



**BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to Subtitle Z § 406.2 and Subtitle Y § 406.2 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	15-28	Case Name:	Foulger-Pratt Development, LLC
Address or Square/Lot(s) of Property:	301-331 N Street NE, Square 772 Lots 20-23 & 800		
Relief Requested:	Consolidated PUD & PUD-related map amendment		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	8	/	0	6	/	1	6	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Newspaper (Hill Rag) & website (www.anc6c.org)												
Number of members that constitutes a quorum:	6			Number of members present at the meeting:	6								

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

ANC 6C generally supports this project design, size, and mix of uses. However, the ANC is concerned about the overall height and bulk on the 4th Street side. The building does not step down away from the railroad tracks towards the lower density neighborhood to the East. Such step downs are included in the NoMa Vision Plan and other documents. The ANC recognizes the value of the stepdowns to 3rd Street and the historic building at that corner, but would support modifications to the 4th Street side to lower the height or soften that edge in other ways.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

- 1) Make modifications to the 4th Street side of the building to soften the transition to lower density adjacent sites.
- 2) Provide funds for Two Rivers PCS no later than the issuance of an above-grade building permit because these improvements are designed to help mitigate the vastly increased shade on the school's play spaces.
- 3) Ban trucks servicing the building from using 4th Street by use of signs and alley paving treatments.
- 4) Require that 50% of the facades on 3rd, N & 4th be clear glass visible to at least 15 feet into the interior spaces.

AUTHORIZATION

ANC	6	C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-0	
Name of the person authorized by the ANC to present the report:			Tony Goodman & Ryan McGinness		
Name of the Chairperson or Vice-Chairperson authorized to sign the report:					
Signature of Chairperson/ Vice-Chairperson:	Karen J. Wilt			Date:	6.16.2016

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR SUBTITLE Z § 406 AND SUBTITLE Y § 406.