



ADVISORY NEIGHBORHOOD COMMISSION 1A

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ANC 1A10 - Lenwood Johnson
ANC 1A11 - Dotti Love Wade

ANC 1A Resolution

Zoning Commission Application for Consolidated Approval and Zoning Map Amendment and D.C. Surveyor and City Council Alley Closing Application to Develop the Heights on Georgia Avenue Project at 3232 Georgia Avenue, N.W.

WHEREAS, on October 8, 2008, Advisory Neighborhood Commission 1A held a regularly scheduled public meeting, at which notice was properly given and a quorum was present;

WHEREAS, representatives of the Neighborhood Development Company and MiCasa, Inc., the developers of a proposed planned unit development at 3232 Georgia Avenue, N.W., attended this meeting, as well as a prior meeting, and presented their proposed development plans;

WHEREAS, at the ANC meeting, the Applicant presented a detailed analysis of the project, as well as a discussion of the proposed zoning change, requested zoning relief, justifications for the relief, proposed alley closing, and responded to all the questions raised by the Commissioners and community;

WHEREAS, the Applicant is specifically seeking flexibility from the following Zoning Requirements in connection with the project:

- Relief from Section 2101.1 in order to provide 29 instead of 33 off-street parking spaces given that the building footprint, layout of the parking spaces, and car turn movements limit the ability to provide more parking spaces without causing extraordinary and impractical structural and construction measures;
- Relief from Section 2201.1 to provide 1 loading berth at 30 feet deep; 1 loading platform at 120 square feet; and 1 service/delivery space at 21 feet deep instead of

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providing 1 loading berth at 30 feet deep; 1 loading berth at 55 feet deep; 1 loading platform at 100 square feet; 1 loading platform at 200 square feet; and 1 service/delivery space at 20 feet deep since the Applicant, consistent with the District's planning objectives, wants to consolidate loading areas within the development, minimize curb cuts on Lamont Street or Georgia Avenue, provide shared loading spaces within this mixed-use building, and limit the construction of unnecessary loading areas that would have any adverse impact on the community.

- Relief from the roof structure requirements of Sections 411 and 770 because the project includes multiple roof structures and the roof structure containing the elevator tower cannot be setback from all exterior walls a distance equal its height above the roof.

WHEREAS, the overall presentation and the information presented demonstrate to ANC 1A that approval of the project will have a positive impact on the development of the community, particularly given the Neighborhood Development Company's and MiCasa's long-demonstrated commitment to providing quality affordable housing to the residents of Washington D.C.;

WHEREAS, Advisory Neighborhood Commission 1A strongly supports this project, particularly since the development will assist in the revitalization of a long-neglected area and also provide affordable housing. We believe the proposed residential and retail uses proposed on the site constitute a significant amenity for the neighborhood, and the District as a whole;

WHEREAS, ANC 1A also believes that the proposed project is consistent with, and will help to implement, a number of the major elements of the D.C. Comprehensive Plan, such as the housing, environmental protection, economic development and the Georgia Avenue Corridor

elements. ANC 1A also believes that the development includes a number of important public benefits, especially the affordable housing and much-needed retail uses on Georgia Avenue.

WHEREAS, ANC 1A also strongly supports the proposed alley closing and agrees that the portion of the alley to be closed is unnecessary for alley purposes. ANC 1A understands that approval of the alley closing is instrumental to development of the project, and that the closing of the portion of the alley will not disrupt the public alley system and will not interfere with access to or from any other development in the square since the Applicant proposes to provide a surface easement for the purpose of additional ingress and egress within the square. In addition, ANC 1A believes that the provision of the proposed surface easement with more square footage than the square footage of the amount of alley to be closed is an improvement to the alley grid and a public benefit.

WHEREAS, ANC 1A designated Commissioner Donny Gonzalez, the Single Member District Commissioner for the area in which the project is located, as the authorized ANC 1A representative to represent us in matters pertaining to this development.

THEREFORE, BE IT RESOLVED, that Advisory Neighborhood Commission 1A, at its regularly scheduled October 8, 2008 public meeting, at which a quorum was present, voted unanimously to recommend that the Council approve the proposed alley closing, and that the Zoning Commission approve the proposed Planned Unit Development and Zoning Map Amendment for Square 2892, Lots 98, 903, 904, 908 and 911 being requested by Neighborhood Development Company and MiCasa, Inc.


Dotti Love Wade, Chairman


Lenwood Johnson, Secretary