

**GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5C**

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RESOLUTION 1 – 05

ANC 5C Resolution in Support of H Street Community Development Corporation's 4th & RI Avenue, NE "Gateway" Residential/Retail Space Development Project

Whereas, Advisory Neighborhood Commission 5C (ANC 5C) by previous resolution and by testimony before the Council of the District of Columbia supported the DC Department of Housing and Community Development's (DHCD) sale of 2313-21 4th Street, NE, known as the "Dunlop Properties", to the H Street Community Development Corporation (H Street CDC) for development;

Whereas, H Street CDC purchased the "Dunlop Properties" from the DHCD on February 10, 2004;

Whereas, H Street CDC undertook actions that caused the blighted structures known as the "Dunlop Properties" to be demolished in 2004;

Whereas, H Street CDC presented their proposed development plans at the regularly scheduled meeting of ANC 5C on January 18, 2005, at which a quorum was present. The proposed plans call for:

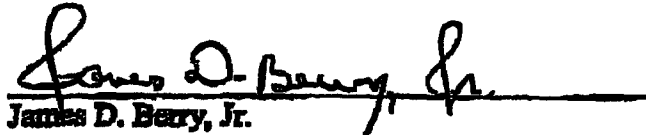
Development Proposal: The construction of a nine-story, approximately 190,000-square-foot residential/retail structure at an estimated development cost of \$35 million.

Residential Summary: 170 units of condominium rental housing units with a mix of 25 junior one bedrooms, 96 one bedrooms, and 49 two bedrooms. Residents will be provided with 128 underground parking spaces. Eligible residents for the affordable housing component of the development will be families and individuals whose annual incomes are between 50% and 80% of the "Area Median Income."

Retail/Community Use: 3,000 square feet of ground level space would be set aside for retail or professional services, such as a doctor's or dentist's office, and community use. Local, Small, and Disadvantaged Business Enterprises will be offered the opportunity to rent space at below market rents. The ground level also will include space for community use. The community room will be approximately 500 square feet in size.

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11

Therefore, Be It Resolved, that ANC 5C, by unanimous action on January 18, 2005, voted to support the development concept as presented by H Street Community Development Corporation and as outlined above; and ANC 5C, further, supports the scheduling of a public hearing by the Zoning Commission on the Planned Unit Development proposal for the site known as the "Dunlop Properties."


James D. Berry, Jr.
Chairperson

JDB