ADVISORY NEIGHBORHOOD COMMISSION 1B

GOVERNMENT OF THE DISTRICT OF COLUMBIA
COLUMBIA HEIGHTS / LEDROIT PARK / SHAW / UNIVERSITY HEIGHTS

P.O. Box 73710
Washington, DC 20056-3710

April 12, 2002

Geoffrey Griffis, Chairperson
Board of Zoning Adjustment
Office of Zoning
441 4th Street, N.W., Suite 210
Washington, DC 20001

RE: Square 2784
BZA Application No. 16858

Dear Mr. Griffis:

Please be advised that, at the regularly scheduled meeting of Advisory Neighborhood Commission 1B (proper notice of which was given) on April 4, 2002, at which a quorum (seven members required) of seven members were present, the members of the ANC voted by a vote of six in favor and one abstention to approved the attached resolution in support of a 25 percent reduction in the number of parking spaces required under the zoning regulations for the parcel of property described in BZA Application No. 16858.

No members of the community appeared to speak on the application. A representative of the developer appeared and explained the exception. Members of the Commission recognized that the location of the property directly across from Metro would significantly reduce the need for parking in the development and supported the reduction.

The Commission also voted by a vote of six in favor and one abstention to allow Commissioner Lawrence Guyot to present the position of the ANC in favor of the proposed reduction in the number of required parking spaces.

As the position of the ANC is entitled to great weight, we ask that you approve the special exception for Square 2784, BZA Application No. 16858. If you should have any questions, you may contact me on 202-797-0969.

Sincerely,

Glenn J. Melcher
Chairman

Enclosure

BZA
Case No. 16858
Exhibit No. 32

Board of Zoning Adjustment
District of Columbia
CASE NO.16858
EXHIBIT NO.32

4/22

ANC 1B RESOLUTION # _____

ANC 1B RESOLUTION IN SUPPORT OF BZA APPLICATION NO. 16858 FOR A SPECIAL EXCEPTION FOR A 25% REDUCTION IN THE NUMBER OF PARKING SPACES REQUIRED UNDER THE ZONING REGULATIONS

1. WHEREAS, several parcels in the Columbia Heights neighborhood have stood vacant or deteriorated for the past several decades contributing to the disrepair of various portions of the neighborhood; and

2. WHEREAS, in an attempt to remove the urban blight that had existed on Square 2784 for many years, the former Redevelopment Land Agency as the owner of a significant portion of Square 2784, approved the development proposal of Grid Properties, Inc. (the Developer) to construct a retail and entertainment complex on the Property; and

3. WHEREAS, the Developer proposes to provide a retail and entertainment complex containing approximately 540,000 square feet of commercial retail and service uses, including a bowling alley and a movie theater complex or discount retail store in the medium density C-3-A District, and to provide three levels of underground parking containing approximately 1,364 spaces; and

4. WHEREAS, the number of parking spaces the Developer proposes is 466 spaces fewer than the 1,810 that are normally required under the Zoning Regulations; and

5. WHEREAS, ANC 1B has determined that the Developer has directly addressed and appropriately complied with the five factors the Board of Zoning Adjustment must consider under Section 2108.3 of the Regulations in determining whether a reduction in the required number of parking spaces should be approved; and

6. WHEREAS, the proposed development will serve a densely populated area with high pedestrian and transit accessibility to the site, and the uses proposed are designed to serve the nearby community and other communities will be served by public transportation; and

7. WHEREAS, the maximum number of people expected to use the site at any one time is appropriate to the nature of the use and the parking provided will be adequate to serve such visitors to the site and will not burden the surrounding community; and

[redacted]

8. WHEREAS, the Developer has undertaken a detailed traffic impact study which indicates that the vehicular traffic generated by the proposed development produces no appreciable effect on traffic conditions in the area, and the Developer, in consultation with the Department of Public Works, has suggested measures that will increase traffic efficiency in the area; and

9. WHEREAS, the traffic study also indicates that the demand for parking at the site will be lessened based on the community serving nature of the proposed uses and the high transit accessibility of the site, including its location in close proximity to the Columbia Heights Metro Station; and

10. Whereas the proximity of the proposed development to the Columbia Heights Metrorail Station in combination with the parking spaces provided on the site will serve to adequately meet the parking demands for the site and will result in the reduction having no adverse impact on the surrounding community; and

11. WHEREAS, ANC 1B has determined, based on a full explanation of the request by the Developer, that the application is in harmony with the purpose and intent of the C-3-A District and the other District of Columbia Zoning Regulations and will not adversely affect the properties neighboring the subject site;

NOW THEREFORE BE IT RESOLVED by ANC 1B that:

The ANC 1B, at a regularly scheduled public meeting held on April 4, 2002, at which a quorum of 7 members was present, and for which proper notice was given, voted 6-0-1 to support BZA Application No. 16858 requesting a special exception for a 25% reduction in the number of parking spaces required under the Zoning Regulations for the proposed development on Square 2784.

