Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5A
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District of Columbia Zoning Commission
441 4th Street, N.W.
Room 210S
Washington, D.C. 20001

Re: Zoning Commission Case No. 15-04
        Totten Mews PUD

Dear Members of the Zoning Commission:

This letter is to advise you that Advisory Neighborhood Commission 5A supports the PUD application filed by Comstock Sixth Street, LLC, to build 40 new townhomes on the Thomas Somerville Site at 4815 6th Street, NE.

On July 27, 2015, at its duly noticed, special meeting (ANC 5A does not normally hold a monthly meeting in July or August), with all six commissioners and the public present, Advisory Neighborhood Commission 5A considered and voted unanimously (6-0) to support Comstock's PUD application. At that meeting, the Commission also voted to finalize and approve a package of community benefits that has been the subject of a number of community meetings hosted by Commissioner Angel Alston (5A08) whose SMD includes the Thomas Somerville site.

This application has generated a great deal of discussion within our community, extending over several months. Comstock introduced their proposed townhome development at an SMD meeting hosted by Commissioner Alston in November 2014. That was followed by a presentation to the full ANC in March, and multiple SMD meetings in July, culminating in the ANC 5A special meeting and vote on July 27.

There appears to be overwhelming support heard within the community for the project as a whole, which will include the addition of single family and affordable housing to the neighborhood, replacing a largely abandoned and vacant concrete pad site, and a meaningful community benefits package that has been arrived with extensive community input. The package consists of a total of $52,500 from Comstock for items of particular interest to our community. Specifically, $35,000 of that total will be provided to the University of the District of Columbia with a specific earmark to the renovation of the current gymnasium, multi-purpose room and auditorium at the Bertie Backus campus on South Dakota Avenue, NE. The ANC is finalizing an agreement with UDC to confirm that these funds, which will be directly paid by Comstock to UDC. UDC has agreed that in return for this contribution, our community will be given first preference for the use of space within the Backus building. The community will have 30 days or more a year for the use of space for community activities/meetings/events free of charge.

ANC 5A, in cooperation with residents of SMD 5A08 shall establish the Friends of Totten Mews, which shall consist of a board acceptable to Commissioner SMD 5A08. In establishing the FTM, Commissioner of SMD 5A08, a resident of Totten Mews, a resident of Emerson park, a resident of 6th Street, a resident of 6th Place, a resident of 7th Street, and a resident of Emerson Street shall serve to issue block grants (via grant application) to the community. Which shall include: support for educational projects, community athletic activities, training,

community clean-ups, beautifications and events. The amount of $12,500 will be given by Comstock to the established Friends of Totten Mews.

The remaining $5,000 will be given by Comstock to the North Michigan Park Civic Association. These funds will provide support, over the next 5 years, to their yearly Scholarship Program and Back to School Supply Give-A-Way.

In addition to this important contribution, which will benefit our ANC by helping move forward the renovation efforts at Bertie Backus and provided needed alternative community space, a garden, and other forthcoming amenities within the community, the Commission notes that Comstock has also agreed to provide a $10,000 contribution to the Capital Area Food Bank, which is located next to the Somerville Site, with an arrangement that the funds will be directed to service providers operating within the ANC and Ward 5. The Commission also recognizes that Comstock has agreed to work with DDOT to install sidewalk and curb improvements along 6th Place, Emerson Street and Gallatin Street north of the site to improve pedestrian access in the neighborhood.

While the Commission heard near unanimous support for the project as a whole, we recognize that a difference of opinion exists regarding one aspect of the project, namely the bike and walking path proposed to connect the site to the north. We heard strong positions both in support and opposition to opening the path to include vehicular traffic. We recognize that the current connection represents a compromise that has been reached as far as most constituents are concerned, in the form of a connection that allows residents in the neighborhood to utilize the foot/bike connector to/from the Metro while minimizing problems/objections from the residents of Emerson Park.

We heard concerns from some residents whose houses abut the Somerville site as to construction damage to their homes and are pleased to hear that Comstock has agreed to provide construction monitoring for those neighbors if requested and to remedy any damage caused.

We are pleased to support PUD Application No. 15-04 of Comstock and authorize Commissioner Angel Alston to speak on behalf of ANC 5A at the July 30 public hearing;

Thank you for giving great weight to the recommendation of ANC 5A.

Sincerely,

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Chair, Advisory Neighborhood Commission 5A

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Angel Alston SMD 5A08 Commissioner

ANC 5A Commissioners (2015)

5A01 Frank Wilds, *Treasurer*	5A02 Grace J. Lewis
5A03 Adrian T. Jordan, *Recording Secretary; Parliamentarian*	5A04 Vacant
5A05 Ronnie Edwards, *Chairperson*	5A06 Jasmine White, *Corresponding Secretary*
5A07 Sandi Washington	5A08 Angel Alston, *Vice Chairperson*

*Catholic University *Ft. Totten * Lamond-Riggs * North Michigan Park *Park Place-Trinity Square *Pleasant Hills * Brookland*