

April 30, 2019

VIA IZIS

Anthony Hood, Chairman
D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 200-S
Washington, DC 20001

**Re: Case Nos. 18-18 and 18-19: Update Regarding ANC Outreach and
Negotiation**

Dear Chairman Hood and Members of the Commission:

At the Zoning Commission's public hearing on March 14th for Case No. 18-18, the Office of Planning's text amendment to create the Northern Howard Road ("NHR") Zone District, the Commission heard concerns from the community regarding outreach and a Community Benefits Agreement ("CBA") for development of Square 5860, Lots 97, 1025-1031, 1036 & 1037 and Square 5861, Lot 991 (the "Property"). The Applicant in Case 18-19, which is a Map Amendment to rezone the Property and Lot 89 in Square 5861 to the NHR Zone District, has continued to engage with ANC 8A and 8C regarding both cases.

As the Commission acknowledged at the March 14th hearing, both Cases 18-18 and 18-19 are rulemaking cases, and as such, would not be conditioned upon a CBA. The Applicant, however, wants to be a true partner within the community and has always intended to continue conversations with the community regarding benefits related to development. The Applicant anticipated those conversations and negotiations to take place during the Design Review process outlined in the proposed NHR Zoning Regulations. However, the Applicant has engaged in those conversations now, understanding the Commission and ANCs' concerns. The Applicant has spent more than six hours since the March 14th hearing discussing the development and community benefits at two in-person meetings and on one conference call with the two ANC Chairs and Single Member District representatives. The Ward 8 Council member and his Constituency Services Director have also been involved in these meetings.


Attached as Exhibit A is the current draft CBA the Applicant has negotiated with the community related to development the Property. As noted in the attachment, the CBA includes significant benefits to the community including jobs training, community investment, and small business opportunities. The draft CBA is still being finalized with the ANCs, but the Applicant feels this draft is close to final and hopes to receive ANC support for the CBA at the ANCs' next public meetings. The Applicant believes this draft CBA illustrates the significant investment and

commitment the Applicant is making in the plans to redevelop the Property as part of the NHR Zone District.

Please feel free to contact John at (202) 721-1108 or Meghan at (202) 721-1138 if you have any questions regarding the above. We look forward to the Commission's consideration of this matter at the May 2nd public hearing.

Sincerely,


John T. Epting


Meghan Hottel-Cox

Certificate of Service

The undersigned hereby certifies that copies of the foregoing document will be sent by first-class mail or hand delivery to the following addresses on April 30, 2019.

Jennifer Steingasser
Matthew Jesick
Office of Planning
1100 4th Street, SW, Suite 650E
Washington, DC 20024

Jonathan Rodgers
District Department of Transportation
55 M Street, SE, Fourth Floor
Washington, DC 20003

ANC 8A (6 copies)
c/o Troy Prestwood – ANC 8A Chair
2317 16th Street SE
Unit 101
Washington, DC 20020

Tyón Jones – ANC SMD 8A06
1262 Talbert St SE #7A
Washington, DC 20020

Mike Austin – ANC 8C Chair and SMD 8C01 (7 copies)
c/o RISE
2730 Martin Luther King, Jr. Ave SE
Washington, DC 20032



Meghan Hottel-Cox