



COUNCIL OF THE DISTRICT OF COLUMBIA
OFFICE OF COUNCILMEMBER TRAYON WHITE
1350 Pennsylvania Avenue, NW, Suite 400
Washington, DC 20004
202-724-8045

November 1, 2017

Mr. Anthony Hood
Chairman
D.C. Zoning Commission
441 4th Street NW
Suite 210S
Washington, DC 20001

**Re: Support for Zoning Commission Case No. 16-29 – Columbian Quarter –
First- Stage Planned Unit Development**

Dear Chairman Hood:

Over the last year, my office received multiple presentations and updates from representatives of Poplar Point RBBR, LLC regarding the proposed Columbian Quarter PUD project. As the Ward 8 Councilmember, I am writing to express support of the PUD and Zoning Map Amendment application.

I believe that the residential portion of the project, which includes approximately 700 residential units within two multi-family buildings, provides the proper mix of neighborhood serving retail and rental housing with both affordable and market-rate units directly adjacent to the new WMATA Anacostia Metro Station entrance plaza. Further, we believe the office portion, which includes approximately 1.6 million square feet within three buildings, provides tremendous economic opportunity for both construction and permanent office jobs.

I also support the benefits and amenities package for the project, and the positive impacts it will have on our community. The package will include infrastructure upgrades like the new Howard Road SE streetscape, enhanced WMATA Anacostia Metro Station entrance plaza, and other neighborhood transportation improvements. In addition, the package includes transit-based housing, more affordable housing including three-bedroom units for larger families, neighborhood serving retail amenities, sustainability features, and workforce development training, internship and apprenticeship opportunities that has been discussed with the broad community.

ZONING COMMISSION
District of Columbia
CASE NO.16-29
EXHIBIT NO.36

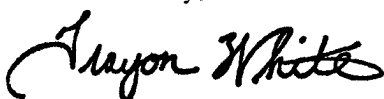
Ward 8 has not shared equally in the economic development within the city and has been challenging historically for developers to attract capital to projects in the Ward. Therefore, it is important that the project provides an appropriate balance of benefits and amenities to the community while also maintaining economic viability for the project so that it is not delayed. The applicant is proposing a benefits and amenities package for the project that clearly strikes this balance in an appropriate manner.

The Columbian Quarter PUD project has the potential to provide tremendous economic opportunities to Ward 8. In 2018, Redbrick LMD will engage with a Ward 8 contractor and spend more than \$2 million for site clearing, demolition and grading in junction with DDOT's South Capitol Bridge Project's staging needs. This will have an immediate positive economic impact on Ward 8 businesses and jobs. Regarding the larger Columbian Quarter PUD project, there will be 2.4 million feet of mixed use development across office, residential and retail representing over \$750 million of total development. This will translate into a potential economic transformation for Ward 8: over 600 construction jobs created, 8,500 permanent jobs, real estate tax base of over \$35 million per annum, income tax base of over \$37 million per annum, income tax base of over \$50 million per annum from new DC residents, and retail sales taxes of \$33 million over a 20-year period.

I commend the applicant for its outreach to the community and its responsiveness to comments that were raised about the project. I want to recognize the applicant and its members for their commitment to serving the needs of residents of Ward 8 as part of this project.

For these reasons, I support the PUD and Zoning Map Amendment application of Poplar Point RBBR, LLC. Thank you for your attention to this application.

Sincerely,

A handwritten signature in black ink that reads "Trayon White". The signature is written in a cursive, flowing style.

Trayon White
Councilmember, Ward 8