



ADVISORY NEIGHBORHOOD COMMISSION 8A

Government of the District of Columbia
Anacostia/ Fairlawn/ Hillsdale/ Sheridan

Executive Officers

October 19, 2017

Troy Donté Prestwood
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DC Office of Zoning
441 4th Street, NW, Suite 200S
Washington, DC 20001

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Via Email: dcoz@DC.gov

Commissioners

Dear Chairman Hood:

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SMD 8A02

Terri Acker
SMD 8A03

Troy Donté Prestwood
SMD 8A04

Travon Hawkins
SMD 8A05

Greta Fuller
SMD 8A06

T'Chaka Sapp
SMD 8A07

In the matter before the DC Office of Zoning: **Z.C. Case No. 16-29 - Columbian Quarter - Application by Poplar Point RBB& LLC (the "Applicant") for Approval of a First-Stage Planned Unit Development and Zoning Map Amendment for Lots 97, 1025-1031, 1036, and 1037 in Square 5860 and Lot 91 in Square 5861 (the "Property")**, Advisory Neighborhood Commission 8A respectfully request the hearing date scheduled for the Applicant on October 26, 2017, be postponed and removed from the calendar and/or extend the time to file a report, to allow the ANC to continue collecting comments from the community and review agency reports before making a final recommendation.

This case is quite complex. It not only requires us to properly gauge community sentiment within the boundaries of ANC 8A but to work in tandem with neighboring Advisory Neighborhood Commission 8C as the PUD straddles both ANCs.

ANC 8A seeks this extension to continue discussions with the Applicant to resolve several outstanding issues, including weighing the impact of the Property's increased density on the surrounding community and infrastructure. The Commission recently received notice of a proposal to close a public alley located within the footprint of the PUD (*SO Application Number 16-27269 – Columbian Quarter First-Stage PUD Application of Poplar Point RBBR, LLC for the Proposed Closing of a Public Alley in Square 5680 – Ward 8*). The Commission would like to gather comments from the community before agreeing to this closure. Additionally, the Commission has requested the Applicant provide a detailed traffic and parking analysis for the PUD for public inspection and review.

The Commission has begun discussions with the Applicant on finalizing a more comprehensive community benefits package that reflects input from the community. This process is not complete. Further, we noticed in the Applicant's cover letter dated October 6, 2017, at the top of page 5, which reads: *"In the month of October, the Applicant will also meet with the Anacostia BID, Barry Farm Resident Council, United Planning Organization, Earth Conservation Corporation, United Black Fund, Bread for the City and other local community groups to present the latest Project plans prior to the Zoning Commission hearing on October 26, 2017"* is not yet done.

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ANC 8A's executive meeting held October 16, 2017, the Applicant admitted as much. If we take the Applicant at their word, and we do, they too will need more time to hold meetings with these important organizations and entities.

Further, we understand final reports on this case from DDOT, DOEE, DPR, OP, DHCD, DOES, WMATA and Cedar Tree Academy, are not due until today. The Commission would like an opportunity to review and vet these reports before issuing a final recommendation on the Applicant.

The chairpersons of Advisory Neighborhood Commissions 8A and 8C recently agreed to hold a joint public informational meeting for the community to ask questions of the Applicant and learn more about the Property. The date is tentatively scheduled for November 18, 2017.

Therefore, rather than voting against the Applicant all together, we are requesting either a postponement of the hearing and/or an extension in the deadline to submit our report to allow the Commission to continue discussing these issues with the Applicant before a final decision is made. This will provide additional time for buy-in from the community and put to rest lingering questions or concerns regarding the Applicant and Property.

Authorized ANC 8A representatives for this case are Commissioners Troy Donté Prestwood (SMD-8A04) and Greta Fuller (SMD-8A06).

Thank you for the opportunity to provide these comments.

Regards,



Mr. Troy Donté Prestwood
Chairman

Advisory Neighborhood Commission 8A