

September 18, 2017

VIA ELECTRONIC FILING

Mr. Anthony J. Hood, Chairperson  
District of Columbia Zoning Commission  
441 4th Street, NW, Suite 200-S  
Washington, DC 20001

Re: Zoning Commission Case No. 16-20  
Applicant's Supplemental Post-Hearing Submission

Dear Chairperson Hood and Members of the Commission:

At its July 10, 2017 public meeting, the Commission took Proposed Action to approve the application. At that time, the Commission also encouraged the Applicant and the community to continue discussions to try to reach consensus on issues regarding the proposed project. Since then the Applicant has continued its outreach with ANC 7D and the River Terrace Community Organization (“**RTCO**”) in an effort to find common ground on the Applicant’s project, a 70-unit all-affordable residential building for seniors.

Unfortunately, despite numerous discussions and hard work on both sides, the Applicant and the community have not found common ground on the outstanding issues for this Application. However, given the project’s benefits and its contribution of affordable, senior housing, the Applicant requests that the Commission take Final Action approving the project.

As detailed in the attached meeting and phone call notes, the Applicant and community members have met, spoken by phone, and corresponded by email multiple times over the past few months. During these discussions, the Applicant and community leaders clarified the Applicant’s prior comments, outlined the outstanding issues, and narrowed down the community’s concerns with the Project to three key issues: (a) transportation and parking mitigation proposals; (b) the overall height of the project and whether a four foot reduction in height would be a meaningful change from the neighborhood’s perspective; and (c) how to allocate to specific uses the \$47,000.00 contribution to RTCO the Applicant has proffered. On August 23, 2017, the Applicant presented at a community meeting co-sponsored by the ANC and RTCO. The Applicant’s presentation at the meeting focused on these three key items. The Applicant also appeared at the ANC’s September 12, 2017 meeting to present the project again to the ANC and the community more generally.

At the August 23 meeting, the ANC and RTCO solicited an open poll among attendees. Those present from the community remained opposed to the project although not unanimously so. The community's opposition to the project is largely on the basis of the project's size and its all-affordable nature.

At the September 12 ANC meeting the applicant highlighted the changes that had been made to the project, to the benefit of both the project and the community, as a result of community input. However, recognizing the community opposition to the project, the ANC voted 4-1 against changing its previous position on the project.

In summary, despite good faith efforts on all sides to reach common ground, those community members who attended the August 23 meeting, many of whom had been participants at previous meetings, remains largely, though not uniformly, opposed to the project because of its height, total number of units, and its all-affordable nature.

The Applicant has studied reducing the project's height and presented in-context renderings and other views of a shorter building with 8-foot interior ceiling heights. The Applicant's latest proposal to the community resulted in a building that is four feet shorter than that presented to the Zoning Commission at the public hearing on the project. However, reducing the building any further necessitates removing a floor, and consequently removing affordable units. The Comprehensive Plan and the Benning Road corridor plans both clearly support height and density on the property at and above what the Applicant is seeking. The planning guidance for the property and the District's need for affordable housing run contrary to the neighborhood's expectations for the use of the property.

The Applicant finds it regretful that it has been unable to reach a consensus with the community because it has been working towards that goal for 21 months since its initial outreach to the previous single-member district representative for the neighborhood. However, the Applicant requests that the Commission approve this project without uniform community support given its already-significant proffer of public benefits (including a community room for ANC and RTCO use) that do benefit the immediately surrounding community, transportation and parking mitigation measures, the affordable housing it will provide for the District overall, and its consistency with the Comprehensive Plan.

This letter and the attached exhibit were filed on September 18, 2017 via IZIS. Please feel free to contact the undersigned with any questions.

Respectfully submitted,



David M. Avitabile

District of Columbia Zoning Commission  
September 18, 2017  
Page 3

---



David A. Lewis

Enclosures

cc: Michael Giuliani

**CERTIFICATE OF SERVICE**

I hereby certify that I sent a copy of the foregoing document to the following addresses on or before September 19, 2017, by first class mail or e-mail:

Joel Lawson and Karen Thomas (2 copies)  
District of Columbia Office of Planning  
1100 4th Street, SW, Suite 650E  
Washington, DC 20024

Evelyn Israel (2 copies)  
Policy and Planning  
District Department of Transportation  
55 M Street SE, 5th Floor  
Washington, DC 20009

Alan Bergstein (2 copies)  
Land Use and Public Works  
Office of the Attorney General for the District of Columbia  
441 4th Street, NW, Suite 1010 South  
Washington, DC 20001

Advisory Neighborhood Commission 7D (2 copies)  
4058 Minnesota Avenue, NE  
Suite 1400 (DOES Building)  
Washington, DC 20019

Jo-Anne Prue, ANC 7D04 (1 copy)  
313 34<sup>th</sup> Place, NE  
Washington, DC 20019



---

David A. Lewis