

**TO:** DC Office of Zoning

**FROM:** The Undersigned Residents of Edgewood and Neighbors

**IN RE:** PUD Proposal for 3201 8th Street NE and 3135 8th Street NE by Hanover R.S. Limited Partnership [[ZC 18-21](#)]

To Whom it May Concern:

We, the undersigned residents of Edgewood and neighbors<sup>i</sup>, are writing to support the Planned Unit Development proposal submitted for your consideration by the Hanover Company. [[ZC 18-21](#)]

We're neighbors excited to turn these crucial parcels from industrial to residential/commercial. New units and particularly affordable units are a key need for the area and we support building them as quickly as possible.

We support the adjustment to MU-4 from PDR-1 of the two relevant parcels, 3201 8th Street NE (Square 3832, Lot 15) and 3135 8th Street NE (Square 3835, Lot 804). We applaud the Hanover Company's inclusion of 12 percent affordable dwelling units and the delivery of \$200,000 in community benefit contributions.

### **We Support Modification to MU-4**

We support the modification of these two parcels from PDR-1 to MU-4. Edgewood needs more housing, and this zoning adjustment allows for the site to maximize residential units. We have benefited from the introduction of mixed-use residential development at Monroe Street Market, the Arts Walk, and other retail and restaurant spaces. Adding more housing supports further growth of our neighborhood, making residents out of the visitors who take advantage of our transit-accessible amenities. We welcome them.

The change to MU-4 is consistent with the [2009 Brookland/CUA Metro Station Small Area Plan](#), which reads on page 11, "support long-term land use changes on industrially zoned land in the station vicinity, particularly in the area...to the southwest [of the Brookland/CUA station] along 8th Street."

This zoning adjustment is also consistent with the 2013 [Ward 5 Industrial Land Transformation Study](#): "The sub-area at the Brookland Metrorail station has undergone a recent transformation with the addition of the Monroe Street Market and one million square feet of mixed-use development. Brookland's Small Area Plan envisions this area to include new residential and offices that are better integrated into the neighborhood fabric."

### **We Support Hanover Company's Proposed Unit Development**

We support the Hanover Company's PUD and ask Commissioners approve their request. The PUD, including 375 units at 12 percent ADU, will significantly increase the supply of housing in our neighborhood. It will increase that supply with a mix of

residents of all incomes. Something we know is necessary for all stakeholders to benefit from new prosperity.

We believe Hanover Company demonstrated earnest investment in our community by reaching out to the Edgewood Civic Association, our ANC 5E01 Commissioner, and the DC Office of Planning. Members of each organization offered feedback and Hanover made improvements to their design. We are excited about the large public playscape they plan to bisect the development's two buildings. We support the design of ground floor units with doors that open onto patios and the public sidewalk. We're encouraged that Hanover has studied nearby parking demand and will add only so much parking supply as the data predict will be demanded. Hanover's plan includes loading zones and garage entrances that keep resident traffic off of 8th Street.

We understand that the proposed development does not fall under Inclusive Zoning requirements and are therefore even more supportive of Hanover Company's inclusion of affordable units totaling 12 percent of the project. We note that nearby Monroe Street Market does not offer affordable housing. The Hanover PUD includes units across a diverse set of income brackets -- 30, 50, 60, and 80 percent MFI. That allows for residents of all means to access this new housing opportunity.

The Hanover PUD includes \$200,000 in contributions to organizations that serve Edgewood. We are excited to see what new services and programs may come from the benefited organizations, including Dance Place, Hope Community Charter School, and Beacon House.

### **We Oppose Alternative Plans Under Consideration for this Site**

We oppose alternative uses planned by the current landowners, should Hanover fail to receive ZC approval and fall out of the land purchase. According to the Hanover Company, alternative plans include the by-right development of an extended stay motel or continued use of these parcels as equipment storage and under-utilized industrial space.

Light industrial use does not match the future we want for 8th Street NE and the land within a short walking distance of the Brookland/CUA Metrorail station. Many of the PDR lots along 8th Street NE are inappropriate given the neighborhood's dense residential growth. The industrial use presents inconvenience or even danger to residents. Heavy pedestrian traffic has no sidewalk South of Dance Place on that side (East) of 8th Street NE. Heavy commercial vehicles use the road to load and unload while students from nearby schools and pedestrians from the Metro station walk past.

As cited above in planning documents, Edgewood is growing right now in a way that shifts our need from automobile-focused, industrial sites to transit-focused, mixed-use residential. The Monroe Street Market project has improved the lots immediately next to the Metro stop. However, we believe this Hanover PUD will benefit the community even more, with affordable housing and community-focused design.

