

## Advisory Neighborhood Commission 7C

SMD 7C01 – Brian Glover

SMD 7C04 – Anthony L. Green

SMD 7C07 – Antawan Holmes

SMD 7C02 – Patricia Williams

SMD 7C05 – Shirley A. Boykins

SMD 7C08 – Kimberly Martin

SMD 7C03 – Carlos Richardson

SMD 7C06 – Patricia Stamper

SMD 7C09 – Carrie N. Brown

July 15, 2024

Zoning Commission for the District of Columbia

441 4th Street, Suite 210S

Washington, DC 20001

RE: ZC Case No. 24-02

Dear Members of the Commission:

At a regularly scheduled and properly noticed meeting on July 11, 2022, the Advisory Neighborhood Commission 7C ("ANC7C" or "Commission") considered the above-referenced matter. With 7 of the 9 Commissioners in attendance to establish quorum, our Commission voted 7-0-0 to support the Map PDR-1 and RA-1 to MU-5B, Deanwood Metrorail Parking Lot (Sq. 5123 Lots 1-9, 35, 800, & 801; Sq. 5170 Lots 9, 10, 809; and PAR 0184 0100) contingent to the applicant presenting their development plans and seeking approval of the Deanwood Citizens Association (DCA).

On March 25th, the applicant met with the DCA to present the details for this map amendment.

The DCA community were concerned about the following:

1. DC Public Library (DCPL) - WMATA to work in collaboration with DCPL and the Deanwood community to realize a full scale DCPL Deanwood library branch which has dedicated funding of over \$20 million from the city.
2. Housing - We want to make it absolutely crystal clear this community does not want affordable housing at the site. Per the Office of Planning report, ANC7C holds 19% of all affordable housing city wide. The community has a strong preference for more market rate housing to attract residents who will in turn attract high-quality retailers and more diverse economic opportunities.
3. Mixed Use Density and Transit Oriented Development - We are emphasizing the community's priorities which were documented in multiple engagement formats for more-dense, transit-oriented development next to the station including a full-service grocery store and for WMATA's selected developer to use dedicated sources of funding from the DC Government Office of the Deputy Mayor for Planning and Economic Development (DMPED) for the attraction of a grocery store at the site. And to follow the Deanwood Area Plan, specifically for the Deanwood Metro Station, which calls for additional mixed-use development consisting of medium density housing and low-density neighborhood commercial uses in the vicinity of the Deanwood Metro station that will serve both Metro commuters and residents.

The DCA recommended the following solutions:

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1. Follow recommendations from previous studies to include the following:
  - a. District of Columbia's 2021 Comprehensive Plan Update
  - b. 2008 Deanwood Strategic Development Plan
  - c. Nannie Helen Burroughs Corridor Small Area Plan
2. Community Advisor for the RFP process to ensure community drives the development agenda during the RFP selection and pre-construction process to ensure maximum benefits for the community. Therefore, we want to serve as an advisor along with ANC7C for those conversations as this project evolves and look forward to regular updates to see how the feedback from the community figures into the evolving plans to make sure that developments reflect community input and ensure developers are held accountable. Ultimately it is the community that has the interest of Deanwood and can guide WMATA and its development partners to solutions that are in the interest of the community as well as WMATA.

On July 12th, the DCA approved the map amendment and provided and submitted a letter of support (see attached). Since the applicant has met the requirements, ANC7C supports the map amendment; however, the Commission has concerns about this process.

1. The process of having an Agency request the map amendment instead of the developer encourages a lack of community outreach by the developer and eliminates the process to develop a community benefits agreement.
2. By requesting a map amendment without a site plan is asking the community to trust the Agency and Developer on what to properly build in our communities. As we see with the current numbers of affordable housing in ANC7C, little effort from previous Agency/Developer partnership have created high opportunity communities. Instead, it has cemented, in perpetuity, that the wealth gap will continue to widen.
3. With parking requirements that do not take account of the lack of amenities in Ward 7, these restrictions will hamper commercial development in ANC7C and other East of the River Commissions.

Therefore, ANC7C recommends that Community Benefit Agreements be attached to Map Amendment requests to eliminate this loophole for this project and all future requests.

Thank you again for providing ANC7C with an opportunity to exercise "Great Weight" on this matter and we look forward to this new Neighborhood Library and Grocery Store development at Deanwood Metro Station Parking Lot.

Sincerely,

*Antawan E Holmes*

Antawan Holmes  
Chairperson