



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



March 1, 2017

District of Columbia Zoning Commission
441 4th Street, NW
Suite 200S
Washington, D.C. 20001

Re: PUD Application for Property at 1336 8th Street, N.W. / ZC Case No. 16-24

Dear Chairman and Members of the Zoning Commission:

The Office of the Deputy Mayor for Planning and Economic Development (“DMPED”) supports the planned unit development (“PUD”) proposed at 1336 8th Street SPE, LLC (“Applicant”). The project site is located at 1336 8th Street, N.W. (Square 0399, Lot 0068) (“Property”), and is the subject of that certain Land Disposition and Development Agreement (“LDDA”) between the Applicant and the District dated February 22, 2016.

The LDDA sets forth the District’s goals and objectives related to the redevelopment of the Property, which include, but are not limited to, the activation of the Property, currently a vacant surface parking lot, in a manner that is consistent and complimentary to surrounding development, including the District-sponsored project across the street known as “City Market at O”.

DMPED has worked with the Applicant for over three (3) years on the proposed redevelopment of the Property, and believes that the PUD application is consistent with many of the District’s goals and objectives. We are especially pleased that the PUD advances the District’s affordable housing objectives. Specifically, at least 30% of the residential units – approximately 24 of the multifamily units – will be reserved as affordable units in accordance with the the *Disposition of District Land for Affordable Housing Act*. Half of the affordable units will be reserved for households earning up to 50% of AMI and the other half of the affordable units will be reserved for households earning up to 80% AMI. DMPED is also supportive of the other PUD benefits and amenities, which include, among other items, a contribution in the amount of \$25,000 to support programming at the Kennedy Recreation Center.

In light of the foregoing, we urge the Zoning Commission’s approval of Zoning Commission Case No. 16-24.

Sincerely,

Brian Kenner, Deputy Mayor

Cc: Sarosh Olpadwala, Director of Real Estate
Joseph Lapan, Project Manager

BRIAN T. KENNER
DEPUTY MAYOR