



July 20, 2022

District of Columbia Zoning Commission
441 4th Street NW, Suite 210-S
Washington, D.C. 20001

Re: Zoning Commission Case No. 22-04, Application of Hanover R.S. Limited Partnership for Consolidated PUD & Related Map Amendment

Dear Commission Members:

I write in support of the application for Consolidated PUD & Related Map Amendment in Zoning Commission Case No. 22-04.

As the Advisory Neighborhood Commissioner for Single Member District (SMD) 5B05, I have engaged extensively with my constituents and other nearby residents on this project since it was first presented to ANC 5B for consideration in January 2022 by the Commissioner for 5B04. On February 16, 2022, I co-hosted a public community meeting with Commissioner Prita Piekara (5B03) to present this project to our constituents and solicit their feedback. I also joined two public meetings with the applicant and SMD 5B04 residents on May 31 and June 15. The full-body ANC 5B also held meetings about this project on May 11, June 22, and June 29. I have also received considerable constituent feedback about this project outside of these meetings.

Consistently throughout this engagement process, residents have been predominantly concerned with the traffic safety impacts of the development and the redesign of Reed Street (alley). This concern stems in substantial part from the project's proximity to six nearby public and charter schools. In the 2020-21 school year, these schools collectively served more than 1,000 students; this number is expected to increase to approximately 1,800 students with the opening of a new school in the 2022-23 school year.¹

¹ Data is derived from MySchoolDC student enrollment statistics for the 2020-21 school year for [Capital Village PCS](#) (705 Edgewood St. NE), [DC Prep PCS – Edgewood Elementary](#) (707 Edgewood St. NE), [DC Prep PCS – Edgewood Middle](#) (701 Edgewood St. NE), and [Noyes Elementary School](#) (2725 10th St. NE). This data does not include anticipated enrollment numbers at Washington Latin Public Charter School, which is slated to open at 711 Edgewood Street NE in the 2022-23 school year. Washington Latin is expected to eventually serve more than 700 students from grades 5-12, which would bring the total student population in this area to approximately 1,800 students. See Notice of Request to Amend Charter:

Additional Facility, Campus Names – Washington Latin PCS, *available at*

<https://dcpcs.org/sites/default/files/media/file/2021-11-02%20OPC%20Washington%20Latin%20Additional%20Facility%20and%20Campus%20Names.pdf>.

Residents' traffic safety concerns are also informed by rampant and unmitigated dangerous driving on Franklin Street NE and on other neighborhood streets. This behavior—and the city's historically anemic and reactive efforts to improve traffic safety and roadway design—claimed the lives of two District residents in ANC 5B in 2021, each just over a half mile from this proposed development site.

In this context, thanks in large part to the capable leadership of ANC 5B resident John Leibovitz, community members and the ANC worked diligently to negotiate the inclusion of numerous traffic calming features in the Community Benefits Agreement. Several of those improvements—including a reduction in off-street parking to no more than 267 spaces; a new traffic signal at Reed Street/Franklin Street; centerline hardening on Franklin Street; and raised crosswalks—are amply described in the applicant's recent submissions and in the letter Mr. Leibovitz submitted to this body in support of this project.

In light of the considerable community involvement in this project and the dire need to improve traffic safety in this area, I view these traffic calming measures as a critical and inseparable component of this project. I therefore respectfully request the Commission to urge DDOT to incorporate the requested traffic calming measures. In the event some of these improvements cannot be installed, I request that this Commission urge DDOT to work collaboratively and in good faith with the community to negotiate acceptable and equally effective alternatives.

I also urge the Commission to approve the applicant's proposed Inclusionary Zoning unit proportions, as follows: 5% of the Ground Floor Area (GFA) for households at 30% median family income (MFI); 5% of the GFA for households at 50% MFI; 80% of the GFA for households at 60% MFI; and 10% of the GFA for households at 80% MFI; and four 3-bedroom affordable units. These proportions reflect input from members of the community as well as ANC 5B, who advocated for more family-sized and deeply affordable units.

Thank you for your consideration of my feedback.

Respectfully submitted,



Colleen Costello
Advisory Neighborhood Commissioner
Single Member District 5B05