



ADVISORY NEIGHBORHOOD COMMISSION 6E
PO Box 93020 Brentwood Station, Washington, DC 20090

July 5, 2022

Anthony J. Hood, Chairperson
District of Columbia Zoning Commission
D.C. Office of Zoning
441 4th Street NW, Suite 200-S
Washington, DC 20001

Re: ANC 6E Resolution in Support of ZC Case No. 22-09 – 1707 8th Street, NW

Dear Chairperson Hood:

At its duly noticed public meeting on Tuesday, July 5, 2022, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), Advisory Neighborhood Commission 6E voted 4 in favor, 1 opposed, and 0 abstentions **to support** the above-referenced application. The application ZC Case No. 22-09, a consolidated PUD and Zoning Map amendment application regarding the property located at 1707 8th Street, NW.

The Applicant in this case, MCF Heritage 1700, LLC, presented this application to the Commission on July 5, 2022 and provided the following details regarding the project:

- The existing buildings on the property are currently vacant and the property is located in Single Member District 6E01 and adjacent to the southern entrance to the Shaw-Howard University Metrorail station;
- The project consists of a multi-family residential building with approximately 317 rental units, of which approximately 16 units will be three-bedroom units, and 15% of the residential gross floor area will be reserved as Inclusionary Zoning units;
- The project will have a maximum building height of 90 feet, will include approximately 93 below-grade vehicular parking spaces, 88 long-term bicycle parking spaces, and 16 short-term bicycle parking spaces;
- Access to the vehicular parking spaces and loading facilities will occur from the adjacent alley to the east;
- All four of the facades of the building include high quality building materials and approximately 48% of the units in the building will have access to a balcony, terrace, or below-grade areaway; and



- The building will achieve LEED Gold certification and the Applicant has agreed to provide a minimum of 700 square feet of Photovoltaic systems on the roof level of the building.

The community benefits and amenities package proposed by the Applicant and supported by the ANC includes:

- Superior urban design: balconies and outdoor spaces, high-quality materials, architectural details
- Housing in addition to what would be permissible through matter-of-right development
- 7% additional residential gross floor area will be reserved as Inclusionary Zoning units, in addition to the required 8% for a total of 15% IZ units
- 16 three-bedroom units
- LEED Gold certification
- 700 square feet of Photovoltaic systems on the roof
- Bump-out curbs are added to the southeast corner of 8th and S Street NW and northeast corner of 8th and R Street NW
- Three additional plates for the Capital Bikeshare Station at 8th and Q Sts NW
- Donations to the following organizations:
 - Friends of Shaw Library: \$20,000
 - Shaw Community Center: \$20,000
 - Judah Project: \$20,000
 - Kennedy Recreation Center: \$15,000
 - Citizens Organized Patrol Efforts (COPE): \$15,000
 - Westminster Street Playground: \$5,000
 - Shaw Dog Park: \$5,000

Based on the information presented to ANC 6E and noted above, as well as the significant community dialogue process that the Applicant has engaged in regarding this project, ANC 6E supports the PUD and Zoning Map amendment application in ZC Case No. 22-09.

ANC 6E thanks the Zoning Commission for its thoughtful consideration of these comments and giving our support for the application great weight. Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Michael Eichler', written over a faint, larger version of the same signature.

Michael Eichler
Chair, ANC 6E