

July 1, 2022

Via E-mail

Zoning Commission
for the District of Columbia
441 4th Street, NW, Suite 210-S
Washington, DC 20001
zcsubmissions@dc.gov

**Re: Letter of Support for Z.C. Case No. 22-04
Consolidated Planned Unit Development and Related Map Amendment
Hanover R.S. Limited Partnership**

Dear Members of the Commission:

As the affected Single-Member District (SMD) representative for ANC 5B04, I am writing to express my support for the application pending with the Zoning Commission for the District of Columbia known as Z.C. Case No. 22-04 filed by Hanover R.S. Limited Partnership (Hanover).

The subject property is located along Reed Street (Alley), south of Franklin Street, NE, and north of the existing multi-family residential buildings along Reed Street (alley). It is also north of Rhode Island Avenue, NE and less than one-half mile from the Rhode Island Avenue Metro Station. Hanover is seeking approval of a consolidated planned unit development (PUD) and related map amendments to redevelop the site with residential buildings with ground-floor PDR/Makerspace.

Over the course of the last several months, Hanover has conducted extensive outreach with my SMD and has attended several meetings with the community. The proposed benefits and amenities package reflects a significant collaboration between Hanover, ANC 5B, the immediate neighborhood, and other community stakeholders. I appreciate Hanover's genuine engagement with the community, and I support the PUD application for the following reasons:

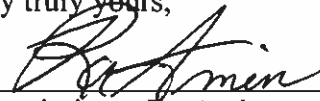
1. The overall project will provide approximately 683 new residential units and over 18,000 square feet of ground floor PDR/Makerspace;
2. The project involves the realignment of Reed Street (alley) and related streetscape improvements, which will greatly improve traffic circulation and pedestrian and bicycle safety within the immediate neighborhood;
3. Hanover has committed to provide 15% of the residential gross floor area for affordable housing at varying levels of affordability;

4. In addition to the Reed Street (alley) realignment and the affordable housing proffer, the PUD offers several other benefits and amenities as part of a proposed Community Benefits Agreement, including the establishment of a seasonal farmers market in the neighborhood, contributions to several organizations that support important services and programs in our community, and a Construction Management Plan; and
5. Since early October 2021, Hanover has attended approximately 23 meetings before either the ANC, my SMD, or other community stakeholders, including the Brookland Neighborhood Civic Association.

Overall, I believe that the project will greatly benefit the surrounding neighborhood and my SMD area. For these reasons, I support the PUD and Zoning Map amendment applications in Z.C. Case No. 22-04, and am hopeful that the Zoning Commission will grant Hanover approval.

I very much appreciate your consideration of this letter.

Very truly yours,



Commissioner Ra Amin
Single-Member District 5B04