

Why the ANC should not support the current plans for 421 T St NW

ANC should oppose on Historic because

- Told to reduce the height and massing, and has done neither
- Told to engage the community, but brought plans to the ANC ZPD committee for an up/down vote without talking to the LPCA or neighbors
- **The ZPD committee of this ANC recommends opposing**

ANC should oppose on Zoning because

- Doesn't meet the intent of the regulations with low quality IZ housing
- Doesn't meet the actual standard of the regulations
- Creates hazardous conditions for residents and neighbors
- **The ZPD committee of this ANC recommends opposing**

This is a worse proposal, and should not be supported by the ANC

Project is not responsive to HPRB comments



- Actual height (measured from ground to top of building) **hasn't changed**



- Footprint of building **hasn't changed**
- Usable square footage has **increased**

Developer has disregarded the intent of the IZ requirements, and the ANC's request

Developer has taken away 889sf from IZ units and gave them to market rate units!

IZ square footage  - 40%

Market square footage  + 20%

Developer has taken the ANC's request to make family sized units and made two IZ units designed like a dormitory

One unit is 7.5 feet wide!

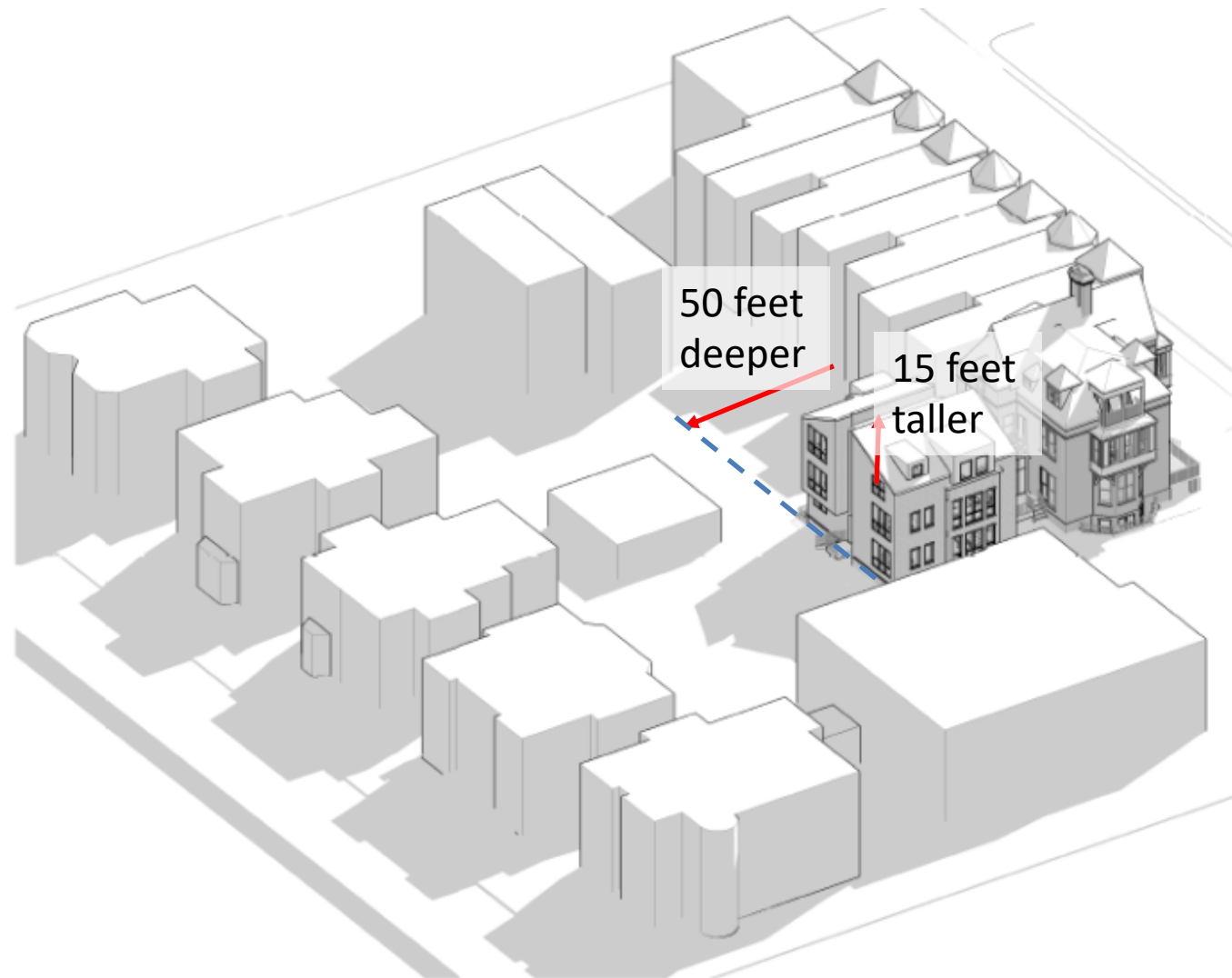
The other has 4 bedrooms but no room for a family sized table

