



## Southwest / Navy Yard / Buzzard Point Advisory Neighborhood Commission 6D

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December 5, 2022

### OFFICERS

Chairman  
*Edward Daniels*

Vice Chairperson  
*Fredrica Kramer*

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*Jared Weiss*

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*Ron Collins*

Anthony Hood, Chairman  
Commissioners May, Miller, and Imamura  
DC Zoning Commission  
441 4<sup>th</sup> St. NW, Suite 200S  
Washington, DC 20001

**Via email:** zcsubmissions@dc.gov

**RE: Response to November 28, 2022 and December 2, 2022 filings  
on ZC Case 22-11, PUD at 807 Maine Ave., SW**

Dear Chair Hood and Commissioners:

### COMMISSIONERS

SMD 1 *Marjorie Lightman*  
SMD 2 *Jared Weiss*  
SMD 3 *Ronald Collins*  
SMD 4 *Andy Litsky*  
SMD 5 *Fredrica Kramer*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Edward Daniels*

This is in response to the November 28<sup>th</sup> and December 2<sup>nd</sup> post-hearing supplemental filings in **Case 22-11, the PUD for the redevelopment of 807 Maine Ave. SW. (Sq. 439S, Lot 15).**

As Chair Hood requested, the ANC 6D negotiating committee for this application met with the Applicant following the October 3rd hearing, and filed a report on November 10, 2022 reflecting ANC 6D's vote for conditional approval of the proposed development (Ex. 82).

In addition to several conditions in the November 10<sup>th</sup> ANC report, its support was also **conditioned on the provision of long-term affordability** (at least 21% of the residential units, per the filings of the Office of the Attorney General).

Arguing over which authority requires the expansion as the November 28<sup>th</sup> filings do, is beside the point. Granting a PUD **must** reflect an extraordinary exception to current zoning limits and ANC 6D has asked the Commission to elevate the condition for granting this PUD to a very substantial expansion. The ultimate arbiter is the Zoning Commission. As ANC 6D argued in its November 10<sup>th</sup> report, anything less than a very substantial expansion of affordability puts the standards for

redevelopment in all of Southwest at risk, and can create an immediate temptation for other property owners of affordable housing to redevelop those parcels.

Our comments are consistent with the findings and vote on November 10<sup>th</sup> (Ex. 82), and ANC 6D requests, as by law, that its position of opposition in this matter be given Great Weight in your considerations of this application.

Sincerely,

A handwritten signature in black ink, consisting of a stylized 'E' followed by a loop and a long horizontal line extending to the right.

Edward Daniels,  
Chair, ANC 6D