BE IT FURTHER RESOLVED that the ~~ANC Chair~~ Lawrence Guyot or his designee is authorized to testify at the BZA hearing on this matter. 6-0-1

Attested by _____, Chair, on April ___, 2002.

WAS1 #1073296 v2

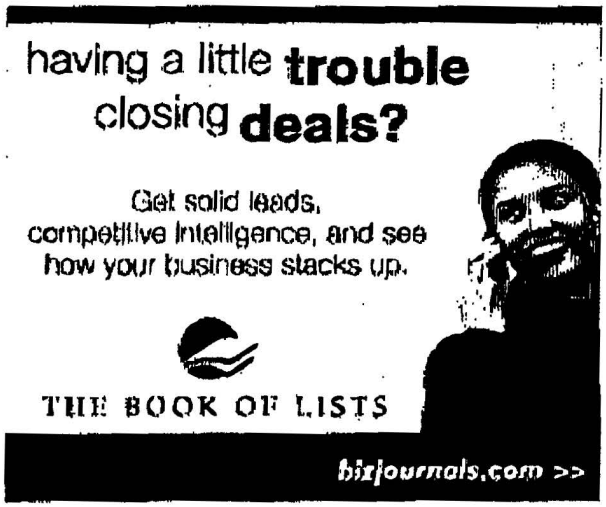
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14:61 EDT Monday

Retail study: Two D.C. neighborhoods lose $600M

Eleni Chamis Staff Reporter

Nearly $600 million in two D.C. neighborhoods is being spent outside those markets, in part because of a lack of quality retailers to serve them, a new study finds.



Social Compact was hired more than a year ago to find the potential spending power in two D.C. neighborhoods -- Anacostia/Hillcrest and Columbia Heights/Petworth in Northwest.

"There are tremendously expanding retail opportunities," in both neighborhoods, said Lynn Reilly, Social Compact's president and chief executive, at a press conference Monday to unveil the group's findings.

Social Compact does the studies -- compiled from a complex pool of statistical data including property values, building permits, auto registrations and credit histories -- to help urban neighborhoods attract private investment.

Millions of dollars are flowing outside those communities because of the lack of viable retail or services in their neighborhoods, Reilly says. In Anacostia, the study found that the area was losing $173 million to areas outside. In Columbia Heights, the figure was even more staggering -- nearly $425 million floating out of the market.

The incomes seeping out of those





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neighborhoods "is alarming," says Freddie Lewis, a retail broker. "The statistics we normally see do not reflect what some of us have known for a very long time."

Social Compact (http://www.socialcompact.org) released its findings Monday at the Willard Hotel. Among its more notable findings:

- The population in Anacostia/Hillcrest actually is increasing, whereas U.S. Census 2000 data reports the population is shrinking. Crime is down 35 percent since 1995. Aggregate household income is $693 million, a more than 17 percent increase over the Census figure of $591 million.

- There is a 51 percent higher population in the Columbia Heights/Petworth neighborhoods than what Census data reports, primarily fueled by large groups of immigrants who are moving to the area. Household incomes are generally larger than what is portrayed: Social Compact found that the average household income is $58,752, compared to the Census' $43,606.

- There are 12 percent more households in Anacostia/Hillcrest than what the latest Census found. Also in Anacostia, 76 percent of the business transactions are paid in cash.

- A significant number of the population in both neighborhoods don't have an established banking relationship with a financial institution -- nearly 32 percent in Anacostia, and more than 45 percent in Columbia Heights.

D.C. Mayor Tony Williams has been focused on bringing more retail and services into the city's neighborhoods and welcomed the groups' news.

"Residents are often forced to buy basic goods and services in other jurisdictions," he said. "We want to bring stores to them."

The D.C. Marketing Center and the city plan to showcase the numbers to local and national retailers, retail brokers and developers. They will also market the numbers to the International Council of Shopping Center's Mid-Atlantic Expo (http://www.icsc.org) in D.C. this week, and to the ICSC's national convention next month in Las Vegas.

Social Compact has been in business for 10 years and has conducted similar studies in Chicago, Harlem, Houston, Jacksonville and New Orleans.

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