The project does not meet the standard of the regulations to convert

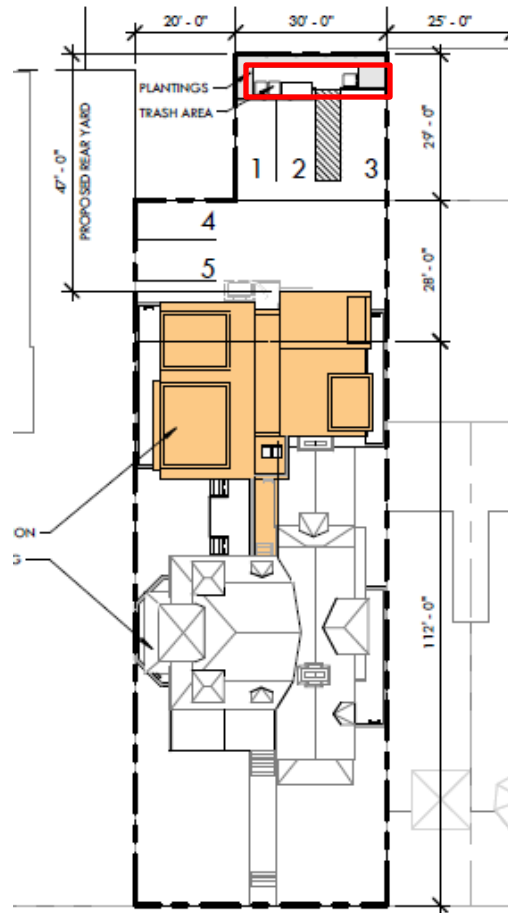
Conversion of a non-residential building or other structure to an apartment house and not meeting one (1) or more of the requirements of Subtitle U § 301.2, shall be permitted as a special exception in an RF-1, RF-2, or RF-3 zone if approved by the Board of Zoning Adjustment under Subtitle X, Chapter 9 subject to the following provisions:

- No special exception relief shall be available from the requirements of Subtitle U § 301.2(a);
- Any addition shall not have a substantially adverse effect on the use or enjoyment of any abutting or adjacent dwelling or property, in particular:
 - The light and air available to neighboring properties shall not be unduly affected;
 - The **privacy of use and enjoyment of neighboring properties shall not be unduly compromised; and**
 - The conversion and any associated additions, as viewed from the street, alley, and other public way, **shall not substantially visually intrude upon the character, scale, and pattern of houses along the subject street or alley;**

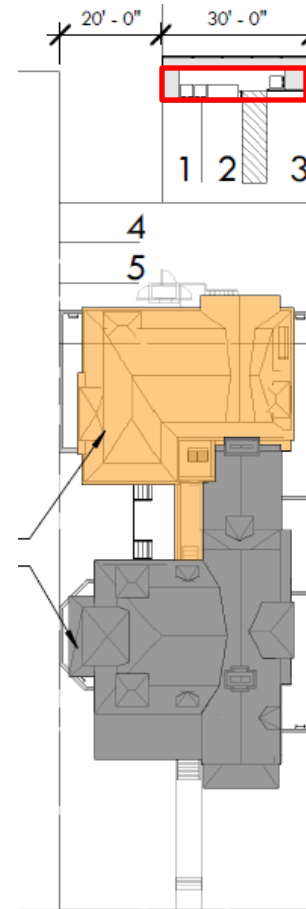
The building is out of touch with the character and scale of the street



An example of how the current plan does not meet the standard for conversion



Trash only fits 3 bins, residents expressed concerns



Trash is the same size, even though occupancy has increased by 60%!