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**RESOLUTION: Expression of ANC3F interests in Request for Modification of
Consequence to Planned Unit Development Z.C. Case No. 79-19/78-7F / Z.C. Order No. 318
4250 Connecticut Avenue, NW (Square 2047, Lot 1)**

[June 19, 2018]

WHEREAS,

Holland and Knight, on behalf of BDC VanNess LLC, has filed a request for modification of consequence regarding the above PUC to the Zoning Commission (ZC) of DC on May 4, 2018 (May 4 request), and the ZC has set a deadline of June 22, 2018 for ANC3F to file a report/resolution and the ZC has set a hearing for June 25, 2018.

WHEREAS,

The May 4 request includes exhibit C (December 1978 ZC order 245) and exhibit D (July 1980 ZC order 318), both of which include a number of references to a Kiss and Ride, including a statement from exhibit D, page 6, paragraph 16 reads in part: “The applicant's expert traffic engineers and the D.O.T. also concurred that a substantial amount of passenger drop-off and pick-up activity would occur in and around the site, whether or not a Kiss and Ride facility were incorporated into the proposed project. If no Kiss and Ride facility were incorporated into the proposed project, this passenger drop-off and pick-up activity would largely occur on Connecticut Avenue, a major transportation artery in the District of Columbia. Such activity on Connecticut Avenue would have a substantial adverse effect on traffic circulation, not only in the immediate vicinity of the site but on Connecticut Avenue more generally.

WHEREAS,

The May 4 request at page 80 includes “proposed improvements” to an existing P-1 parking level and kiss and ride parking level, and representations that there will be “internal reprogramming within the garage.

WHEREAS,

The ANC recognizes that the portions of the property that include the kiss and ride area and the ground level bus lanes are not controlled by the Applicant, but by WMATA.

WHEREAS,

There are 3 loading berths on the north side of the development (see page 10 of July 1980 ZC order 318) which present visual challenges to the community and as a gateway to the VanNess commercial district and infringe on the sense of pedestrian safety in the extensive public space curb cut associated with these continuous loading berths.

WHEREAS,

The July 1980 ZC order 318 at page 15, paragraph 13 states: “The proposed landscaping plan accomplishes four significant objectives: (1) Continuity with the existing landscaping along Connecticut Avenue; (2) compatibility with the landscaping of the UDC Campus; (3) provision of an attractive and functional reception area for Metro-rail patrons; and (4) enhancement of pedestrian activities on the site.

WHEREAS,

The July 1980 ZC order 318 at page 5, paragraph 11(i) states: “The application proposes a pedestrian bridge which would link UDC's pedestrian plaza with the proposed project. This design was coordinated with and approved by UDC officials and the Commission on Fine Arts.

THEREFORE, BE IT RESOLVED, that ANC 3F:

1. Recommends that the ZC include in its findings and order that BDC Van Ness LLC request that WMATA allow at least 4 kiss and ride parking spaces on the ground level bus lane on the west side of the property at ground level.
2. Recommends that the ZC include in its findings and order that BDC Van Ness LLC request that WMATA allow the conversion of the existing “kiss and ride” level into retail parking.
3. Recommends that the ZC includes in its findings and order that BDC Van Ness LLC work with ANC3F and Van Ness Main Street, and other interested organizations, to ensure appropriate plantings and maintenance be performed on the street-side tree boxes adjacent to the project.
4. Recommends that the ZC include in its findings and order that BDC Van Ness LLC seek DDOT input and advice about the suitability of the extensive public space curb cut on the north end of the property and, in addition, consult with ANC3F and other interested parties in addressing the aesthetic and public safety concerns associated with the loading dock area.
5. Recommends that the pedestrian bridge provisions be deleted.
6. Commissioners Dickinson and Jakopchek are authorized to speak on behalf of ANC 3F regarding this matter, and are expressly authorized to express formal approval or disapproval of the May 4 request and proposed ZC modifications/orders that may be suggested at the June 25, 2018 ZC hearing on this matter, or at any subsequent ZC hearings on this matter.

ANC 3F passed this resolution at its meeting on June 19, 2018, which was properly noticed and at which a quorum was present, by a vote of 5 in favor, 0 opposed, and 0 abstaining (5 - 0 - 0).



Pat Jakopchek
ANC3F Chairman