



Cary R. Kadlecsek
ckadlecsek@goulstonstorrs.com
(202) 721-1113

Lawrence Ferris
lferris@goulstonstorrs.com
(202) 721-1135

July 25, 2024

VIA IZIS

Mr. Anthony J. Hood, Chairperson
District of Columbia Zoning Commission
441 4th Street, NW, Suite 200-S
Washington, DC 20001

Re: Z.C. Case No. 23-24: Application of Eckington Mews LLC (“Applicant”) for a Planned Unit Development and Zoning Map Amendment at 1708-1710 1st Street NE (Square 3524, Lots 52, 53, 800, 802, and 803) (the “Property”) – Request to Reopen the Record for Supplemental Submission

Dear Chairperson Hood and Members of the Commission:

On behalf of the Applicant, we hereby respectfully request to reopen the record in this case in order to update the Applicant’s affordable housing public benefit proffer. The Applicant continues to propose to set aside three (3) of the Project’s residential units for Inclusionary Zoning (“IZ”) and, specifically, the three (3) units agreed upon in the Applicant’s extensive discussions with the Office of Planning (“OP”) and the District Department of Housing and Community Development (“DHCD”): Units 12, 13, and 15, as reflected in the floor plan included in the Applicant’s hearing presentation at Page 13 of Exhibit 34 of the Case Record. However, due to a clerical error in the calculation of the total residential floor area of the Project and the selected IZ units, prior submissions and statements at the hearing incorrectly stated that the resulting IZ set-aside is 12.03% of the Project’s residential floor area. In fact, the correct IZ set-aside for these three (3) units is approximately 10.75% (or 5,568 square feet) of the Project’s residential floor area.

In order to offset the erroneous reduction in residential floor area devoted to IZ units, **the Applicant now proposes to reserve all three (3) of the IZ units for households at or below 60% of the Median Family Income (“MFI”).** Whereas the Applicant previously proposed to reserve two (2) of the IZ units at 60% MFI and one (1) IZ unit at 80% of MFI, the Applicant’s updated IZ proffer now reserves all of the IZ units at an affordability level below the maximum 80% of MFI otherwise required for IZ for-sale units.

The Applicant has discussed this updated affordable housing proffer with OP, and OP has confirmed that it supports the updated proffer for all of the IZ units reserved at 60% of MFI. The Applicant respectfully requests that the Commission consider the revised IZ proffer as part of its final action deliberations on the Application.

The Applicant looks forward to the Commission's consideration of this matter at its next available public meeting. Please feel free to contact Cary Kadlecsek at (202) 721-1113 or Lawrence Ferris at (202) 721-1135 if you have any questions regarding this submission.

Sincerely,

/s/ Cary R. Kadlecsek
Cary R. Kadlecsek

/s/ Lawrence Ferris
Lawrence Ferris

Enclosures

CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing document was sent to the following by email on July 25, 2024:

Matt Jesick
Office of Planning
matthew.jesick@dc.gov

Anna Chamberlin
Erkin Ozberk
District Department of Transportation
anna.chamberlin@dc.gov
erkin.ozberk1@dc.gov

ANC 5F
5F@anc.dc.gov

Sylvia Pinkney, SMD 5F07
5F07@anc.dc.gov

/s/ Lawrence Ferris
Lawrence Ferris