



VIA ELECTRONIC MAIL

March 11, 2019

Mr. Anthony Hood, Chairman  
D.C. Zoning Commission  
441 4<sup>th</sup> Street, NW, Suite 200-S  
Washington, D.C. 20001  
[zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov)

**Re: Letter in Support of Case No. 18-19: Map Amendment to NHR Zone**

Dear Chairman Hood and Members of the Commission:

The Washington Metropolitan Area Transit Authority (WMATA) supports the above-referenced application for a map amendment for property on either side of Howard Road, SE. The map amendment would put the property in a new Northern Howard Road ("NHR") zone; the NHR zoning district was set down by the Commission in October 2018 (Case 18-18).

As the owner and operator of the Anacostia Metrorail station and parking garage, WMATA looks forward to its neighboring property being developed with a mix of higher density uses appropriate for a transit-oriented location. The new zone's requirements for increased affordable housing, enhanced building design, including a design review process, and improved site sustainability are important and positive features of the application. WMATA has appreciated the applicant's efforts to reach out to the community and to keep its neighbors updated on plans for the property.

The property is located within easy walking distance of the Metro station. Residents, employees and visitors associated with new development will use the Metro system, a positive for WMATA as well as the occupants. The related text amendment (Case 18-18) and this map amendment present an exciting opportunity for development in a largely vacant area. WMATA readily recommends approval of the application.

Sincerely,

Nina Albert

Managing Director, Office of Real Estate & Parking

**Washington  
Metropolitan Area  
Transit Authority**

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Washington, DC 20001  
202/962-1234

By Metrorail:  
Judiciary Square—Red Line  
Gallery Place-Chinatown—  
Red, Green and  
Yellow Lines  
By Metrobus:  
Routes D1, D3, D6, P6,  
70, 71, 80, X2