

North Michigan Park Civic Association
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June 5, 2026

ANC5A

On June 3, 2026, the North Michigan Park Civic Association held its monthly meeting. The 2050 Comp Plan was presented at the monthly May 2026 meeting and a follow-up with the community was performed at the June 3, 2026, meeting. During June 3, 2026, a community vote was held by North Michigan Park residents regarding either support or opposition of the FLUM for changes in area 5.1 in Ward 5. The vote results were forty-two opposed and one in support of the FLUM for area 5.1.

The document drafted by the ANC that was read at the May 2026 monthly meeting did not represent the wants of the community. The North Michigan Park community ask for the support of the ANC Commissioners that represent 5A and the residents of North Michigan Park in not granting the FLUM in area 5.1. Other areas where this would be more beneficial would be:

- The parking lot in the Ft. Totten subway where construction was planned several years ago and has not happened.
- The lot on the corner of Riggs Rd and 1st Street, development was planned and dropped.

If possible, we ask that the ANC Commissioners also work with the Ward 5 Commissioners that support Brookland. Brookland is facing the same challenges, and the communities are also pushing back on the FLUM where single family homes are being taken for the development of apartment buildings.

For the record, the vote taken at June 3, 2026, monthly North Michigan Park Civic Association meeting proved that the residents of North Michigan Park are not in support with the proposed changes for up-building.

- North Michigan Park currently has NO apartment buildings. All new developments in the last 30 years have been single family homes. Three new developments and a fourth at Boy's Town on the way.
- Apartment buildings would be a dramatic change to the character of the community where the foundation is single family homes.
- North Michigan Park fought against the mix use development that could have happened at the McDonald's site if McDonald's had agreed to sell the land. The community voted to allow the special exception from the Board of Zoning to let McDonald's build the drive thru.
- Another significant factor is that OP's population predictions were not met in the 2021 Comp Plan, and I believe the assumption for the 2050 Plan will likewise not be met. The federal government has moved a considerable number of jobs from the area.

Where we currently see changes today in upper Northeast is along Rhode Island Ave, between 10th and 12th Street, 12th St, between Jackson St and Lawrence Street. Lots that previously held a single-family home now have an apartment building on the site.

If the current plans are not adjusted to reflect the concerns of the community and not just those wishing for more density in housing it will be too late to act if the current plan is adopted.

While we support thoughtful growth and new development, replacing single-family homes with higher-density apartment buildings is not the right approach. There is better, and less disruptive housing development options available.

Regards,

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Cc: Mayor of the District of Columbia
Ward 5 Councilmember Zachary Parker
DCOP