



**Advisory Neighborhood Commission 4A
Government of the District of Columbia
7720 Alaska Avenue, NW
Washington, DC 20012**

October 9, 2019

Frederick L. Hill, Chairman
Board of Zoning Adjustment, Office of Zoning
441 4th Street NW
Suite 200/210-S
Washington, D.C. 20001

**Re: ANC 4A Support for Special Exception for Building IJ at the
Parks at Walter Reed (50 Consecutive Linear Feet)**

Dear Chairman Hill,

At its regularly scheduled meeting on September 3, 2019, and with a quorum present, ANC 4A voted 7-0 to support Hines – Urban Atlantic – Triden’s request for a special exception to zoning section 11-K 902(e). The exception request has 3 key elements

- HUT has carefully designed the ground floorplate of Building IJ to accommodate an anchor retail space and to achieve this zoning intent of a varied and engaging retail center by introducing multiple retail spaces along 12th Street, creating an engaging main street.
- As Elder Street is planned as a residential corridor, with townhomes planned to the north of IJ and multifamily to the west, HUT incorporated residential townhouse-style apartments fronting Elder to reduce the length of retail storefront to the extent possible while maintaining usable retail space behind small 12th Street retail shops such that the corner retail space would be leasable.
- The storefront length of a single occupant at the corner of IJ is representative of typical corner retail conditions in the area.

Please find the resolution below:

**Resolution Of Advisory Neighborhood Commission 4A BZA Special
Exception for Building IJ at The Parks at Walter Reed
Adopted September 3, 2019
Resolution Number - 4A-19-09-03**

WHEREAS, pursuant to applicable District laws, each Advisory Neighborhood Commission ("Commission") may advise the Council of the District of Columbia, the Mayor and each executive agency, and all independent agencies, boards and commissions of the government of the District of Columbia with respect to all proposed matters of District government policy, including, but not limited to, decisions regarding planning, streets, recreation, social services programs, education, health, safety, budget, and sanitation which affect that Commission area [D.C. Official Code §§ 1-309.10(a)];

WHEREAS, proposed District government actions include actions of the Council of the District of Columbia, the executive branch, or independent agencies, boards, and commissions. In addition to those notices required in D.C. Official Code §§ 1-309.10(a), each agency board and commission shall, before the award of any grant funds to a citizen organization or Committee, before the transmission to the Council of a proposed revenue bond issuance, or before the formulation of any final policy decision or guideline with respect to grant applications, comprehensive plans, requested or proposed zoning changes, variances, public improvements, licenses, or permits affecting said Commission area, the District budget and city goals and priorities, proposed changes in District government service delivery, and the opening of any proposed facility systems, provide to each affected Commission notice of the proposed action as required by D.C. Official Code §§ 1-309.10(b);

WHEREAS, the issues and concerns raised in the recommendations of the Commission shall be given great weight during the deliberations by the government entity, and great weight requires acknowledgement of the Commission as the source of the recommendations and explicit reference to each of the Commission's issues and concerns [D.C. Official Code §§ 1-309.10(c)(3)(A)];

WHEREAS, the Advisory Neighborhood Commissions ("ANCs") are the bodies of government with the closest ties to the people and they are expected to advise the city on issues, including fees, taxes, zoning, social service programs, health, emergency preparedness, economic development, transportation and infrastructure issues;

WHEREAS, Advisory Neighborhood Commission 4A (the Commission) takes note of the following:

- TPWR Developer LLC (Hines-Urban Atlantic-Triden partnership, "HUT") has requested ANC 4A support of a BZA special exception regarding non-residential occupancy in Building IJ, located within the WR-2 zone, at the Parks at Walter Reed development.
- Per zoning section 11-K 902.1, the zoning intent of WR-2 is stated as such:

- *Create a vibrant and pedestrian-oriented commercial and residential center to serve as a housing, commercial, and retail anchor for the Walter Reed campus, adjacent neighborhoods, and the District.*
- *Promote an engaging streetscape to activate adjacent uses and users;*
- *Encourage clear visibility of retail uses along 12th Street from Georgia Avenue; and*
- *Create new passive and active open space amenities to accommodate residential and retail uses.*
- Per zoning section 11-K 902.7(e) on Elder Street “no single non-residential occupancy shall occupy more than fifty (50) consecutive linear feet of ground-floor building frontage”.
- HUT has carefully designed the town center, comprised of Buildings “IJ”, “O”, and “P” around a central plaza with double-sided retail on 12th Street to create a vibrant and pedestrian-oriented commercial and residential center.
- HUT has carefully designed the ground floorplate of Building IJ to accommodate an anchor retail space and to achieve this zoning intent of a varied and engaging retail center by introducing multiple retail spaces along 12th Street, creating an engaging main street.
- As Elder Street is planned as a residential corridor, with townhomes planned to the north of IJ and multifamily to the west, HUT incorporated residential townhouse-style apartments fronting Elder to reduce the length of retail storefront to the extent possible while maintaining usable retail space behind small 12th Street retail shops such that the corner retail space would be leasable.
- The storefront length of a single occupant at the corner of IJ is representative of typical corner retail conditions in the area.
- HUT has requested ANC 4A support of an exception to the fifty (50) consecutive linear feet limitation on Elder Street to allow for a corner retail space at 12th Street and Elder Street within the Building IJ footprint.

RESOLVED:

- That ANC 4A supports the proposed special exception to non-residential single occupancy storefront limit along Elder Street, as requested by TPWR Developer LLC.

FURTHER RESOLVED:


- That Commissioner Stephen A. Whatley is hereby authorized to serve as the Commission’s representative.

FURTHER RESOLVED:

- That, in the event the designated representative Commissioners cannot carry out their representative duties for any reason, the Commission authorizes the Chairperson to designate another Commissioner to represent the Commission in all matter relating to this resolution.

FURTHER RESOLVED:

- Consistent with DC Code §1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.
- **ADOPTED** by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of 7 of 7 members was present) on September 3, 2019, by a vote of 7 yes, 0 no, and 0 abstain.


Gail B. Black
Chair ANC 4A

Cc: HPRB
Mayor Muriel Bowser
Councilmember Brandon Todd
Councilmember David Grosso
Councilmember Anita Bonds
Councilmember Elissa Silverman
Councilmember Anita Bonds