Sincerely,

<b>Gordon Chaffin</b>	3305 7th Street NE Unit 4 Washington, DC 20017
<b>Nick Sementelli</b>	12 S St NE WDC 20002
<b>Amanda Lemons</b>	3305 7th Street NE Unit 4 WDC 20017
<b>JR Russ</b>	717 Lawrence St NE WDC 20017
<b>Nick Cheolas</b>	608 Regent PL NE WDC 20017
<b>Edward Garnett</b>	3055 Chancellors Way NE WDC 20017
<b>Kristen Carvalho</b>	1011 Hamlin St NE WDC 20017
<b>Robb Dooling</b>	1160 1st St NE WDC 20002
<b>Michael Eichler</b>	1312 F St NE WDC 20002
<b>Jessica Evans</b>	2617 3rd St NE WDC 20002
<b>Garrett Hennigan</b>	1031 Newton St NE WDC 20017
<b>Teresa Kenny</b>	1000 Urell Pl NE WDC 20017
<b>Sean Clowes</b>	2809 5th St NE WDC 20017
<b>Andrew Grinberg</b>	1325 Trinidad Ave NE WDC 20002
<b>Kirsten Melone</b>	3305 7th Street NE Unit 4 WDC 20017

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<sup>1</sup> These individuals gave authorization for their names and addresses to be added to this letter by filling out this survey – <http://bit.ly/SupportEdgewoodHousing> – or in person. Records of signed permission are attached to this document.

<b>Timestamp</b>	<b>Username</b>	<b>Full Name</b>
2018/10/23 12:47:25 pm GMT-5	gordonchaffin@gmail.com	This is a Test
2018/10/23 1:58:56 pm GMT-5	NSementelli@gmail.com	Nick Sementelli
2018/10/28 8:57:03 am GMT-5	amandarlemons@gmail.com	Amanda Lemons
2018/10/31 2:10:48 pm GMT-5	a.way.of.life.0@gmail.com	JR Russ
2018/10/31 3:23:13 pm GMT-5	kristen.hollar@gmail.com	Kristen Carvalho
2018/10/31 4:00:01 pm GMT-5	ncheolas@gmail.com	Nick Cheolas
2018/10/31 6:10:34 pm GMT-5	robbdooling@gmail.com	Robb Dooling
2018/10/31 7:04:41 pm GMT-5	meichler@mac.com	Michael Eichler
2018/10/31 8:18:19 pm GMT-5	Jessica.Evans3@gmail.com	Jessica Evans
2018/10/31 8:28:23 pm GMT-5	edgarnett@gmail.com	Edward Garnett
2018/10/31 9:38:32 pm GMT-5	g.hennigan@gmail.com	Garrett Hennigan
2018/11/01 12:32:52 am GMT-5	tkslve@gmail.com	Teresa Kenny
2018/11/01 9:16:05 am GMT-5	smclowes@gmail.com	Sean Clowes
2018/11/01 11:40:40 am GMT-5	andrew.grinberg@gmail.com	Andrew Grinberg
N/A; In-Person Signature	mkirsten@vt.edu	Kirsten Melone

<b>Address</b>	<b>Phone Number</b>
3305 7th Street NE APT 4 Washington, DC 20017	555-555-5555
12 S St NE	<i>No Data</i>
3305 7th Street NE	<i>No Data</i>
717 Lawrence St NE	202-215-9118
1011 Hamlin St NE	<i>No Data</i>
608 Regent PL NE	202-656-1324
1160 1st St NE Washington DC 20002	585-666-7364
1312 F St NE	202-739-1901
2617 3rd St NE WASHINGTON dc 20002	301-832-5105
3055 Chancellors Way NE	
1031 Newton St. NE	202-360-3715
1000 Urell PL NE 20017	<i>No Data</i>
2809 5th St. NE	503-820-9254
1325 Trinidad Ave NE	<i>No Data</i>
3305 7th Street NE APT 4 Washington, DC 20017	<i>No Data</i>

## Comments

This is a Test

*No Data*

*No Data*

**\*\*NOTE: RAN FOR ANC 5E01 COMMISSIONER IN 2018\*\***

*No Data*

**\*\*NOTE: INCOMING ANC 5E01 COMMISSIONER\*\***

I am a longtime renter in northeast DC and our neighborhood's greatest need is transit-oriented affordable housing. I strongly support the Hanover Company's Proposed Unit Development to help us meet this need in the area.

More housing, fewer NIMBYs, climate change is real and housing density near transit is one of our primary ways out.

*No Data*

**\*\*NOTE: CURRENT ANC 5E01 COMMISSIONER\*\***

Residential, ideally along with some ground-floor retail, is a far more appropriate use of this space and context than the existing industrial use, especially if it includes such a high percentage of affordable housing. Please support this PUD application and bring this development to our neighborhood.

*No Data*

*No Data*

*No Data*

*No Data*

**I Authorize Use of My Name and Address on this Letter.**

Yes

Yes