

DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 8B

July 23, 2020

Zoning Commission
for the District of Columbia
441 4th Street, NW, Suite 210S
Washington, DC 20001

**Re: Resolution in Support of Z.C. Case No. 20-09
2419 25th Street, SE (Square 5740, Lot 337)**

Dear Chairman Hood and Members of the Zoning Commission:

On July 21, 2020, at a duly noticed and regularly scheduled virtual public meeting of Advisory Neighborhood Commission (“ANC”) 8B, with a quorum of commissioners present, the above-referenced application for a Planned Unit Development and related Zoning Map amendment was presented to us by representatives of Wagner, LLC (the “Applicant”). At the public meeting ANC 8B voted unanimously to support the application.

The Applicant also presented to the ANC at its regularly-scheduled public meeting of June 16, 2020, and worked closely with Chairperson Johnson to develop a Community Benefits Agreement (“CBA”) which is attached to this resolution. The ANC strongly supports the proposal to develop the subject property with an affordable senior housing development. The ANC believes that the project will be a significant improvement to the vacant site and a much-needed amenity for the neighborhood without creating any adverse effects. ANC 8B believes that the building’s height and density are appropriate for the site’s corner location, and that the proposed building includes a sufficient separation and landscaped buffer from adjacent properties.

In addition to the significant housing and affordable housing, high-quality design and building materials, landscaping, and streetscape improvements provided by the project, the ANC is particularly pleased that the Applicant agreed to implement all of the public benefits and amenities suggested by the ANC. The CBA includes a variety of commitments by the Applicant. ANC 8B is extremely supportive of this project, including the benefits included in the CBA, and urges the Zoning Commission to approve it as expeditiously as possible.

Thank you for giving great weight to ANC 8B’s recommendation.

Sincerely,



Commissioner Keeon Johnson
Chairperson, ANC 8B

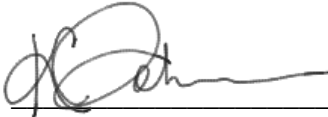
Community Benefits Agreement
between
Advisory Neighborhood Commission 8B (“ANC”) and
Wagner, LLC (“Applicant”)

Zoning Commission Case No. 20-09
Consolidated Planned Unit Development and Zoning Map Amendment
2419 25th Street, SE (Square 5740, Lot 337) (the “Application”)

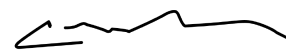
July 21, 2020

1. No later than 30 days following the date on which ANC 8B votes to approve the Application, the Developer shall purchase a minimum of \$20,000 in laptops and deliver them to ANC 8B for distribution to students in ANC 8B. Laptops shall be in new condition, have cameras, and come with or be able to install Microsoft Office, such that students will be able to successfully complete distance learning.
2. Prior to the issuance of a Certificate of Occupancy for the project, the Developer shall donate \$7,000 to an organization(s) chosen by ANC 8B to support mental health services for youth in ANC 8B.
3. Prior to the issuance of a Certificate of Occupancy for the project, the Developer shall donate \$5,000 to an organization(s) chosen by ANC 8B to assist with services for youth impacted by gun violence in ANC 8B.
4. The Developer shall implement a Department of Employment Services (“DOES”) approved apprenticeship program by taking all commercially reasonable efforts to ensure that its general contractor and/or subcontractors hire at least four employees that are residents of ANC 8B, at least two of which are referred from the DOES DC Job Center and two of which are referred from DOE, Inc., so long as such hiring is in compliance with DC Code 32-1431.

CONDITIONS TO DEVELOPER’S OBLIGATIONS. The community benefits stated above were negotiated in good faith and based upon the Developer’s ability to secure the funding and entitlements necessary to deliver the project approved by the Application. Therefore, the Developer’s obligations set forth in this Community Benefits Agreement are not triggered unless the ANC submits resolutions in support with no conditions of (i) the Application to the Zoning Commission; and (ii) any associated public space permit applications submitted to the District Department of Transportation that are generally consistent with Sheets C01-C07 and L01-L08 of Exhibit 3C, as modified by Sheets C03 and L01 of Exhibit 14A in the Application case record and/or any modifications thereto as approved by the Zoning Commission.



Keeon Johnson
Chairperson, ANC 8B



Robert Miller
Wagner, LLC