

COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, N.W., SUITE 404
WASHINGTON, DC 20004

COUNCILMEMBER YVETTE M. ALEXANDER

Councilmember, Ward 7
(202) 724-8068 (office)
(202) 741-0911 (fax)
yalexander@dccouncil.us
www.yvettemalexander.com

Chair, Committee on Health and Human Services
Member, Committee on Education

November 14, 2016

DC Zoning Commission
C/O Sharon Shelling, Secretary
Office of Zoning
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: ZC Case No. 16-20 - Consolidated PUD & Related Map Amendment from R-3 to MU-7, 3450 Eads St. NE (Sq. 5017, Lots 839-842 and portion of alley to be closed)

Members of the Zoning Commission:

With this letter I would like to support the set-down of the Neighborhood Development Company's (NDC) Consolidated PUD & Related Map Amendment application for a proposed 59-unit affordable housing project to be located at 3450 Eads Street NE, in Ward 7.

As the manager of 3443 Benning LLC, NDC has taken extensive steps necessary to have their project scheduled for a formal public hearing, where it will receive for your full consideration and additional input from the community. NDC has established a regular and open dialogue with the local Advisory Neighborhood Commission, 7D, as well as with members of the River Terrace Community Organization (RTCO) and my office, about their project.

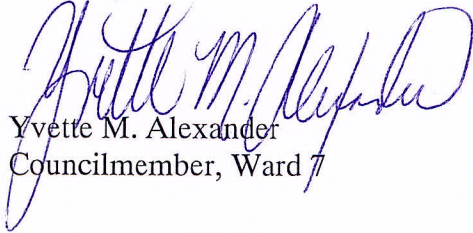
Through its work with the ANC and RTCO, NDC convened two public open houses in August to raise awareness about the project and to provide residents with an opportunity to provide feedback on the proposed public benefits. The open houses were attended by over 60 total participants from the community and have led to an ongoing dialogue with NDC about the benefits proposed and how they will be resolved.

As a result of communications with my office, NDC has also met with the Sixth District of the Metropolitan Police Department to ensure their project will be designed in a manner that minimizes risks to and improves neighborhood security. After meeting with Lt. Ronny Arce, NDC incorporated specific changes to their development program to address issues he raised regarding security concerns with a preliminary design.

NDC has been working on their project's public outreach since early April of this year. Since starting that process, my office has witnessed the evolution of the project to its current status. I believe this project has reached the point where it is ready to be reviewed at a formal hearing. The application is full and complete, presents a design that the community is fully aware of. Most importantly, the application does very much to achieve the policies and objectives of the District of Columbia Comprehensive Plan. This includes investing putting a currently vacant and underused lot to better use, intensifying the use of land around existing transportation and community infrastructure, and, most importantly, providing additional affordable housing supply to help meet the District of Columbia's affordable housing goals.

For these reasons I respectfully request that you give strong consideration to setting down this application for a full hearing.

Sincerely,

A handwritten signature in blue ink, appearing to read "Yvette M. Alexander". The signature is fluid and cursive, with a large initial "Y" and "A".

Yvette M. Alexander
Councilmember, Ward 7