

6/21/2022

Zoning Commission  
District of Columbia  
441 4<sup>th</sup> Street, NW  
Suite 210-S  
Washington, DC 20001  
[zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov)

**Re: Z.C. Case No. 22-04  
Application for Consolidated PUD, Related Map Amendment and alley  
closing and dedication support letter**

Dear Members of the Commission:

I live within the 200 foot radius of the above referenced PUD (my backyard is facing the Phase II-A Building). I've been actively involved in the negotiation of the PUD with the Applicant, I fully understand the project and its proposed benefits to the community, and I am writing in support of this PUD application, as discussed further below.

Over the last two years, I've worked with a group of neighbors in the 200 foot radius of the PUD, our single member district ANC Commissioner, the Brookland Neighborhood Civic Association, and others interested in the project by first advocating for a stepped residential density zoning for the subject site in the Comprehensive Plan's Future Land Use Map process. Once we achieved that, we collaborated on the design of the PUD with the Applicant. Together with my fellow community members, we ran an open and public process to formulate our position, which we then negotiated with the Applicant via many online and in-person meetings, single member district meetings, and ANC meetings. Anyone interested in the project was welcome to participate. As a result of this process, of the 36 households within the 200 foot radius, 26 households are aware of the project and generally support or don't oppose the project. Together with my fellow community members, we negotiated the Community Benefits Agreement, and the Construction Management Plan included in the Application. A large emphasis in the community negotiation with the Applicant was placed on the traffic management and safety plan identified in the Community Benefits Agreement.

My support for the project is contingent upon full implementation of the traffic calming measures outlined in the Community Benefit Agreement as well as the installation of a full motion traffic light at the intersection of Reed and Franklin Streets. Beyond that, I believe the project will be a good fit into the fabric and scale of the neighborhood; even though the height limit behind our block exceeds the moderate density height we achieved in the Future Land Use Map, the overall scale of the entire project is a better fit for the neighborhood. In addition to the proper scale, the PUD provides affordable housing, public realm improvements, and revitalization of the underused

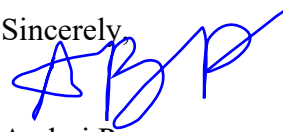
land. The Applicant negotiated in good faith with the community and overall held an honest and transparent process in doing so.

I am hopeful that the Commission will ultimately approve this PUD application.

If you have any questions or need any additional information, please feel free to contact me at 202-409-2724

Thank you for your consideration of this letter.

Sincerely,

A handwritten signature in blue ink, appearing to be 'ABP', with a long horizontal stroke extending to the right.

Andrei Ponomarev  
2718 10<sup>th</sup> Street NE