



November 14, 2022

Anthony Hood, Chairman
Zoning Commission of the District of Columbia
441 4th Street, NW, S200
Washington, DC 20001

RE: Zoning Case 22-11, Town Square Towers Conditional Letter of Support
Submitted via IZIS

Dear Chairman Hood and Members of the Zoning Commission,

Town Square Towers is providing a letter of Conditional Support for Zoning Case 22-11, MCRT Investments, LLC, 807 Maine Ave. SW (Sq. 439S, Lot 15).

Our Conditional Support is predicated on the following:

- Reduction of lot occupancy from 90.78% to 82%, which is closer to the current zoning regulation of 80%.
- Applicant's agreement to ANC 6D's requirement to increase the percentage of affordable housing from its initial proffer of 15% to the Office of the Attorney General's Equitable Land Use Division recommendation of 21% IZ set-aside, resulting in approximately 42 units (12 more than their initial proffer).

And includes the following commitments made by the Applicant:

1. Agrees to negotiate with, and secure approval of, a Construction Management Plan ("CMP") that includes Town Square Towers and Jefferson PTO no later than December 30, 2022.
2. Include within the CMP, a commitment that on a monthly/quarterly basis during construction of the project, the Applicant will host a Construction Coordinating Committee that includes/invites representatives from Town Square Towers, Jefferson PTO, and any other neighbor who reside near the project. During these meetings the Applicant will provide information regarding construction schedule, processes, and address construction-related concerns.
3. During the life of building, ensure that the proposed "Parklet" on the 7th Street side of the project is: (1) managed to ensure that it doesn't become a nuisance to neighbors (e.g., loitering, trash, Uber/Lyft space); (2) has 24-hour monitoring; and (3) that any installed benches are designed to discourage long-term loitering or sleeping.



4. Agrees to install "Right-In, Right-Out Only Turns" signage for vehicular traffic entering and exiting the project's driveway.
5. Agrees to not support any proposal to remove the existing median bollards within 7th Street between Maine Avenue and I Streets SW.
6. Agrees that, prior to the issuance of a CofO for the project, the Applicant will make a \$50,000 financial contribution to Town Square Towers for irrigation and other improvements at their property.
7. Agree to submit the CMP and these additional conditions into the Zoning Commission record of this case prior to Final Action.

Sincerely,

Gail Fast

President, Council of Co-Owners of Town Square Towers