



## 1A ADVISORY NEIGHBORHOOD COMMISSION 1A

SMD 1A01 – Layla Bonnot  
SMD 1A04 – Matt Goldschmidt  
SMD 1A07 – Vacant  
SMD 1A10 – Rashida Brown

SMD 1A02 – Teresa Edmondson  
SMD 1A05 – Christine Miller  
SMD 1A08 – Kent C. Boese  
SMD 1A11 – Dotti Love Wade

SMD 1A03 – Zach Rybarczyk  
SMD 1A06 – Angelica Castañon  
SMD 1A09 – Michael Wray  
SMD 1A12 – Jason Clock

November 25, 2020

(via email only)  
Phil Mendelson  
Chairman, Council of the District of Columbia  
1350 Pennsylvania Avenue NW, Suite 504  
Washington, DC 20004

RE: ANC1A's Position on the PMEP and Support for Park Morton Residents

Chairman Mendelson,

At ANC1A's October 14, 2020 meeting the commission by a vote of 6-1-3 voted to support the "goals and objectives" of the Park Morton Equity Plan (PMEP)<sup>1</sup>.

Following that meeting, community members have misunderstood or misrepresented ANC1A's position before the Council during public hearings, most likely due to a lack of clarity in our document. Additionally, Mr. William H. Jordan has sent a series of emails to Councilmembers and Commissioners expanding on what support for the PMEP means – much of this information is new, was not known to ANC1A Commissioners before or during our deliberations, is inaccurate, and does not align with the Commission's position.

In light of the recent emails, requests, and misunderstanding within the community, the ANC1A's Executive Committee is writing to provide you with a better understanding of our position, what we support, and where differences of opinion exist.

We must highlight that ANC1A's vote of support for the "goals and objectives" of the PMEP at best was for the highest-level aspirational goals and objectives and not for specific details within the plan itself. This is not due to a lack of support for our Park Morton constituents, but rather due to the fact that the equity plan does not exist in final form and contains details that may be unachievable. The draft state of the PMEP, which was not clear to all ANC Commissioners, is documented in the recording of the September 17, 2020, Committee of the Whole Hearing on

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<sup>1</sup> Please see ANC1A [Resolution regarding the Park Morton Equity Plan](#)

B23-784. During that hearing, the following exchange occurred between you, Chairman Mendelson, and Mr. William H. Jordan:

CM Mendelson: "Does the Equity Plan exist in final form?"

Mr. Jordan: "It's not in final form, it is a concept outline plan that calls for certain actions to modify the current development plan to what we feel would be more in the interest of current residents and less destructive."

(See: [https://dc.granicus.com/MediaPlayer.php?view\\_id=2&clip\\_id=5659](https://dc.granicus.com/MediaPlayer.php?view_id=2&clip_id=5659) at 1:38:44)

As stated above, the draft state of the PMEP was not known to all Commissioners during our deliberations. Additionally, some of the components of the PMEP are not within ANC1A's realm of determination. As such, ANC's vote to support the "goals and objectives" of the PMEP **was not a vote to support the following** items in the plan:

- TOPA rights for Park Morton residents;
- Using 965 Florida Avenue (The Wren) as a build-first component of the Park Morton redevelopment effort; and,
- Significantly changing the development plans for the Park Morton phase with smaller buildings.

Subsequent to our vote, ANC1A has received several emails from Mr. Jordan dated November 2, 4, 9, 11, and 14, 2020. These emails make unfounded accusations, assert fiction as fact, and demand action from the Council that far exceeds details shared with ANC1A before our October meeting, including actions with which we are in disagreement or are beyond our authority.

Further, ANC1A wholeheartedly disagrees with the request to deny passage of B23-884. ANC1A **voted unanimously in support** of the *Bruce Monroe Extension of Disposition Authority Act of 2020* during the same meeting at which we supported our Park Morton neighbors. These two positions are not in conflict.

(See: [Letter of support for Bruce Monroe site extension](#) on the ANC1A website)

Among the recent demands from Mr. Jordan is the removal of The Community Builders (TCB) from the Park Morton redevelopment effort. This demand from PMEP supporters was neither discussed with ANC1A commissioners nor discussed among Commissioners. None-the-less, ANC1A is not in a position to support such a demand as removing TCB from the project would be inconsistent with our history of support for a new Park Morton as shown by our recent unanimous support for the LDDA extension (above) and our unanimously passed support for the original Zoning Cases in 2016 (see footnotes below).

ANC 1A continues to work closely with the members of Park Morton Redevelopment Steering Committee, including our Councilmember Brienne K. Nadeau. We support her efforts to move the project forward and the legislation she has introduced on its behalf.

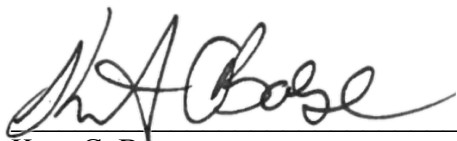
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In closing, the Executive Committee wants to be very clear about ANC1A's position and intent – we **do not support** any specific action, policy, nor initiative that will further delay the delivery of the housing our neighbors at Park Morton richly deserve or that diminishes their quality of life and ability to thrive. We stand by the Park Morton residents and the NCI plan as written as it is our informed position that this is the best path forward for both Park Morton and the District as a whole to achieve the desired goals of the project.<sup>2</sup> We do not support any effort that will decrease the number of affordable units delivered as a result of this development. And, we do not support any actions that will increase risk or legal challenges to the project as it moves forward.

We thank you for your consideration and welcome the opportunity to discuss this issue at your convenience. We also look forward to working with the DC Council and Executive Office of the Mayor on Park Morton's redevelopment and working to ensure the NCI goals and principles are met through this project.



Kent C. Boese  
Chairperson, ANC 1A  
Commissioner, ANC1A08



Dotti Love Wade  
Vice Chair, ANC1A  
Commissioner, ANC1A11



Zach Rybarczyk  
Secretary, ANC 1A  
Commissioner, ANC1A03



Christine Miller  
Treasurer, ANC1A  
Commissioner, ANC1A05

cc: Brianne K. Nadeau, Councilmember Ward 1  
Kenyon McDuffie, Councilmember Ward 5  
Samara Gomez, Office of the Deputy Mayor for Planning & Economic Development

encl. [1]

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<sup>2</sup> Please see ANC1A resolutions [ZC 16-11: Resolution Supporting PUD & Related Map Amendment – Bruce Monroe Redevelopment](#) and [ZC 16-12: Resolution Supporting PUD & Related Map Amendment – Park Morton Redevelopment](#)