



# ADVISORY NEIGHBORHOOD COMMISSION 8A

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

## Executive Officers

March 12, 2019

Troy Donté Prestwood  
Chairman

Hanna Baker  
Vice Chair

Ty'on Jones  
Treasurer

Dorcas Agyei  
Secretary

Anthony J. Hood  
Chairman  
DC Zoning Commission  
441 4th Street, NW, Suite 200S  
Washington, DC 20001

Via Email: ZCSubmissions@DC.gov; Interactive Zoning Information System (IZIS)

## RE: High Street LLC's Zoning Map Amendment Case No. 18-10

## Commissioners

Dear Chairman Hood:

Holly Muhammad  
SMD 8A01

Barbara J. Clark  
SMD 8A02

Brian Thompson  
SMD 8A03

Troy Donté Prestwood  
SMD 8A04

Dorcas Agyei  
SMD 8A05

Ty'on Jones  
SMD 8A06

Hanna Baker  
SMD 8A07

At its regularly scheduled, properly noticed meeting on March 5, 2019, with a quorum of 7 Commissioners present, Advisory Neighborhood Commission (ANC) 8A voted **Unanimously** to support the Zoning Map Amendment to rezone property located at 2352-2360 High Street, S.E. (Square 5799, Lot 976) ("Property") from the R-3 zone to the RA-2 zone. The Property is currently vacant, and is located within the boundaries of SMD-8A06.

We believe the Applicant's petition will further facilitate the development of mixed-income homeownership options in our community. The RA-2 Zoning Map Amendment would permit matter-of-right development of multi-family residential housing. This amendment would support the District's Comprehensive Development Plan for the area by providing moderate density housing in this area. Moreover, in collaboration with the D.C. Department of Housing and Community Development, the RA-2 Zoning Map Amendment will help to meet the District's goal to provide affordable housing and offer homeownership options to more residents. High Street, LLC will continue to work with the community to ensure that future development of the site will align with residents' desire to preserve the neighborhood's historical character.

ANC 8A's support is conditioned upon the Developer's commitment to do the following:

- The Developer shall limit the maximum number of residential units in the building to 28 units. The unit size shall be three bedrooms at the following Median Family Income levels: 7 at 50% MFI, 7 at 60% MFI, 7 at 80% MFI, and 7 at market rate.
- The Developer shall limit the number of stories of the building to three stories (approximately 40'-0" feet as measured from the building height measuring point) along High Street, S.E.
- The Developer shall provide at a minimum one parking space for each residential unit.
- The Developer agrees that the architectural plans will consider input from residents of SMD-8A06.
- The Developer shall develop a condominium sales and marketing plan that targets, but is not limited to, seniors and artists within Ward 8.

Continue to Page 2

**Page 2: High Street LLC's Zoning Map  
Amendment Case No. 18-10**

- The Developer shall contribute \$15,000 to non-profit organizations working within the ANC 8A Commission. The Developer shall make this contribution within three months of the commencement of construction. The following organizations shall receive financial contributions: The Historic Anacostia Preservation shall receive \$2,000. The Ward 8 Education Council shall receive \$4,000. The Future Foundation shall receive \$3,000. Ward 8 Woods shall receive \$3,000 and the House of DC shall receive \$3,000.
- The Developer shall provide ANC 8A with contact information for the project's point of contact and shall seek to minimize the negative impacts to the surrounding neighborhood during construction.
- The Developer shall create a public website to provide construction and other significant updates on the status of the project to the local community.
- The Developer shall require its contractors and subcontractors to preclude workers from parking on High Street, SE or Maple View Place, S.E. at all times during the construction period of the project. The Developer will create a staging plan to prevent contractors from parking on Maple View Place SE and High Street, S.E.
- The Developer shall require its contractor to conduct a job fair for Ward 8 residents no later than one month prior to commencement of construction.
- The Developer shall install security/surveillance cameras at all entrances and exits of the building. The Developer shall undertake this work prior to completion of construction.
- The Developer shall include maintenance of common area requirements in the condominium bylaws.
- The Developer shall include in the condominium bylaws limits on renting of units prior to 10 years of ownership.
- The Developer shall include in the condominium bylaws late fees and penalties associated with a breach of rules and regulations.

Thank you for the opportunity to provide this letter.

Sincerely,



Mr. Troy Donté Prestwood  
Chairman  
Advisory Neighborhood Commission 8A