. I currently live in a large building in Ward 1 and I want more big apartment buildings to be built--so that we can have more neighbors, and so those neighbors can afford to live near the jobs, transit, and amenities that make city living great.

Thanks!

Ella Wagner

Good morning,

I'm a Ward 1 resident, and I am writing to support proposed high-density FLUM designations in the Comp Plan, especially for Engine 9, HFA, and Garnet-Paterson.

Best,
Rhys

Good morning!

I'm a Ward 1 resident, and I support high-density FLUM designations, especially for Engine 9, HFA, and Garnet-Paterson.

Thank you!
Courtney Spearman
2022 Columbia Rd NW

Hi,

I've been a Ward 1 resident for 17 years, the last 14 at 13th and S NW. I know that we need more housing, and more density, in Ward 1 and throughout our city -- especially to provide affordable housing for low-income neighbors.

I support high-density FLUM designations, especially for Engine 9, HFA, and Garnet-Paterson.

Thank you!

Sincerely,
Simon Rodberg

Dear Chairman Mendelson,

I'm a Ward 1 resident, living just at the intersection of 17th and U Street NW. As a 5-year resident of this block, I'm writing to share that I support high-density FLUM designations, especially for Engine 9 (my neighborhood!), HFA, and Garnet-Paterson.

Affordable housing is something I care deeply about, and I believe increasing density, especially on public sites, is one of our best ways to advance equitable housing access. I'm 100% game to have a big building with affordable housing in my neighborhood, because I care about all of my neighbors in the District.

Thanks for all that you do.

Best,
Ashley Elles

Good afternoon CM Nadeau and CM Mendelson--

I am writing in support of Councilmember Nadeau's proposal to increase the future land use designations for public sites, particularly the one for Engine 9, the Housing Finance Agency HQ, and Garnet-Paterson.

I used to live in Ward 1, but moved to be closer to transit and now live in Ward 2. I know personally the importance of access to transit, and the opportunity to make these public sites higher density and provide more affordable housing near these hubs is a huge opportunity that I would not want the District to miss.

I support CM Nadeau's proposed amendment and thank you all for taking it into consideration.

Hi there-

I'm a Ward 1 resident, and I support high-density FLUM designations, especially for District-owned sites in Ward 1 like Engine 9, HFA, and Garnet-Paterson. These areas should be prioritized for maximizing affordable housing built there given they are all high-amenity, transit-rich locations. The District should use the high land value of these sites to push for the maximum amount of affordable housing and community space at these locations.

Thanks,
Adam

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Adam Kent
(608) 772-6205
a.davidkent@gmail.com

Hi! I'm a Ward 1 resident.

I'm writing to express my strong support of Councilmember Nadeau's amendment to the Comp Plan. I would love to see Engine 9, HFA, and Garnet-Paterson designated as high density. I support more affordable housing in Ward 1 and I think this amendment is a great way to do it.

Thank you!
Maggie Dart-Padover

Dear Chair Mendelson,

I'm a DC resident (I live in Mount Pleasant) and I'm told that my council member, Brianne Nadeau, has proposed upzoning several public sites in the future land use map—specifically the Engine 9/3D substation, Garnet-Paterson, and the Housing Finance Agency HQ. I am writing to encourage you, and all members of the DC council, to support Council Member Nadeau's proposal. These areas are well suited for higher density, and we need to build more housing to bring down housing costs and make sure everyone has the opportunity to live in the district.

Thank you,
Amanda Rohn

Dear Chair Mendelson:

I write today in support of CM Nadeau's proposed amendment to the District Comprehensive plan that would allow for greater density on the future land-use map at the sites of Engine 9/3D substation, Garnet-Paterson, and the Housing Finance Agency office at Florida and 9th St NW.

For the past 8 years, I have lived in Ward 1 or Ward 2 close to these sites, and I support land-use regulation that will allow for more housing construction in my neighborhood. I think that the District's affordable housing crisis is the most important land-use problem that the District faces today, and I understand that based on the rules for developing publicly owned land, a large share of housing built at these sites would be limited to households making less than certain annual incomes, which is great.

Frankly, I wish that more of my neighborhood allowed for greater density given all of the wonderful infrastructure that we enjoy, but I'll take what I can get!

I ask that you support CM Nadeau's amendment and I thank you for your consideration.

