

October 3<sup>rd</sup>, 2022  
Zoning Commission  
for the District of Columbia  
441 4<sup>th</sup> Street, NW, Suite 210-S  
Washington, DC 20001  
zcsubmissions@dc.gov

To: Members of the District of Columbia Zoning Commission  
Fr: Jefferson Academy Middle School Parent Teachers Organization Executive Board  
Re: Letter in Support of ZC Case No. 22-06 PUD at Maine Avenue and 9th Street, SW

Dear Members of the Commission:

The Jefferson Academy Middle School Parent Teacher Organization (“the PTO”) has offered its support for the Planned Unit Development proposed at the intersection of Maine Avenue at 9th Street, SW by the applicant ZC22-06. This position was taken after lengthy engagement with the applicant, school leaders and members of the PTO, and has been approved by the Executive Board of the PTO.

Representatives from Jair Lynch Real Estate Partners - the developer for the project - met with the PTO Executive Board four times over the past year: October 28, 2021; March 16, 2022; April 26, 2022; and September 12, 2022. At each meeting, they kept us up to date on the status of the zoning approval process, and we discussed our concerns about the project.

Jefferson Academy sits at the intersection of high-density residential communities, high-end mixed-use developments and major transportation arteries. Since its beginning in 1939, the historic building and school community has been a center of the Southwest Community. In recent years, the campus has been a neighbor to significant development along the Wharf area and been the subject of a significant renovation of its own building.

With this experience in mind and a clear understanding of the impacts development can have on the daily operations of the school and the educational experience of its students, the PTO has taken seriously its interests in ensuring that those impacts can be mitigated. This is especially important at a time when two borders of the school along Maine Ave and 9<sup>th</sup> Street are sites for new high-density development.

The PTO has reviewed the proposed application and reached an agreement with the developer that covers our principal concerns of delivering a safe and learning conducive environment for our students, particularly during the construction periods. Central to that agreement are terms that include a comprehensive construction management agreement that will include measures to mitigate impacts such as noise and air pollution - which must be executed prior to permit issuance - and to donate \$150,000 to the PTO to help fund field experiences and curricula for students at Jefferson Academy Middle School over a three-year period, including when the PUD is under construction.

The developer has also signaled its mutual interest in addressing the future of the current DC Department of General Services storage facility that occupies space between the school and the Department of Parks and Recreation playing fields and tennis courts that serve as an amenity to the school and the community. The presence and use of this storage facility for heavy or obsolete equipment undermines broader community benefit, and the collaboration of the applicant along with community and school organizations to return the site to community use is an important benefit.

Based on these agreements, the PTO formally supports approval of the application and looks forward to a time when the community has moved beyond large scale construction projects and can enjoy the benefits of a diverse, vibrant, well-organized and active community.

Sincerely,

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Margaret Cooney, Co-President

10/3/2022

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Kristie Patton Foster, Co-President

10/4/2022