



ADVISORY NEIGHBORHOOD COMMISSION 8A

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

Executive Officers

May 16, 2019

Troy Donté Prestwood
Chairman

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

Hanna Baker
Vice Chair

Ty'on Jones
Treasurer

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

Dorcas Agyei
Secretary

Re: Z.C. No. 19-03: Majid Muhammad Inc. Map Amendment

Commissioners

Dear Chairman Hood:

Holly Muhammad
SMD 8A01

At its regularly scheduled, properly notified meeting on May 7, 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 2312-2335 Martin Luther King Jr. Avenue SE (Square 5790, Lots 32-35, 39, 40, 47, 818 & 819) ("Properties") from MU-4 Zone to MU-5A Zone. The properties are currently occupied by one story structures that are devoted to commercial and cultural uses as well as surface parking.

Barbara J. Clark
SMD 8A02

Brian Thompson
SMD 8A03

Troy Donté Prestwood
SMD 8A04

We believe the Applicant's petition will further facilitate the development of mixed-income rental units and retail space within our community. The MU-5A Zone would permit medium-density mixed-use development. This amendment would support the District Comprehensive Development Plan by providing medium-density housing in this area. Moreover, in collaboration with the DC Department of Housing and Community Development, the MU-5A Zoning Map Amendment will help meet the District's goal of providing more affordable housing for residents. Majid Muhammad and Banneker Ventures is committed to work with the community to ensure the proposed development of the site aligns with residents' desire to preserve the neighborhood's historical character.

Dorcas Agyei
SMD 8A05

Ty'on Jones
SMD 8A06

Hanna Baker
SMD 8A07

ANC 8A's support is conditioned upon the Applicant's commitment to carry out the agreement (see attached) between the Clara on Martin Luther King, Jr. Avenue, LLC and Advisory Neighborhood Commission 8A, as executed on May 14, 2019.

Sincerely,

Mr. Troy Donté Prestwood
Chairman
Advisory Neighborhood Commission 8A

Enclosures (4)

**AGREEMENT BETWEEN
THE CLARA ON MARTIN LUTHER KING, JR. AVENUE, LLC
AND
ADVISORY NEIGHBORHOOD COMMISSION 8A
AS OF APRIL 16, 2019**

Description of Community Benefits

On January 16, 2019, the Developer filed a petition for approval of a map amendment to rezone the Property located at 2313-2323 Martin Luther King, Jr. Avenue, SE from MU-4 to MU-5A.

Since November 2018, the Developer has conducted community outreach regarding the petition, including meeting with ANC 8A, various community organizations, neighbors, adjacent property owners and others in the Anacostia community.

The parties agree that ANC 8A will support the petition to rezone the Property and not to oppose the redevelopment based on the Developer's commitments listed below.

The project will include approximately 72-80 mixed-income apartments targeted to families and individuals earning up to 80% Area Median Income ("AMI"). Unit mixes have not been finalized yet, but will include a range of units targeted toward 30%, 50% and 80% AMI. Of these units, we will strive to target as many units toward individuals and families who earn up to 80% AMI as possible, with the expectation that we will shoot for a minimum of 10 units at 80% AMI.

The Developer will work with the District to request Workforce Housing Funds in order to support the inclusion of as many Workforce Housing units (80% to 120% AMI) in the Project as possible.

The mix of bedrooms sizes for the apartments are anticipated to range in size from: 700 sf - 800 sf (1 bedroom units); 850 sf - 1000 sf (2 bedroom units); and 1100 sf - 1200 sf (3 bedroom units).

The Developer anticipates including approximately 47 underground parking spaces that will be available for tenants in the building as well as visitors to the retail space.

The Developer anticipates including the following community amenities within the project: fitness room, community room, lounge, large courtyard with green space, Amazon hub, onsite property management staff, 1st floor retail space, underground parking, electric vehicle charging stations, bike racks, and electronic scooter stations. Our proposed unit features include: in-unit washer and dryer, individual climate control, solid surface countertops, stainless steel appliances, hard surface flooring in kitchen and living rooms, and one-, two-, and three-bedroom apartment homes.

