



GOVERNMENT OF THE DISTRICT OF COLUMBIA
Executive Office of the Mayor
Office of the Deputy Mayor for Planning and Economic Development



March 24, 2016

Zoning Commission
of the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, DC 20001

**RE: ZC Case No. 16-03, Application of DB Residential Hill East, LLC
(Square 1112E, Lots 802, 803, and 804)**

Dear Members of the Commission:

I am pleased to offer this letter in support of the above-referenced zoning application filed by Donatelli Development ("Donatelli" or the "Applicant") on behalf of the Office of the Deputy Mayor for Planning and Economic Development ("ODMPED"). The application is scheduled to be heard before the Zoning Commission on April 7, 2016.

The subject property consists of approximately 2.6 acres of land area known as Parcel F-1 and Parcel G-1, respectively, in the Hill East District (the "Property"). The Applicant proposes to construct two mixed use buildings containing retail and residential uses, in accordance with the design guidelines set forth in 11 DCMR §§ 2812 through 2814. In addition, the Applicant requests special exception approval for parking access on a secondary street (11 DCMR § 2815.9) and the following areas of relief pursuant to 11 DCMR § 2803.1: (i) maximum building height (§ 2808.1); (ii) parking (§§ 2815.1, 2815.2, 2101.1); (iii) loading (§§ 2815.3, 2815.4, 2201.1); and (iv) lot occupancy (§ 2808.1).

The Property constitutes a portion of the approximately 67-acre site commonly referred to as Reservation 13, which was acquired by the District from the Federal government in September 2010. The disposition and development of the Property is subject to that certain land disposition agreement ("LDA") with the District dated March 2, 2015 (the "LDA").

The design of the proposed development advances the District's redevelopment goals as set forth in the Hill East Master Plan. The Hill East District is envisioned as a mixed use, mixed income neighborhood that extends Capitol Hill to the riverfront parks and, in the process, transform the Hill East District from an isolated campus to a vibrant, lively district.

Additionally, the development of the Property must comply with the affordable housing requirements contained in the "National Capital Revitalization Corps and Anacostia Water Corporation Reorganization Act of 2008" (D.C. Official Code §§ 2-1226.01 et seq. (2008)) (the "AWI Act"). *See D.C. Official Code § 2-1226.02.* The AWI Act requires that at least 30% of the total housing units developed must be affordable -- 15% reserved for households earning up to or at 30% of the area median

BRIAN T. KENNER
DEPUTY MAYOR

ZONING COMMISSION

District of Columbia

1350 Pennsylvania Avenue, N.W., Suite 317 • Washington, D.C. 20004 • T (202) 727-6365 • F (202) 727-6703 • odmped.dc.gov

EXHIBIT NO.23

income ("AMI") and 15% reserved for households earning up to or at 60% of the AMI. Under the LDA, the affordable units shall be maintained in the development for no less than 50 years.

In light of the foregoing, ODMPED encourages the Zoning Commission's expeditious approval of the application.

Sincerely,

A handwritten signature in dark ink, appearing to read "BK" or "Kenner", positioned above a horizontal line.

Brian Kenner
Deputy Mayor
Planning and Economic Development