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From: Bardin, Sara (DCOZ)
Sent: Friday, September 4, 2026 10:06 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: FW: Bridge District Parcel 7 Hotel - Request for a Project-Specific CBA (ZC Case No. 26-07)

Sincerely,

Sara

Sara Bardin
Director



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Subject: Bridge District Parcel 7 Hotel - Request for a Project-Specific CBA (ZC Case No. 26-07)

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Bridge District Hotel Development Team:

I am writing as a resident of the community, the sole candidate for ANC 8A06, and a strong supporter of a thoughtful economic development project east of the Anacostia River. The proposed Parcel 7 hotel would be located within the single-member district I seek to represent. I want the hotel to succeed and hope to support the project at the next Zoning Commission hearing. That support, however, should be

accompanied by a formal, **project-specific Community Benefits Agreement (CBA)** clearly stating what this hotel itself will deliver to the surrounding community.

The hotel should not rely on benefits attributed to prior or future phases of the Bridge District as a substitute for its own commitments. While part of a larger master development, Parcel 7 is a 160-room hotel seeking its own approvals and substantial zoning relief, including complete relief from the 21-space minimum parking requirement. Its benefits and impacts should therefore be evaluated on their own merits.

The application cites support for local retailers, organizations, contractors, apprentices, and other neighborhood priorities through the broader Bridge District. Those efforts are appreciated. However, the NHR review materials also acknowledge Ward 8's history of developments overpromising and underdelivering on community benefits, identify no positive project outcomes reported by the affected community to date, and describe several proposed benefits using non binding terms such as "aims," "intends," "potential," and "where feasible."

Because the project's racial equity analysis relies in part on benefits claimed for neighboring communities, those claims should be supported by project-level documentation, including amounts invested, recipients, dates, and measurable outcomes, before benefits associated with other phases are credited to this hotel.

A hotel-specific CBA offers a constructive solution. It should convert commitments already described in the application, including Ward 8 hiring and workforce development, local contracting and purchasing, opportunities for Ward 8 businesses and artists, neighborhood promotion, sustainability, community access, and public-realm improvements, into clear, measurable obligations tied specifically to Parcel 7.

I also request that the CBA include two practical commitments raised by neighbors:

1. Anacostia BID Corridor Investment.

Provide a defined financial contribution to the Anacostia BID for immediate and ongoing improvements to the pedestrian corridor connecting the Anacostia Metro Station, beginning near the 1100 block of Howard Road, to the hotel. This should include durable trash and recycling receptacles, Anacostia BID street-pole banners, and other corridor-care improvements. Upon completion of the project, the developer should also support extending roadway resurfacing or other treatments along Howard Road, that improve its appearance and condition.

2. Metro Parking and Transportation Management.

Before opening, work with WMATA or other Bridge District parcels to establish a lease, shared-parking arrangement, validation program, or similar agreement providing reasonable parking capacity for hotel guests and operations when necessary. While the application assumes that eliminating onsite parking will reduce vehicle trips, guests, employees, vendors, rideshare vehicles, and groups will still arrive by car. A transportation management plan should therefore protect nearby residential streets and businesses from spillover and address employee, motorcoach, taxi, rideshare, delivery, and event-related demand.

These requests are directly connected to the project's own representations. The filing presents the hotel as a catalyst for growth east of the river, a connector to the Anacostia community, and an investment in the public realm. Yet its narrative repeatedly highlights the Capitol Riverfront, The Yards, Buzzard Point,

Downtown, Poplar Point, and other destinations while giving comparatively limited attention to Historic Anacostia.

If this hotel is truly intended to benefit east-of-the-river residents, its connection to Historic Anacostia should be visible not only in its marketing narrative, but in its investments, operations, guest experience, and physical connections to the neighborhood.

These are reasonable and achievable commitments for a project of this scale, particularly one seeking significant zoning flexibility and community support. They would strengthen the guest experience, mitigate potential impacts on nearby residents and businesses, create a more welcoming gateway to Historic Anacostia, and provide accountability that promised benefits are actually reaching the neighboring community.

I welcome the opportunity to meet promptly with the development team and community stakeholders to put these commitments into writing before the upcoming hearing (I will also ask the ANC/Zoning for a 30 day extension of the hearing). With a clear, measurable, and project-specific CBA, I believe we can establish a strong foundation for community support and a lasting partnership that allows both the hotel and Anacostia to thrive.

Sincerely,

Ty'on Jones
Sole Candidate for ANC 8A06 &
Nearby Homeowner to Parcel 7