The Developer anticipates including the following environmental components in the building: green roof, motion sensors for lights in select common areas and community rooms, exterior building mounted light fixtures on timers, and green appliances in the apartment homes.

The Developer will commit to working with the community on massing, materiality, and art. Once an initial rendering and elevation is prepared, the Developer and architect will meet with the ANC/community to discuss the initial design in order to solicit their input. Once the design is at 35% completion, the Developer and the architect will again meet with the ANC/community to discuss the proposed massing as well as materiality and art. Once the drawings reach a permit stage set, the

Developer and architect will come back to the ANC/community to discuss the final look of the building.

The Developer will work with the General Contractor to stage on site, in the alley behind the building, off Talbert Street or in a nearby lot.

	<u>Cost/Value</u>
The Developer will work with the General Contractor to award 35% of the construction contracts to District of Columbia businesses of which 15% will be awarded to Ward 8 businesses	
- District of Columbia businesses (other Wards)	\$4,000,000
- Ward 8 businesses	\$3,000,000
The Developer will work with the General Contractor to hire at least 40 District of Columbia residents during the construction phase of which at least 20 will be Ward 8 residents	
- District of Columbia (20 residents)	\$1,920,000
- Ward 8 (20 residents)	\$1,920,000
The Developer will host both a job fair and an event for interested construction subcontractors at least 90 days prior to starting construction, so that any Ward 8 and DC residents interested in working on the project can be considered.	\$5,000
The Developer and General Contractor will provide apprenticeship and internship opportunities for Ward 8 and District of Columbia youth interested in real estate development and/or construction trades. The Developer, General Contractor and construction sub-contractors will pay \$19,200 toward internships with Banneker's development and construction divisions and the project's General Contractor and construction sub-contractors in both the Summer of 2020 and Summer of 2021.	\$38,400
The Developer will work to include a sit-down restaurant in the project (developer build-out costs)	\$540,000
The Developer will include streetscape improvements such as outdoor seating, new sidewalks, streetscape lighting, etc.	\$250,000
The Developer will include exterior building lighting and security cameras in the project. Permanent Security cameras will be installed at all building points of entry.	\$75,000
The Developer will work to hire District of Columbia residents for at least 50% of the permanent staff for the residential portion of the building	\$55,000
The Developer will work to award contracts to Ward 8 based companies to support on-going development operations (repairs and maintenance, waste management, etc.)	\$30,000
The Developer will conduct small business and capacity building training workshops for Ward 8 and District of Columbia residents. The Developer and General Contractor will conduct these workshops prior to starting construction (Fall 2019 – Winter 2020).	\$12,500

Within 15 days of starting construction, the Developer will contribute funds to ANC 8A to award need-based community and small business grants to Ward 8 organizations, as well as to assist with homeownership efforts. \$25,000

Within six months of completing construction, the Developer will conduct at least one financial fitness workshop for residents of the new development and the surrounding community to improve financial fitness and support home ownership. \$6,000

The Developer will install fencing around site during construction \$20,000

The Developer will commit to limiting the building height to no more than 70 ft.

The Developer will commit to having on-site property management/security seven days a week.

The Developer will require all renters to sign a rental agreement which will include penalties for breaching the agreement.


The Developer will direct the residential management company to develop a marketing plan aimed toward recruiting seniors and District residents to rent in the building.

The Developer will commit to having a point of contact for the project as well as a website for community updates

The Developer will work with America's Islamic Heritage Museum with the goal of including it in the final commercial space. The Developer will work to subsidize the Museum's rent up to \$10 per sq. ft. per year from market rate rent. \$50,000

Total Costs of Community Benefits Package \$11,946,900

THE CLARA ON MARTIN LUTHER KING, JR. AVENUE, LLC

By: 
Name: OMAR A. KALIM
Title: Authorized Person
Date: 5/8/19

ADVISORY NEIGHBORHOOD COMMISSION 8A

By: _____

Name: Troy Donte Prestwood

Title: Chairperson, ANC 8A

Date: 5/14/2019

By: _____

Name: Tyon Jones

Title: Commissioner, ANC 8A06

Date: 5/14/2019