

Ward 7 Economic Development Advisory Council (W7EDAC)

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June 21, 2017

Mr. Eric Shaw
Director
Office of Planning for the
District of Columbia
1101 4th Street, SW
Washington, DC 20024

**RE: Ward 7 Economic Development Advisory Council
Comprehensive Plan Amendment Applications**

Dear Mr. Shaw:

As you have pointed out on many occasions, Ward 7 has not enjoyed nearly the economic development, the expansion of retail amenities, or the employment growth experienced over the past two to three decades in areas west of the Anacostia River. In our view, now is the time, through the District's Comprehensive Plan amendment cycle, to selectively change the Comprehensive Plan's Future Land Use Map and Generalized Policy Map to facilitate the redevelopment of a number of underutilized and blighted sites along Ward 7's primary corridors and at its major intersections; all in an effort in order to spur economic growth, improve the Ward's physical environment and enhance safety. The land use amendments proposed here will promote a mix of uses in order to increase the housing supply, including the number of workforce housing units, as well as enhance opportunities for higher quality retail and neighborhood services for the residents of Ward 7.

The Ward 7 Economic Development Advisory Council ("EDAC") was established in January by Councilmember Vincent Gray. Comprised of professionals with significant experience, demonstrated leadership and competence in development and urban planning, the aim of the Ward 7 EDAC is to provide the foundational vision work, overall strategy and planning to bring long-awaited economic development to Ward 7. To that end, we are pleased to respectfully submit the following applications to amend the Comprehensive Plan Future Land Use Map:

- Benning Road near Benning Road Metro Station**
From: Moderate Density Commercial / Moderate Density Residential
To: Medium Density Commercial / Medium Density Residential
- Benning Road and Minnesota Avenue**
From: Medium Density Commercial / Moderate Density Residential

To: Medium Density Commercial / Medium Density Residential

3. **Pennsylvania Avenue near Minnesota Avenue**

From: Low Density Commercial

To: Moderate Density Commercial

4. **Nannie Helen Burroughs Avenue at Minnesota Avenue**

From: Low Density Commercial / Moderate Density Residential

To: Medium Density Commercial / Medium Density Residential

5. **Nannie Helen Burroughs Avenue from 44th to 50th Streets**

From: Low Density Commercial / Moderate Density Residential

To: Moderate Density Commercial / Medium Density Residential

6. **Nannie Helen Burroughs Avenue at Division Avenue**

From: Low Density Commercial / Moderate Density Residential

To: Medium Density Commercial / Medium Density Residential

7. **Deanwood Metrorail Station**

From: Low Density Commercial / Moderate Density Residential

To: Low Density Commercial / Medium Density Residential

8. **Benning Road from 16th Street to Oklahoma Avenue, NE**

From: Moderate Density Commercial / Moderate Density Residential

To: Medium Density Commercial / Medium Density Residential

9. **Fletcher-Johnson Middle School Campus**

From: Local Public Facilities

To: Local Public Facilities / Moderate Density Residential

We also propose the following changes to the Comprehensive Plan Generalized Policy Map:

10. **Deanwood Metrorail Station**

From: Neighborhood Enhancement Area

To: Multi Neighborhood Commercial Center

These proposed amendments are consistent with the land use designations and densities established for major corridors in other areas of the District that have experienced significant growth and revitalization. The Medium Density Commercial designation is used to define shopping and service areas where retail, office, and service businesses are the predominant uses. The corresponding zone districts are generally MU-5-A, MU-6, MU-7, and MU-8. The Medium Density Residential category defines neighborhoods or areas where mid-rise apartment buildings are the predominant use. Pockets of low and moderate density housing may exist within these areas. The RA-2 and RA-3 Zone districts are generally consistent with the Medium Density designation.

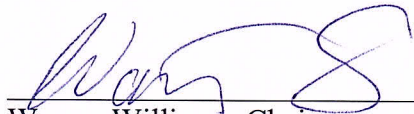
Also, our proposed land use amendments are consistent with, and help to implement, the development concepts set forth in various District planning documents, including:

- Deanwood/Great Streets – Nannie Helen Burroughs Ave NE & Minnesota Ave NE Strategic Development Plan, dated March 2008;

- Benning Road Corridor Redevelopment Framework Plan, approved by DC Council July 15, 2008;
- Lincoln Heights & Richardson Dwellings New Communities Initiative Revitalization Plan, dated November 2006; and
- Pennsylvania Avenue SE Corridor Land Development Plan, dated January 2008.

In light of the foregoing, we respectfully urge the Office of Planning's support of these proposed Comprehensive Plan amendments. Thank you for your considerate attention to this matter. Should you have any follow up questions or concerns about the proposed amendments, please contact Terrance Norflis at 202-724-8068 or tnorflis@dccouncil.us.

Sincerely,



Warren Williams, Chair

Charles (Sandy) Wilkes, Vice Chair