Sincerely,
Stephen Crim
1301 15th St NW

Greetings,

I have lived in ward 1 for fourteen years and used to live on U Street for four years. I was pleased to read that there is a proposal for high-density FLUM designations for for Engine 9, HFA, and Garnet-Paterson. I think the Council should adopt the proposal and take every opportunity to increase housing density in transit accessible areas like U Street and Columbia Heights.

Thank you,
Steve Schulte

Dear Chairman Mendelson,

I am a Ward 1 resident, and I want to express my support for Councilmember Nadeau's amendment to increase density on District-owned sites, particularly Engine 9, HFA, and Garnet-Paterson.

I've lived in NW DC for nearly 20 years. I appreciate the many amenities DC offers, from park space to bike trails to public transit. I want more people to be able to enjoy our neighborhood, and the best way to make Ward 1 more inclusive to people from across socioeconomic backgrounds is to build more housing. In particular, these sites are especially important to upFLUM as higher density will mean more affordable housing units. Councilmember Nadeau's amendment is a smart way to leverage DC's affordable housing mandates for public land.

Best,
Cheryl Miller
Ashmead Place NW

Chair Mendelson et al.,

I am writing as a Ward 1 resident—and, particularly, as a resident of the U Street corridor less than a block away from Engine 9/MPD District 3—to say again that I strongly support increasing the FLUM density designations on the public sites in the corridor, including the Engine 9/D3 site, Garnet-Patterson School, and the Housing Finance Agency HQ site.

DC desperately needs more housing, and DC especially desperately needs more affordable housing. Public sites provide our greatest opportunity not only to build more housing, but to ensure that as much as possible of the housing that gets built is affordable. As I wrote in [my previous testimony](#) on the Comp Plan bill B23-736 in December, I support higher density designations for *most* of Ward 1, and I strongly support CM Nadeau's amendment to increase the FLUM designations for the public sites in the U Street Corridor.

Again, as the National Capital Region continues to grow, not only does DC as the core of the region need most of the people moving here to actually locate within the District for economic and tax reasons, we need most of the people moving here to live as close as manageable to work, their groceries and shopping areas, and so forth for climate reasons. We are in an emergency, the world is burning, and we cannot keep driving hour after hour, day after day to work and school and errands and home again. As our traffic violence statistics spiral out of control—as of May 1st, we're on track to lose 48 people on DC streets this year, [the most](#) since Adrian Fenty's first year as Mayor a decade and a half ago—they again reinforce the critical need to reduce DC's reliance on private automobiles and enable people to live where they do not feel the need to use or even own cars. Sites like these, which are close to schools, grocery stores and shopping areas, and multiple high-frequency, high-capacity transit lines, are especially critical to make accessible to as many potential future residents as possible. Please enable this accessibility and allow more density, especially on the public sites in the U Street Corridor.

Thank you,

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J I Swiderski -- 1749 Seaton St NW, Washington DC 20009
erskiji@gmail.com -- twitter: [swiderskiji](#) -- linkedin: [erskiji](#)

Councilmembers and Chairman Mendelson,

My name is Adam Perry. I am a Ward 1 resident, and I am asking you to support increasing density designations in the Comp Plan. Specifically, I believe we should pass CM Nadeau's amendment to change three public sites in Ward 1 to a High-Density designation.

If we as a city are truly serious about making housing affordable, this is an opportunity to build a huge number of units (increase overall supply) AND to ensure that a significant percentage of these units are truly affordable.

Thank you.

Adam Perry
638A Newton Place NW

Dear Members of the Council of the District of Columbia,

I support high-density FLUM designations, especially for Engine 9, HFA, and Garnet-Paterson in Ward 1.

I am a Ward 1 resident and a public policy consultant. There is a significant demand for both housing and commercial space in these areas of Ward 1 that are also accessible to high-quality transit. Failure to maximize development in these areas increases prices and pushes development into outlying areas that lack transportation and other infrastructure. Development in outlying areas also increases the energy, pollution and environmental impact of such development.

Increasing the permissible development density adds to the value of these sites. My understanding is that these are publicly-owned sites. So, this increased value can be used to:

- Enhance inclusionary zoning requirements on site.
- Provide other subsidies or public benefits to DC residents in need – regardless of their location.
- Provide public goods and services that benefit everyone in the District.

Therefore, for the sake of the environment and the District's economy and well-being, maximizing development of government-owned sites at these locations is critical.

Thank you for considering my views.

