

March 4, 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 No. 18-19: Response to ANC Request for Postponement – Lots 97, 1025-1031, 1036, and 1037 in Square 5860, and Lots 991 and 89 in Square 5861 (the “Property”)**

Dear Chairman Hood and Members of the Commission:

Advisory Neighborhood Commissions 8A and 8C (the “ANCs”) jointly sent a letter to the Zoning Commission requesting the hearing in the above-referenced case be postponed. The ANC’s made this request for additional time to negotiate a Community Benefits Agreement (“CBA”) with the Petitioner regarding a proposed development. The Petitioner, as noted in its letter filed at Exhibit 19 in the record, has engaged in open and frequent conversations with the ANC’s regarding the Map Amendment petition as well as future development at the Property.

In considering future development at the Property, which will be required to undergo design review based on the text amendment pending in Zoning Commission Case 18-18, the Petitioner looks forward to negotiating and finalizing a CBA with the ANC’s. The Petitioner has already begun these discussions. However, the CBA is most appropriate related to those future design review cases.

A Map Amendment is solely evaluated on its consistency with the Comprehensive Plan and may not be conditional on benefits and amenities. As detailed in the petition, the proposed Map Amendment would be consistent with the Comprehensive Plan. Therefore, the Petitioner requests that the Zoning Commission keep the scheduled March 14, 2019 hearing date for the proposed Map Amendment. The Petitioner is committed to continuing to work with the ANC’s regarding future proposed developments and a CBA during the design review process.

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 March 4, 2019.

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