

April 12, 2022

Anthony Hood, Chairperson
D.C. Zoning Commission
441 4th Street, NW, Suite 200S
Washington, DC 20001

**RE: ZC Case No. 22-08
ANC 7D – Resolution in Support**

Dear Chairman Hood and Zoning Commissioners:

At a duly-noticed meeting on April 12, 2022, with an established quorum of commissioners and the public present, Advisory Neighborhood Commission 7D (“ANC”) voted 4-0-2 in support of the proposed all-affordable building at 4401-4435 Benning Road NE (“Property”) that is the subject of the design review application in case number 22-08. During the meeting on April 12th, NRP Properties, LLC’s (“NRP”) and its development partner Marshall Heights Community Development Organization (“MHCDO”) presented the project to the ANC and the community. In addition to this recent presentation, NRP presented to the ANC on October 12, 2021, attended an individual meeting with Commissioner Audain on March 10, 2022 and presented to the ANC’s Executive Committee on March 22, 2022. Through these presentations and discussions, the ANC and community have had all of our questions answered about the project.

The ANC supports the application because the Project will greatly improve the under-developed Property that is in a prime location on Benning Road with excellent access to public transportation. The ANC commends NRP and MHCDO for ensuring that all units in the Project will be affordable while also designing a building that can become a source of pride for the community. We applaud the applicant’s team for incorporating larger units throughout the Project, including 27 two-bedroom units and 22 three-bedroom units. The provision of family-sized affordable units is a major benefit for the community.

From a design perspective, the Project provides attractive architectural style that will be a welcome addition to the Benning Road corridor. The ANC believes the massing and height of the Project is appropriate for the Property, and the Applicant has made good use of the site constraints to provide a large amount of open green space in front of the building. This open green space will be a positive for both residents and the broader community by beautifying the Property with landscaping and creating a place for residents to relax and enjoy. We also note the Applicant has designed the Project’s ground level to activate the Property and provide visual intrigue.

The ANC is supportive of the request for flexibility from the requirements for height and rear yard as well as the special exception requests from the overall parking requirement and location of two parking spaces in the front yard. With respect to the building height and rear yard, the ANC believes this flexibility is important to further the goals of NRP and MHCDO of providing a substantial number of new affordable housing while designing around significant site constraints. We believe the proposed height is appropriate for the area, particularly because

Benning Road is a large right-of-way and the Project will be significantly setback from the street. We also do not believe this flexibility will adversely impacts neighboring properties because there is open space on all four sides of the Project that provides a buffer from those properties.

For the parking relief, the ANC believes that the proposed 13 parking spaces will be sufficient for the Project due its excellent proximity to metrorail, bus lines and a planned stop on the Benning Streetcar extension. We believe that many residents will utilize these public transportation options, so it will decrease the need for parking. We appreciate the Applicant's idea to have two "pick-up and drop-off" spaces located in front of the building, which will keep delivery services and uber/lyft drivers from stopping on the busy Benning Road. The extensive landscaping will shield the parking spaces from public view. As such, we also support the request for special exception relief to have two parking spaces in the front setback.

Overall, the ANC appreciates the extensive community engagement of NRP and MHCDO with respect to the Project. We are excited about this Project and believe it will greatly improve the Property and become a welcome addition to the neighborhood. As such, we urge the Zoning Commission to approve the design review application under case number 22-08. Thank you for your consideration of this resolution.

Sincerely,
Advisory Neighborhood Commission 7D



Commissioner Stephanie Audain, SMD 7D05