



July 11, 2019

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6B@anc.dc.gov

Matt LeGrant, Zoning Administrator  
Department of Consumer and Regulatory Affairs  
1100 4th St SE  
Washington, DC 20024

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VIA: [Matthew.Legrant@dc.gov](mailto:Matthew.Legrant@dc.gov)

RE: Zoning Commission Case 15-13

Dear Mr. LeGrant,

At its regularly scheduled, properly noticed, meeting on July 9, 2019, with a quorum present, Advisory Neighborhood Commission (ANC) 6B voted 9-0-0 to send this letter to note our support of moving proffered community benefit spending to an escrow account.

As part of Zoning Commission Order No. 15-13, the Applicant committed to working with the community to undertake improvements to the Potomac Avenue Metro Plaza.

ANC 6B requested that the Applicant work in conjunction with two other developers of adjacent PUDs to undertake improvements to the Potomac Avenue Metro Plaza as part of their PUD applications.

Together, the ANC, Councilmember Allen's staff, the Applicant, and the two other developers have met with and communicated with WMATA to find ways to craft strategies to make improvements at the Metro Station that will be consistent with WMATA's standards and maintenance requirements. In addition, the ANC, the Applicant and two other developers have reached out to DDOT to review and discuss land in the Public Right of Way which also constitutes the Plaza area.

The coordination between developer and WMATA has been prolonged in light of WMATA's various planning activities over the course of the past several years. And as a consequence, the planning and resolution has taken longer than preliminarily expected.

However, the ANC, the Applicant and the two developers have made strong progress towards implementing a community-reviewed and endorsed plan towards improvements which will make a positive contribution to the community and would like to see the execution of this plan implemented. In addition, they have formed a partnership with the Capitol Hill Business Improvement District in order to administer and maintain the improvements over the long-term.



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In accordance with the Order, the ANC agrees that Applicant may place \$30,000 in an escrow account in order to pay for costs and fees to meet its obligations under item 2 (b). It is the understanding of the ANC, that ultimately, the Applicant and the three other developers may transfer these monies into a single escrow fund to be administered by the Capitol Hill BID for costs and fees related to the planned improvements for the Potomac Avenue Metro Station. To date, the developers have incurred costs related to surveying and design of the improvements with final design, permitting and hard costs representing the remainder of costs to be incurred.

As such, we believe that the Applicant is in compliance with the item 2 (b) of Zoning Commission Order No. 15-13.

If you need more information, please contact Commissioner Corey Holman at 301-664-4132 or 6B06@anc.dc.gov

Sincerely,

A handwritten signature in blue ink, appearing to read "Chander Jayaraman", written over a horizontal line.

Chander Jayaraman Chair, ANC 6 B

cc:

Nick Jessee, May Reigler  
Bobby Akines, Ditto Development  
Sarah Davidson, Insight Property Group