

January 23, 2018

VIA IZIS AND HAND DELIVERY

Chairman Anthony Hood
D.C. Zoning Commission
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: Z.C. Case No. 16-29 – Columbian Quarter First Stage PUD and Zoning Map Amendment for Lots 97, 1025-1031, 1036, and 1037 in Square 5860 and Lot 91 in Square 5861 (the “Property”) by Poplar Point RBBR, LLC (d/b/a Columbian Quarter Holdings (the “Applicant”) Response to ANC 8A and ANC 8C Community Benefits and Amenities

Dear Chairperson Hood and Members of the Commission:

On January 23, 2018, ANC 8A and ANC 8C (the “ANCs”) jointly filed a revised report (the “Benefits Report”) setting forth additional benefits and amenities the ANCs are requesting in connection with the above referenced application. The Benefits Report requests a contribution from the Applicant totaling \$5,000,000 in funding to be disbursed among Anacostia Coordinating Council, Wish List Committee and The Southeast Tennis and Learning Center, and Congress Heights Community Association.

In its public benefits and amenities submission dated as of December 18, 2017 (Exhibit 51 of the record of the above referenced application), the Applicant has already proffered extensive public benefits and amenities with a total value of approximately \$19,683,813, including approximately \$6,483,813 in Inclusionary Zoning benefits, approximately \$5,000,000 in road and traffic improvements, approximately \$75,000 in workforce training, and approximately \$125,000 for historic and archaeological preservation, which includes support for the Historic Anacostia Preservation Society. All of these proffered public benefits and amenities directly benefit the ANCs. The Applicant has worked with the ANCs throughout its planning process and remains eager to coordinate and communicate with the ANCs. However, the Applicant is not in the position as a result of the requested First Stage PUD and Zoning Map Amendment to make an additional \$5,000,000 funding contribution desired by the ANCs.

Instead of the funding requested in the Benefits Report, the Applicant will provide upon issuance of a final certificate of occupancy for each building in the Project (as previously defined in the record for the above referenced application), the following amounts to the Fiduciary Agent (as defined in the Benefits Report) for community use for the following organizations:

1. Anacostia Coordinating Council (\$25,000)
2. Wish List Committee and The Southeast Tennis and Learning Center (total of \$12,500)
3. Congress Heights Community Association (\$12,500)

If you have any questions regarding this application, please feel free to contact us.

Sincerely,



John T. Epting

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be delivered by first-class mail or hand delivery to the following addresses on January 24, 2018.

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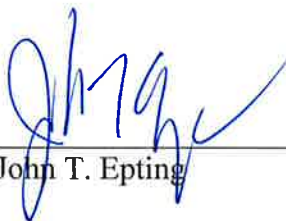
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