

July 9, 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. 24-03: Application of Good Hope Road LLC (the “Applicant”) to the District of Columbia Zoning Commission for Review and Approval of a Zoning Map Amendment (the “Application”) for the property located at 1603 Marion Barry Avenue, SE (formerly Good Hope Road, SE) (Square 5765, Lot 1015) (the “Property”) – Supplemental Submission**

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Dear Chairperson Hood and Members of the Commission:

On behalf of the Applicant, we hereby submit this supplemental prehearing submission in support of the above-referenced Application for a Zoning Map amendment. The Application seeks to rezone the Property from the MU-4 Zone District to the MU-7A Zone District, consistent with the Property’s Comprehensive Plan map designations, specifically its Moderate Density Commercial designation on the Future Land Use Map and its Main Street Mixed Use Corridor designation on the Generalized Policy Map.

As discussed in detail in the Applicant’s initial submission, the Applicant has conducted extensive outreach with the surrounding community, including Advisory Neighborhood Commission (“ANC”) 8A, regarding the Application and related mixed-use project which the proposed Zoning Map amendment will enable. The Applicant has worked closely with surrounding residents and neighborhood organizations, including the Anacostia Business Improvement District and Historic Anacostia Preservation Society. As a result, the initial submission included over 120 letters of support from community members and area residents. *See* Case Record Exhibit 3H. The Applicant’s discussions with ANC 8A date back to the Summer of 2022 and include multiple presentations to the full ANC and at the ANC’s executive meetings regarding the historic preservation review for the proposed mixed-use project and the Zoning Map amendment it required. The Applicant has continued its outreach with the ANC and community as this Application for the requested Zoning Map amendment has moved forward, including presenting to the full ANC on December 23, 2023 prior to filing the Application. Most recently, the Applicant presented to the ANC at its executive meeting on June 24, 2024, and is presenting to the ANC at its regular monthly public meeting this evening, July 9, 2024. The Applicant looks forward to

continuing to work with the ANC and the surrounding community as the Application and mixed-use project move forward.

The Applicant submitted its prehearing materials, including a resume for its expert witness, on May 7, 2024. *See* Case Record Exhibit 11B.

The Applicant looks forward to presenting to the Commission at the July 29, 2024 public hearing on the Application. Please contact Jeff Utz at (202) 721-1113 or Lawrence Ferris at (202) 721-1135 if you have any questions regarding this submission.

Sincerely,

/s/ Jeffrey C. Utz

Jeffrey C. Utz

/s/ Lawrence Ferris

Lawrence Ferris

Enclosures

## CERTIFICATE OF SERVICE

I hereby certify that a copy of the foregoing document and accompanying materials were sent to the following by email on July 9, 2024:

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/s/ Jeffrey C. Utz  
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