

Testimony  
Of  
Caroline Petti, President  
Brookland Neighborhood Civic Association  
On  
Bill 18-867, “Comprehensive Plan Amendment Act of 2010”

Thank you, Chairman Gray and Members of the Committee of the Whole for providing this opportunity to submit written testimony on Bill 18-867, the “Comprehensive Plan Amendment Act of 2010.”

I am writing specifically about a proposal being advanced to change current zoning requirements, practices, and policies along 12<sup>th</sup> Street, N.E. in Brookland (See September 28, 2010 Testimony of Joseph Bender and September 28, 2010 Testimony of Lavinia Wohlfarth). As described, the desired effect of the proposal would be the following:

- 1) Upzone portions of 12<sup>th</sup> Street, N.E. (and perhaps portions of streets adjacent) from C-1 (Neighborhood shopping and low-density development) to C-2-A (Low density development, including office, retail, and kinds of residential uses);
- 2) Eliminate the Planned Unit Development process within this new zone, and;
- 3) Allow development within this new zone to occur as a “matter-of-right”.

For the following reasons, I urge the Council not to adopt amendments to the comprehensive Plan that would advance these proposed changes:

- 1) There is little to no community support for or understanding of the proposal or the changes that would ensue.
- 2) Brookland residents and the Advisory Neighborhood Commission would lose the opportunity for meaningful input into development decisions that could have a dramatic effect on the quality of neighborhood life.
- 3) The PUD requirements for developers to provide public benefits and amenities would be eliminated.
- 4) The PUD process was integral to the Office of Planning’s vision of revitalized Brookland commercial districts. The Brookland/CUA Metro Station Small Area Plan, approved by the Council in 2009, expressly provides for additional development on 12<sup>th</sup> Street and throughout the Plan area through a PUD process.
- 5) If adopted by the council, this would be the first change to the Brookland Small Area Plan. If there are to be changes, the priorities advocated for years by Brookland residents should be addressed including strengthening the requirements for undergrounding utility lines and protecting the Brookland Green.
- 6) If the small lot sizes are a barrier to the PUD process, the zoning commission has the authority to grant a waiver to the minimum lot size requirements if, after public hearing,

they determine that the project is of exceptional merit and in the best interest of the city or country.

- 7) The Office of Planning is considering further changes to address the current PUD lot size requirements but changes should not be effectuated until they are reviewed through a public process, the implications are fully understood and they are approved by the Zoning Commission.
- 8) Adoption of the proposal could set a precedent and could set forth a cascade of similar requests from other C-1 areas in Brookland (e.g., along Monroe Street where development is being considered at the Colonel Brooks' Tavern location) and other parts of the city.
- 9) A change to upzoned C-2-A development opens the door to types of businesses and facilities currently not permitted (or permitted only by Special Exception) in a C-1 zone including such things as gun shops, antenna towers, gas stations and parking lots.