

July 20, 2022

Via E-Mail (zcsubmissions@dc.gov)

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 Single-Member District (SMD) representative for ANC 5B03, 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). This application seeks approval for a PUD and related map amendment for property located along Reed Street, south of Franklin Street.

Although the project is not located within my SMD, I have thoroughly reviewed Hanover's proposal and have encouraged a meaningful community process to ensure that the interests of all ANC 5B residents are considered. In addition, on Wednesday, February 16th, 2022 the SMD Commissioner for [ANC 5B05](#) and I hosted a [2.5 hour virtual meeting](#) for our SMDs to provide an opportunity to ask questions and learn more about the project. 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. 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.

In conclusion, I support Hanover's PUD application for the following reasons:

1. The overall project will provide a significant amount of new housing (approximately 683 new residential units). Additionally, the ANC 5B community has actively advocated for the Inclusionary Zoning Unit proportions included in the applicant’s proposal which are 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. (15% of the overall residential gross floor area) that will be offered at varying levels of affordability.
2. Hanover's traffic calming plan has been heavily negotiated with the community and Hanover has brought DDOT into those conversations in order to ensure that DDOT is aware of the concerns that the community has - based on current traffic issues as well as potential traffic considerations upon construction of the project.
3. While I have some concerns regarding how the Community Benefits Agreement was initially negotiated, I do find Hanover's proposed benefits and amenities package to be commendable. In addition to the Reed Street (alley) realignment and the affordable housing proffer, the PUD offers financial investments and other benefits and amenities that I believe will have a positive impact on our community.

Overall, I believe that the project will greatly benefit the surrounding neighborhood and the ANC 5B community. I support the PUD and Zoning Map amendment applications in Z.C. Case No. 22-04, and I encourage the Zoning Commission to thoroughly review and approve the application.

Thank you for your consideration.

Respectfully

Commissioner Prita Piekara
Advisory Neighborhood Commissioner
Single-Member District 5B03