



ADVISORY NEIGHBORHOOD COMMISSION 2F

Government of the District of Columbia
5 Thomas Circle, NW, Washington, D.C. 20005
Telephone: (202) 642-3168 www.anc2f.org

Commissioners

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2F07 Kevin Sylvester
2F08 Kevin Deeley
Adam Beebe, *Executive Director*

July 1, 2016

(via email only)

Anthony J. Hood, Chair
District of Columbia Zoning Commission
441 4th St, NW, Suite 200S
Washington, D.C. 20001

Re: Planned Unit Development (PUD) and Zoning Map amendment application for 1126 9th St, NW

Dear Chairman Hood and Members of the Commission:

On April 6, 2016, at a duly called and properly noticed public meeting with a quorum (at least five Commissioners) present and acting throughout, Advisory Neighborhood Commission 2F (ANC 2F) voted (7-0-1) to support the proposed Planned Unit Development (PUD) and Zoning Map amendment at 1126 9th St, NW.

ANC 2F supports the requested density increase, rezoning, development flexibility. Pursuant to 11 DCMR § 2400, the proposed development provides important public benefits and the impacts of the project on the surrounding area are all either favorable, to be mitigated, or acceptable given the quality of public benefits in the project. The project's benefits are commensurate to the density and flexibility obtained. ANC 2F commends the Applicant on its extensive outreach to the community throughout this process.

In addition to the other community benefits identified in the application, the Applicant has agreed with ANC 2F to provide certain community benefits, and as such will provide affordable housing (one unit at 50% AMI and one unit at 80% AMI) although Inclusionary Zoning does not apply to the site, engage in extensive preservation and restoration of all of the existing building, arrange parking as requested by the community, and contribute \$12,500 to community groups as selected by the ANC. The community benefits agreement as presented to ANC 2F by the Applicant is available here: <https://goo.gl/ZIkWDW>

The ANC requests that the \$12,500 contribution be distributed as follows:

- \$5,000 to Friends of Gompers Park for improvements to the irrigation system;
- \$5,000 to Friends of the 10th Street Park for play area sun shades (\$2,000 of such amount) and repair/replacement of the soft surface play area (\$3,000 of such amount); and
- \$2,500 to the Thompson School Parent Teacher Association for a new roof garden.

Serving Logan Circle, Thomas Circle, Old City, Blagden Alley, Franklin Square, and parts of Shaw and Downtown

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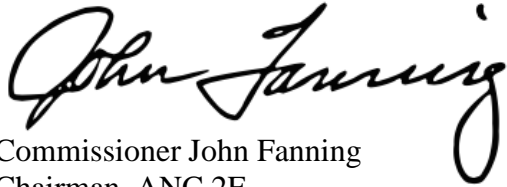
ZONING COMMISSION
District of Columbia
CASE NO.15-32
EXHIBIT NO.20

July 1, 2016

Page 2

After careful scrutiny and consideration, the ANC urges the Zoning Commission, pursuant to District of Columbia Code § 1-309.10, to accord great weight to its advice and approve the PUD and Zoning Map amendment application.

Sincerely yours,

A handwritten signature in black ink, appearing to read "John Fanning". The signature is written in a cursive, flowing style with a large, prominent "J" and "F".

Commissioner John Fanning
Chairman, ANC 2F

July 1, 2016

Page 3

cc: (Via Email only)
ANC 2F Executive Director
Commissioner Kevin Deeley, Chair, CDC
Commissioner Charlie Bengel, 2F-06
Chris VanArsdale, VNV Development
Peter Stuart, OakTree Development
Jeffrey Utz, Goulston & Storrs