



November 27, 2017

VIA E-MAIL AND U.S. MAIL

Mr. Anthony Hood
Chairman
D.C. Zoning Commission
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: **Support for Zoning Commission Case No. 16-29 – Columbian Quarter
– First- Stage Planned Unit Development (“PUD”)**

Dear Chairman Hood:

The Anacostia Business Improvement District (“ABID”) was established in historic Anacostia just over five years ago through legislation introduced by Councilmember Marion Barry by the property owners and business operators in Anacostia. ABID’s purpose is to enhance the commercial corridors in our neighborhood – Martin Luther King Jr. Avenue, Good Hope Road and Howard Road. ABID’s mission includes the goal to grow our Membership roles and to increase the assessed value of the commercial properties within our boundary. We seek to grow ABID through the new development of unused and the redevelopment of underutilized property within the ABID boundaries. To that end, the ABID Executive Committee was eager to review the plans regarding the proposed Columbian Quarter PUD project, and upon review of the First Stage PUD Application, we support the PUD and Zoning Map Amendment application as a well conceived development plan for a long-neglected portion of a commercial corridor within ABID.

ABID believes that the residential portion of the project, which includes approximately 700 residential units within two multi-family buildings, provides the proper mix of neighborhood serving retail and rental housing with both affordable and market-rate units directly adjacent to the new WMATA Anacostia Metro Station entrance plaza. Further, we believe the office portion, which includes approximately 1.6 million square feet within three buildings, provides tremendous economic opportunity for both construction and permanent office jobs.

ABID also strongly supports the benefits and amenities package for the project, and the positive impacts it will have on our community. The package will include infrastructure upgrades like the new Howard Road SE streetscape, enhanced WMATA Anacostia Metro Station entrance plaza, and other neighborhood transportation improvements. In addition,

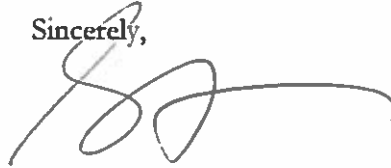
ZONING COMMISSION
District of Columbia
CASE NO.16-29
EXHIBIT NO.41

the package includes transit-based housing, greater affordable housing, neighborhood serving retail amenities, sustainability features, and workforce development training, internship and apprenticeship opportunities that have been discussed with the broad community.

ABID commends the Applicant for its outreach to the community and its responsiveness to comments that were raised about the project. ABID wants to recognize the Applicant team for their commitment to serving the needs of residents of Ward 8 as part of this project.

For these reasons, ABID supports the PUD and Zoning Map Amendment application of Columbian Quarter Holdings. Thank you for your attention to our comments on this application.

Sincerely,

A handwritten signature in black ink, appearing to read 'SV', with a long horizontal flourish extending to the right.

Stan Voudrie, Chairman
ABID Board of Directors