

EXHIBIT 11

MUNICIPAL AND COMMUNITY ENGAGEMENT

1. The Office of Planning (OP) Engagement

The applicant, Ed Villard, first engaged OP on his intention to amend the zoning of the subject property in February of 2024. Since then, the applicant has sent emails to OP to keep all abreast of his intentions moving forward. The applicant has engaged OP on the subject of zoning variances via email since 2022 but has not had the pleasure of meeting with OP personnel in person. Either way, OP has enlightened the applicant in many ways over the past few years and he is very appreciative.

2. Area Neighborhood Commission (ANC) 7E Engagement

On October 8th, 2024, the applicant presented his proposal for a map amendment to the subject property at ANC 7E's monthly meeting where members of the community were present. Community members did not express disinterest in the proposed amendment but were most interested in the applicant's abilities as a landlord. The applicant assured community members that he is an extremely active, attentive, and hands-on landlord.

The presentation was ultimately a positive experience and the applicant was encouraged to submit the map amendment application.

The applicant has remained a consistent ANC 7E monthly meeting attendee since presenting to the ANC in person on October 8th of 2024.

3. Community Engagement

After officially notifying all property owners within 200ft of the subject property the applicant has had numerous meetings with community members and residents near the subject property. The applicant has had in person conversations with neighborhood residents in person over the past few years but multiple in-depth conversations have taken place since notifying all property owners within 200ft.

No changes have resulted from community input but a concern was expressed by the community on whether the applicant intends on incorporating retail on the site should a map amendment be granted. The applicant has no intentions of incorporating retail on the site and agrees that retail should not be allowed on the subject site and/or on any other site in 7E03 upon receipt of a map amendment to an MU-4 designation.