

Appendix III
Comparison Of ANC 3-C Resolution and WNNC Position

Statement Of Wisconsin Newark Neighborhood Coalition
ZC Case 08-15 – Friendship Macomb PUD

1. Loading Docks--General.

ANC 3-C Resolution 1: The Zoning Commission must address perceived deficiencies in the number, size and location of loading docks. The resolution requires various loading dock operational restrictions.

WNNC Position: WNNC concurs with the ANC position that the number, size and location of loading docks are all deficient. However, the ANC's proposed operational remedies will not resolve the problems, which are inherent in the PUD's inadequate proposal for loading docks. The Zoning Commission must require improved loading dock plans.

2. Idaho Avenue Loading Dock.

ANC Resolution 2.a: The Zoning Commission must require the Applicant to continue to review the Idaho Avenue loading dock with the Office of Planning and Department of Transportation. The goal must be to determine a location further removed from existing houses and to develop a design and operations that minimize the visibility from the neighbor, minimize truck and loading noise and prohibit trucks from using Idaho Avenue south of the loading dock entrance.

WNNC Position: WNNC concurs with the ANC position. In addition to requiring the Applicant to review the problems with OP and DDOT, the Zoning Commission must require the Applicant to work with the adjoining neighbors and find a solution that protects the economic value and quality of life for their properties.

ANC Resolution 2.b: The Zoning Commission must require the Applicant to honor its representations to the ANC to mitigate truck loading area noise to the levels that existed before the development.

WNNC Position: WNNC concurs with the ANC position.

3. Adequacy of Parking.

ANC Resolution 3: "The Zoning Commission shall require the Applicant to continue to work with OP and DDOT to ensure that the planned amount of parking is adequate to accommodate the planned uses of the PUD site."

WNNC Position: WNNC **concurs** with the ANC position. In addition to requiring the Applicant to work with OP and DDOT, the Zoning Commission must also require the Applicant to work with the nearby neighbors who would be most adversely impacted by inadequate PUD parking.

4. North Parcel Commercial Parking.

ANC Resolution 4: *“The Zoning Commission shall require commercial parking spaces in the North Parcel to serve the North Parcel retail and offices.”*

WNNC Position: WNNC **concurs** with the ANC’s position.

5. Residential Parking Permits.

ANC Resolution 5: *“The Zoning Commission shall require the Applicant to take measures to restrict all residents in the PUD from obtaining Residential Parking Permits, or their equivalents, for parking on neighborhood streets.”*

WNNC Position: WNNC **concurs** with the ANC’s position.

6. Zipcar Parking.

ANC Resolution 6: *“The Zoning Commission shall require the Applicant to provide parking space(s) for a car sharing vehicle(s) (such as Zipcar).”*

WNNC Position: WNNC **concurs** with the ANC’s position. The parking must be on PUD space, not public space.

7. 30 spaces for Overnight Parking and Existing Neighborhood Restaurants.

ANC Resolution 7: *“The Zoning Commission shall require the Applicant to provide thirty (30) spaces for overnight parking to the surrounding community and in addition will provide thirty (30) spaces for existing neighborhood restaurants.”*

WNNC Position: WNNC **concurs** with the ANC’s position that the PUD should provide parking for non-PUD users. However, the number of such spaces requires further consideration. Parking spaces for non-PUD commercial users should not be limited to restaurants.

8. New Traffic Light and \$500,000 Escrow.

ANC Resolution 8: *“The Zoning Commission shall require the Applicant to pay for the cost of installing a new traffic light at Wisconsin and Idaho Avenues and*

in addition to set aside and escrow of \$500,000 to provide for traffic calming and mitigation of problems resulting from the PUD.”

WNNC Position: WNNC concurs with the ANC’s position.

9. **Newark Street Bulb-outs.**

***ANC Resolution 9:** The Zoning Commission must require the Applicant to reduce the number of bulb-outs on Newark Street to provide for bus traffic and maneuvering.*

WNNC Position: WNNC concurs with the ANC’s position that Newark Street bulb-outs must be reduced. WNNC maintains that Newark Street is too narrow and carries too much traffic to withstand any bulb-outs.

10. **Banks Limitation.**

***ANC Resolution 10:** The Zoning Commission must limit banks, loan offices, other financial institutions and tax preparation establishments to no more than 20% of the ground level retail gross floor area in the PUD.*

WNNC Position: WNNC concurs with the ANC’s position that banks, etc. must not exceed 20% of the ground floor retail in the PUD. Retention of the M/W Neighborhood Commercial Overlay will assure that this requirement remains in place.

11. **Restaurants Limitation.**

***ANC Resolution 11:** The Zoning Commission must require that restaurants and prepared food shops, including fast food establishments, will be permitted but will be limited to no more than 20% of the commercial linear street frontage of the PUD.*

WNNC Position: WNNC concurs in part. Restaurants, etc., must be limited, but WNNC believes the limits must be more restrictive than proposed by the ANC, so as to ensure adequate space for neighborhood shops and services. WNNC also believes that the existing prohibition against fast food establishments, with their tendencies to less healthy menus and increased litter, should be retained. WNNC notes that a 20% restaurant allowance for the PUD would constitute about 300 linear feet of street front space, which could permit up to six or seven additional restaurants. WNNC recommends that the M/W Overlay remain in place, and any restaurants that would exceed the Overlay’s 25% limitation should be subjected to the Overlay’s special exception review procedures. If the Zoning Commission removes the Overlay, it should still limit

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the PUD to no more than one or two additional restaurants and prepared food shops.

ANC Omissions.

Comprehensive Plan.

The ANC failed to address and demand compliance with the Comprehensive Plan.

WNNC strongly objects to the ANC's unacceptable disregard of DC law.

Macomb/Wisconsin Neighborhood Commercial Overlay.

The ANC failed to address and demand compliance with the M/W Neighborhood Commercial Overlay.

WNNC strongly objects the ANC's unacceptable disregard of applicable zoning requirements.