



**COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, DC 20004**

Charles Allen
Councilmember, Ward 6

Chairperson
Committee on the Judiciary and Public Safety
Co-Chairperson
Special Committee on COVID-19 Pandemic Recovery

Committee Member
Business and Economic Development
Health
Transportation and the Environment

December 5, 2022

Anthony J. Hood
Chairman
District of Columbia Zoning Commission
1100 4th Street, SW, Suite E650
Washington, DC 20024

To Chairman Hood and Members of the DC Zoning Commission:

I write in opposition to the current proposal for ZC 22-06, for 899 9th St., SW, in particular echoing many of the concerns raised by both ANC 6D and the homeowner's association at Capitol Square at Waterfront regarding the project as it has been submitted to this commission.

I strongly urge the Zoning Commission to require several changes to the project prior to approval to maximize the benefit for the Southwest community more broadly and neighbors living nearby. Echoing on-the-record comments by ANC 6D, the Office of the Attorney General, and current Southwest residents, the Zoning Commission should examine the relationship between the project meeting the bare minimum for inclusionary zoning while pushing beyond height limitations as set out in both the Southwest Small Area Plan and the FLUM, and require more IZ units from this project as a benefit to maintaining affordability in a Southwest community that is rapidly growing.

Second, I urge the zoning commission to require the project adopt a more dramatic stepdown design on the north-facing design to more appropriately correspond to the height and mass of Capitol Square at Waterfront homes, as well as preserve sunlight for the homes and secondarily for the playing fields at Jefferson Middle School.

Finally, I support the request by nearby neighbors to see a mitigation plan addressing their concerns around traffic patterns, particularly if a full-service grocery store is approved on the first floor, to ensure safety for existing neighborhoods and a preservation of their quality of life.

I believe with a substantial increase in inclusionary zoning units and modifications to the building design on the north-facing side, this project could achieve support from the ANC and

neighborhood leadership in a way that is far more constructive and good for the Southwest community.

Sincerely,

A handwritten signature in blue ink, appearing to read "Charles Allen". The signature is fluid and cursive, with a long horizontal stroke at the end.

Charles Allen, Ward 6 Councilmember
Chair, Committee on the Judiciary and Public Safety

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