Regards,

Rick Rybeck

Rick Rybeck, Director

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Prosperity | Sustainability | Equity

Dear Chairman Phil Mendelson,

Hello! I'm a Ward 1 resident, and I support high-density FLUM designations, especially for Engine 9, HFA, and Garnet-Paterson. I am especially supportive since increasing density in the District could help support more affordable housing.

Thank you for considering.

Sincerely,
Amy Morse, Ward 1

Hello,

I am a DC resident who lives very close to U street/Ward 1 (in north Logan Circle). I wanted to write in support of CM Nadeau's amendment to upzone Engine 9/3D substation (17th and U), Garnet-Paterson (right across from the U St Metro), and the Housing Finance Agency HQ (9th and U).

U street is one of the most vibrant and fun parts of DC, and more people deserve to live near the bars and restaurants in the corridor. Further, more housing means more support for all the great businesses in the area, including many black and woman owned businesses. A higher density DC is a better DC, and I truly hope this amendment to the comp plan is passed.

Thanks!

Trevor Larner

Good evening!

I am a Ward 1 resident, and I am writing before tomorrow's hearing in support of Councilmember Nadeau's proposal to change the designation of Engine 9/3D substation, Garnet-Paterson, and the Housing Finance Agency HQ from medium density to high density. Affordable housing is always a priority, and I support any changes that could use these spaces to provide any additional affordable housing in Ward 1.

Thank you.

Sincerely,
Juliette Leader

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Juliette Leader
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Dear Chairman Mendelson,

I am Shaw resident and soon-to-be ANC 1B12 (U Street) resident writing to you to say that I support high-density FLUM designations for Engine 9, the HFA building, and Garnet-Paterson.

I'm a native Washingtonian, grew up by Eastern Market. The density increases in my home neighborhood have been nothing but fantastic. They've helped my parents age in place by giving them more amenities, lively streets, and even incentives for me to come to visit a lot!

I'm so glad that my soon-to-be ward councilmember Brianne Nadeau is fighting to bring badly needed housing to the U Street corridor. Big apartment buildings are great. We should have more of them in DC. Because we're not a stage, we're a city.

Thanks for reading, and I urge you to support CM Nadeau's proposals for DC-owned sites in our ward.

Sincerely,

Andrew DeFrank

andrewdefrank1@gmail.com | (202) 747-4634

Hi!

I'm a Ward 1 resident, and I support high-density FLUM designations, especially for Engine 9, HFA, and Garnet-Paterson. I think high density is crucial to make housing more affordable and has many environmental benefits.

Thank you!

Miriam

I'm a Ward 6 resident and I'm writing in support of Councilmember Nadeau's high-density FLUM designations for Engine 9, Garnet-Paterson, and the Housing Finance HQ.

Housing prices in DC are out of control, and City Council should do everything in its power to build more housing, build more affordable housing, build more public housing and ensure that housing is a human right.

Councilmember Nadeau's amendment in support of these high-density FLUM designations is a good starting point.

Shannon Turner
Ward 6

Chairman Mendelson, Councilmember McDuffie, other Councilmembers,

I am writing in support of Councilmember Nadeau's proposal to designate the sites currently home to the DCFD Engine 9/MPD 3D stations, the DC Housing Finance Authority, and Garnet-Paterson School as high-density in the updated Future Use Land Map.

Though in Ward 5, I live nearby each of these sites and spend a good deal of time along the U Street Corridor. I welcome the opportunity to provide more housing and increased density to this transit-rich neighborhood. Allowing for development at these sites that accommodates more neighbors is a once in a generation opportunity and the Council should seize it.

Thank you for your consideration.

Fitz Lufkin
1637 4th St. NW

Hi - I'm a Ward 1 resident (recently moved from Ward 6, DC resident for 6-7 years now). I wanted to express support of a proposed revision of the Comprehensive Plan to allow for high-density designations for the Engine 9/3D substation, Garnet Paterson, and the Housing Finance Agency HQ for the following reasons:

- Allowing higher density on public lands helps build a larger pool of affordable housing units for the whole city, since affordable units would make up a higher proportion of units
 - Better affordability helps more people spend their resources on things that they value, like their children's education, a down payment, etc.
- I live probably a ~10-15 min walk from each of these sites. Some may not agree, but high density seems perfectly appropriate for this key commercial corridor in D.C.
- Finally, more residents in the area can help support local business in/around U Street, some of which have had a difficult time during the pandemic.

While there may be downsides to these changes, such as construction and increase in traffic, the net effects of high density at these sites would be largely positive, particularly in terms of housing affordability in D.C.

Best
Mao Hu