



**Ward 7 Economic Development Advisory Council (Ward 7 EDAC)**

**Members**

**Chair:**

Warren C. Williams, Jr., CEO  
The Warrenton Group

**Vice Chair:**

Charles C. (Sandy) Wilkes, Chairman  
The Wilkes Company

Pedro Alfonso, Chairman & CEO  
Dynamic Concepts, Inc.

William B. Alsop, III,  
Former Senior Managing Director  
Hines

David Alvaranga, Owner  
American Tax, LLC d/b/a Liberty Tax

Leila Batties, Partner  
Land Use & Zoning, Real Estate Section  
Holland & Knight

Tom Brown  
Training Grounds Inc.

Rev. Dr. Kendrick E. Curry, Pastor  
Pennsylvania Avenue Baptist Church

Christopher J. Donatelli, President & CEO  
Donatelli Development

Peter J. Farrell, Managing Partner  
City Interests Development Partners

Tom Gallagher, Principal  
E&G Group

Douglas Jemal, Founder and President  
Douglas Development

Jair K. Lynch, President and CEO  
Jair Lynch Real Estate Partners

Jodie W. McLean, CEO  
EDENS

Carmen Perkins, Executive V.P. & CFO  
CIVITAS Commercial Real Estate Services

David L. Retland, Board Chair  
Marshall Heights Community  
Development Organization, Inc.

W. Christopher Smith, Chairman & CEO  
WC Smith Company

Robin Zeigler, Chief Operating Officer  
Cedar Realty Trust, Inc.

May 6, 2022

**VIA EMAIL**

zcsubmissions@dc.gov

Anthony J. Hood, Chair  
Zoning Commission for the District of Columbia  
441 Fourth Street, NW, Suite 200S  
Washington, DC 20001

**Re: Letter in Support of ZC Case No. 22-02  
Zoning Map Amendment for Benning Road,  
NE, Between 16th St. and Oklahoma Ave.**

Dear Chairman Hood and Members of the Zoning Commission:

The Ward 7 Economic Development Advisory Council (“Ward 7 EDAC”) respectfully requests that the Zoning Commission approve the above-referenced case, proposing to rezone the property along Benning Road, NE, between 16<sup>th</sup> Street and Oklahoma Avenue, from the MU-4 and RA-2 zones to the MU-5A zone.

As noted in the Office of Planning report, the proposed rezoning would implement the recently updated Comprehensive Plan, which designates the property as (i) Medium Density Residential and Moderate Density Commercial on the Future Land Use Map and (ii) Mixed Use Corridor on the Generalized Policy Map. The MU-5A zone is intended for medium density, mixed use development with an emphasis on residential use. As such, the proposed rezoning will facilitate the redevelopment of the mostly underutilized property in a manner that advances the District’s housing and affordable housing initiatives. Also, the future redevelopment of the property will encourage use of the Union Station-Benning Road Streetcar, which has stops within a quarter mile of this section of Benning Road, NE.

The Ward 7 EDAC appreciates the Office of Planning's leadership in initiating the proposed rezoning. The recent amendments to the Comprehensive Plan and this proposed rezoning reflect the aspirations and efforts of numerous stakeholders seeking to facilitate the thoughtful planning and economic growth of Ward 7; in large part, through the creation of new housing and improved retail options and amenities that serve the community. For these reasons, we urge the Zoning Commission's approval of ZC Case No. 22-02, and thank you for your consideration of our views.

Sincerely,

WARD 7 ECONOMIC DEVELOPMENT  
ADVISORY COUNCIL

cc: Muriel Bowser, Mayor  
John Falcicchio, Deputy Mayor for Planning and Economic Development  
Anita Cozart, Interim Director of the Office of Planning  
Vincent C. Gray, Councilmember