

***PLEASANT PLAINS CIVIC ASSOCIATION
SINCE 1921***

12 January 2015

Mr. Anthony Hood
Chair
Zoning Commission of the District of Columbia
D.C. Office of Zoning
441 Fourth Street, N.W. Suite 210 South
Washington, D.C. 20001

Re: Howard University Campus Master Plan ZC Case No. 11-15D
Barry Place Partners ZC (PUD) Case No. 14-21

Dear Chairman Hood:

At its regularly scheduled meeting on Saturday, January 10, 2015, the Pleasant Plains Civic Association (PPCA) voted to support approval of the Barry Place Partners Planned Unit Development (PUD) Case No. 14-21, which is located within the PPCA boundaries. The introduction of housing and retail at this location and the enhanced definition of Howard's campus at its western edge, replacing surface parking, vacant houses and a light industrial building will be welcomed additions to our community.

The Barry Place Partners and Howard University representatives presented plans for the PUD at Howard's Community Advisory Committee meeting of September 11, 2014 at which PPCA members were present. They also made three subsequent presentations to the PPCA on September 13, 2014, November 8, 2014 and January 10, 2015. At each of these meetings, plans for the project were reviewed in detail, including the need to amend the Campus Master Plan to remove various vacant lots from the plan (as proposed in ZC Case No. 11-15D), and the need to close the alley on the site. No opposition was expressed regarding the campus plan amendment or the alley closing.

What did occupy most of the discussion were concerns regarding: 1) the extent to which the project would generate workforce affordable housing units above and beyond what is required by Inclusionary Zoning regulations; 2) the depth of the affordability provided beyond the standard 80% of the area median income; and 3) the number of total and workforce affordable housing units that would be set aside for use by Howard faculty, staff and graduate students per the provisions in the Campus Master Plan.

In response to the concerns raised, the developer team returned to the civic association with a community benefits package at the January 10, 2015 PPCA meeting, which contained among other things, provisions for:

1. 8% of the residential square footage of the project (approximately 27 units) being set aside for households with incomes of no more than 80% of the area median income (AMI), as

required in the Inclusionary Zoning regulations. Of these, at least 4 two-bedroom units would be reserved for households whose incomes are no greater than 60% of the AMI.

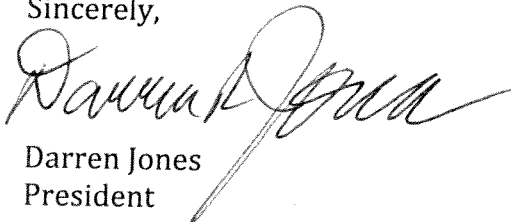
2. In a separate agreement with Howard University, 59 units of housing will first be offered to Howard faculty, staff and graduate students. An additional 3% of the residential square footage of the total project (approximately 9 of the 59 units set aside for Howard) will be set aside for Howard-related households with incomes not exceeding 80% of the AMI. Of these, at least 2 two-bedroom units would be reserved for households whose incomes do not exceed 60% of the AMI.

3. An additional job training benefit was proffered by the development team, which will provide HVAC technician training, including EPA Type I CFC certification, for 50 persons over the next five years, with an initial preference for residents within a one-mile radius around the PUD site.

There were no objections to amending the Howard University Campus Master Plan of 2011 since the uses envisioned for the vacant lots being removed from the plan (i.e. workforce affordable housing for Howard faculty, staff and graduate students) are captured within the provisions of the PUD. In addition there was no opposition expressed to the closing of the alley to allow the full development of the project.

The Pleasant Plains Civic Association supports the Campus Master Plan Amendment in ZC Case No. 11-15D and the ZC PUD Case No. 14-21 conditioned upon the delivery of the benefits listed above along with the other benefits outlined in the applicant's community benefits package. We therefore recommend the Commission's approval of these cases.

Sincerely,

A handwritten signature in black ink, appearing to read "Darren Jones", with a long, sweeping horizontal stroke extending to the right.

Darren Jones
President