



GOVERNMENT OF THE DISTRICT OF COLUMBIA

## Advisory Neighborhood Commission 2E

Representing the communities of Burleith, Georgetown, and Hillandale

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December 6, 2022

Mr. Anthony Hood  
Chairperson  
Zoning Commission  
441 4th Street NW, Suite 200S  
Washington, DC 20001  
[zcsubmissions@dc.gov](mailto:zcsubmissions@dc.gov)

### **RE: Zoning Commission Application for a Consolidated Planned Unit Development (PUD) and Related Map Amendment at 3000 M Street NW (ZC #22-16)**

Dear Chairperson Hood,

On November 29, 2022 ANC 2E held its regularly scheduled public meeting, which was properly noticed and attended by five commissioners, constituting a quorum. At this meeting the Commission adopted the following resolution by a vote of (5-0-0) with regard to the above-referenced matter:

ANC 2E generally supports the Zoning Commission application for a consolidated planned unit development (PUD) and related map amendment at 3000 M Street NW. The ANC supports the requested map amendment provided that the related PUD is deemed sufficient. Per Section 304.3 of the DC Code, “in deciding a PUD application, the Zoning Commission shall judge, balance, and reconcile the relative value of the public benefits and project amenities offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case.”

Further, Section 305.2 of the DC Code states, “public benefits are superior features of a proposed PUD that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from development of the site under the matter-of-right provisions of this title.” The applicant proposes two direct financial contributions as part of its PUD application: \$600,000 to the Housing Production Trust Fund (HPTF) and \$400,000 to the National Park Service (NPS) to support the C&O Canal.

ANC 2E supports the contribution to the Housing Production Trust Fund. However, while the ANC is pleased to see inclusion of the support for the renovation of the C&O Canal in this application, specifically within the ANC and between 31st Street NW and

#### COMMISSIONERS:

Kishan Putta, District 1    Jenny Mitchell, District 2    Rick Murphy, District 3  
Lisa Palmer, District 5    Gwendolyn Lohse, District 6  
Elizabeth Miller, District 7

34th Street NW, the ANC also believes that the dollars contributed as part of this portion of the PUD contribution should be distributed to a DC Government agency or nonprofit who is well set up to efficiently, in a timely basis, and effectively spend the contribution as described in the applicant's filing, moving the needle forward on a project that is of great concern to an important treasure serving both the surrounding neighborhood and the public writ large. As the ANC understands it, it is unusual for a PUD contribution to be distributed to a federal agency, in part because there is no oversight of federal agencies for issues like failing to comply with conditions set forth in PUD applications.

In summary, ANC 2E supports the requested map amendment provided that the PUD is deemed sufficient. The ANC is also pleased to see support for the renovation of the C&O Canal between 31st Street NW and 34th Street NW as part of the applicant's contribution but would prefer that a DC Government agency or nonprofit stewards the funds for the proposed renovation noted in the application.

Commissioners Lisa Palmer ([2E05@anc.dc.gov](mailto:2E05@anc.dc.gov)) and Rick Murphy ([2E03@anc.dc.gov](mailto:2E03@anc.dc.gov)) are the Commission's representative in this matter.

Respectfully submitted,

A handwritten signature in blue ink that reads "Richard G. Murphy, Jr." in a cursive script.

Rick Murphy  
Chair, ANC 2E