



**BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	19862	Case Name:	Heights Holdings LLC
Address or Square/Lot(s) of Property:	3331 & 3333 11th Street NW and 1032 & 1034 Park Road NW (Square 2841, Lots 95, 96, 98 & 99)		
Relief Requested:	Special exceptions from the minimum parking requirements and from the rear yard requirements to construct a new 26-unit apartment house in the MU-4 Zone		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	4	/	11	11	/	1	8	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	ANC Web site, area listservs, social media, etc.												
Number of members that constitutes a quorum:	7			Number of members present at the meeting:	7								

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

While the subject lots are Zoned MU-4, there is a significant residential character to much of 11th Street. The conversion of 4 row dwellings into a 26-unit apt. building, with 20 of the units being 1-bedroom, will have a significant adverse impact on the community without stronger measures in place to either 1) address the demand and impact on on-street parking, or 2) increase both the number of affordable units and deepen the affordability of the units. The two primary concerns expressed during a special ANC community meeting and during the October and November ANC meetings were 1) architectural character and compatibility of the proposed development with the surrounding neighborhood, and 2) impacts on the community due to increased demand for on-street parking ... particularly with on-street parking needs for residents, businesses, church goers, and DDOT needs to expand bike infrastructure.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

ANC1A recommends denial of the application, as the Commission is of the opinion that the parking relief sought is not adequately addressed. The ANC recognizes the transit rich location, but is unable to support relief from parking as the transit measures being offered will not significantly discourage new residents from owning cars that will increase demand for on-street parking. Furthermore, in expanding four row dwellings into a 26 unit apartment, the ANC feels that more could be done to increase the number of affordable units and deepen the affordability of the units (which could also decrease demand for parking). While ANC1A commends the developer on improving the aesthetics from contemporary to traditional as a more compatible project, the underlying impact on parking is too great. Zip car & bikeshare memberships could be offered for longer durations, soundproofing needs to be considered, and a curb cut should be explored.

AUTHORIZATION

ANC	1	A	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-1-0	
Name of the person authorized by the ANC to present the report:	Kent C. Boese				
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Kent C. Boese				
Signature of Chairperson/ Vice-Chairperson:				Date:	11/26/2018

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO District of Columbia
11 DCMR §§ 3012 AND 3115.

CASE NO. 19862
EXHIBIT NO. 10