

September 23, 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”) – Post-Hearing Submission**

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Dear Chairperson Hood and Members of the Commission:

On behalf of the Applicant, we hereby submit this post-hearing submission for the above-referenced Application for a Zoning Map Amendment from the MU-4 Zone District to the MU-7A Zone District for the Property. The requested Map Amendment will enable the Applicant’s proposed redevelopment of the Property, which is currently improved with a single-story building and surface parking lot, to construct a new mixed-use project with ground-floor, neighborhood-serving retail, and multifamily residential use on the upper stories (the “Project”).

As discussed in the Applicant’s prior submissions and at the Commission’s July 29, 2024 public hearing on the Application, the proposed rezoning to the MU-7A Zone District is not inconsistent with the Comprehensive Plan. More specifically, the Property’s designation within a Main Street Mixed Use Corridor on the Generalized Policy Map and designation as Moderate Density Commercial on the Future Land Use Map. The MU-7A Zone District is expressly identified as consistent with the Moderate Density Commercial designation under the relevant Framework Element guidance. The Map Amendment will also further numerous other policies and planning objectives set forth in the Far Southeast/Southwest Area Element and the Comprehensive Plan’s city-wide elements, including the Land Use, Transportation, Housing, Environmental Protection, Economic Development, Urban Design, and Historic Preservation Elements.

The Applicant has conducted extensive community outreach regarding the Map Amendment and Project, beginning in the Summer of 2022, including numerous presentations to Advisory Neighborhood Commission (“ANC”) 8A at both its executive meetings and regularly monthly public meetings. The Applicant presented to the full ANC 8A at its regular monthly public meetings on March 7, 2023, July 18, 2023, and again most recently on December 5, 2023, in

addition to presentations to the ANC at its executive meetings on September 9, 2022, February 21, 2023, and May 30, 2023. The Applicant began reaching out to, and meeting with, nearby residents and business owners in the Summer of 2022 and continued such efforts through the Winter of 2022/2023 and Spring 2023. This outreach included hosting an in-person community event at the Property on December 3, 2022, conducting an outreach event hosted at the Property in coordination with Suited for Change and Whitman-Walker Health on January 28, 2023, and hosting multiple in-person, virtual, and telephone meetings with nearby residents in March and April of 2023. In addition, in coordination with the Applicant's close work with ANC 8A, the Applicant also met with representatives of the Anacostia Business Improvement District ("BID"), beginning in the Fall of 2022, and the Historic Anacostia Preservation Society ("HAPS"). The Project received concept design approval from the Historic Preservation Review Board ("HPRB") in June 2023, with the ANC's support, and the Applicant's initial Application submission package included over 120 letters from community members in support of the Project. *See Case Record Exhibits 3D and 3H1-3H2.*<sup>1</sup> 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 8A at the ANC's executive meeting on June 24, 2024 and at the ANC's regularly monthly public meeting on July 9, 2024, as discussed at the hearing.<sup>2</sup>

- **Community Outreach Update.** Since the July 29, 2024 public hearing, the Applicant has continued to reach out to ANC 8A regarding the Application and requested to meet with the ANC, as discussed at the July 29<sup>th</sup> hearing. However, the Application was not on the agenda for ANC's September 10, 2024 public meeting, which to the Applicant's knowledge is the only regular public meeting that has been convened since the hearing, and, to date, the Applicant has not had the opportunity to present to the ANC again regarding the Application. The Applicant looks forward to continuing to work with the ANC and the community as the Project moves forward.
- **Proposed Findings of Fact and Conclusions of Law.** Attached as Exhibit A is the Applicant's proposed Order for the Application.

For all the reasons outlined in the Applicant's prior submissions and discussed at the public hearing, the Application satisfies all the standards for approval of the requested Zoning Map Amendment to the MU-7A Zone District, as set forth in Subtitle X § 500.3, to demonstrate that the proposed Map Amendment is not inconsistent with the Comprehensive Plan and other adopted policies and programs. More specifically, the Map Amendment is consistent with the Generalized Policy Map's Main Street Mixed Use Corridor designation for the Property because the rezoning will facilitate redevelopment of the Property with a new mixed-use project containing ground-

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<sup>1</sup> Documents submitted in the HPRB design concept application are available here:  
<https://app.box.com/s/dhn9muwq7e6fqor5v5v40hn1w7yanfma/folder/218965453461>

<sup>2</sup> A complete recording of the ANC's July 9, 2024 public meeting is available here:  
<https://dropbox.com/scl/fo/cgt57w4j3nhcyjsizwbzn/AAxJlkicUKkEqukaHGqj9ul?rlkey=h1zibvnuy19uz5doq5frba7k&dl=0>

Discussion of the Application begins at 1:20:40 and reconvenes at 1:28:12, with the ANC's vote on the Application beginning at 2:04:26.

floor commercial uses and residential uses above, which will replace an underutilized, single-story building and surface parking lot. The Map Amendment is also consistent with the Future Land Use Map's Moderate Density Commercial designation for the Property because the MU-7A Zone District permits density that is consistent with what is envisioned for this designation under the relevant Framework Element guidance and, indeed, MU-7A is specifically identified as consistent with this designation in the Framework Element. The Map Amendment will help realize important policy goals for the Far Southeast/Southwest Area Element to provide additional opportunities for housing development and employment growth in the Planning Area along a designated Great Streets corridor. The Map Amendment is consistent with the Comprehensive Plan when viewed through the lens of racial equity because it will not result in the physical displacement of residents since the Property currently does not contain any residential uses and increases the allowable density which promotes both market-rate housing and affordable housing production, equitable distribution of affordable housing, high-quality housing options, environmental sustainability, climate resilience, and improving neighborhood-serving amenities and retail services in underserved areas. In addition, as set forth in the prior submissions and affirmed by the Office of Planning's reports, the Map Amendment furthers numerous other important policy objectives set forth in the Land Use, Transportation, Housing, Environmental Protection, Economic Development, Urban Design, and Historic Preservation Elements. For all of these reasons, the Map Amendment satisfies the requisite standards for approval, and the Applicant respectfully requests that the Commission approve the Application.

The Applicant looks forward to the Commission's consideration of the Application for proposed action at its public meeting on September 26, 2024. 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

CC: Hillary R. Lovick, Office of Zoning

[Hillary.Lovick@DC.gov](mailto:Hillary.Lovick@DC.gov)

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 September 23, 2024:

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/s/ Lawrence Ferris  
Lawrence Ferris