



Advisory Neighborhood Commissions 8A and 8C

March 14th, 2019

**VIA ELECTRONIC MAIL**

Honorable Anthony J. Hood  
Chairperson  
DC Office of Zoning  
441 4th Street, NW, Suite 200-S  
Washington, DC 20001  
[dcoz@dc.gov](mailto:dcoz@dc.gov)

**Re: Joint ANC's Request to Postpone Z.C. Case Numbers 18-18 & 18-19**

Dear Chairman Hood and Members of the Zoning Commission:

In the two cases before the DC Office of Zoning: **Z.C. Case Number 18-18: Text Amendment to Subtitle K to Create the Northern Howard Road Zone**; and **Z.C. Case Number 18-19: Poplar Point RBBR, LLC for Map Amendment, from MU-14 to NHR zone, 632, 633, 701, 740, 744, 748, 752, 756, 760, 764 & 822 Howard Rd. SE (Sq. 5860, Lots 97, 1025-1031, 1036u & 1037; Sq. 5861, Lots 89 & 991) - Ward 8**, the **Advisory Neighborhood Commissions of 8A and 8C** ("the Commissions") jointly request an additional 60 days to resolve issues with this Map Amendment case.

In the Petitioner's March 4, 2019 letter to you, they identify that a Map Amendment is based solely on the Comprehensive Plan, but they overlook Section 100.1 of Title 11 which requires that an application for a Map Amendment meet the requirements of Subtitle Z § 304.3, which, in pertinent part state, the Zoning Commission "shall judge, balance, and reconcile the relative value of the public benefits project and amenities offered, the degree of development incentives requested."

The Petitioner neglected to mention that the Commissions have expressed concerns with the "amenities offered" as described in § 304.3. The Commissions have found that the amenities are insufficient and have expressed that to the Petitioner to no avail. The requested incentives

have not been unusual or outlandish, but still no progress has been made because this is a MAP Amendment and not a PUD. In fact, on March 6, 2019, the Petitioner joined ANC 8C for their regularly scheduled monthly meeting and presented on the Map Amendment. Constituents expressed concerns with the affordability of the development and echoed the concerns regarding the offered amenities as described in the joint Commission letter previously sent to you.

Mr. Chairman, our Commissions are working diligently to address a joint community benefits agreement, appropriate affordability mix, and other community concerns. This 60-day extension will allow further input from residents and the Commissions. There is no such thing as too much engagement on a project of this magnitude, and we need more engagement.

We remain committed to working in good faith to arrive at a resolution that is both consistent with the Comprehensive Plan, Title 11, and equitable to the residents of the joint Commissions.

All the best,

**Troy Donté Prestwood**  
Chair, ANC 8A

**Mike Austin**  
Chair, ANC 8C; SMD-8C01

**Ty'on Jones**  
Commissioner - SMD-8A06