GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMMISSION 3B
GLOVER PARK & CATHEDRAL HEIGHTS

PO BOX 32312 WASHINGTON, DC 20007
PHONE:202-338-2969 FAX:202-333-8654 E-MAIL:ANC3B@AOL.com
HTTP://WWW.DCNEIGHBORHOODS.com/ANC/3B

March 31, 2003

Alberto P. Bastida
Secretary to the Zoning Commission
441-4th Street, NW
Room 210S
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2003 APR -7 PM 4:00

RE: PARTY STATUS ST. LUKE'CONDOMINIUM, LLC; WALNUT STREET, LLC; AND JW PROPERTIES II, LLC (The "Developer Parties): CASE #02-50

Dear Mr. Bastida:

This letter is to formally request that Advisory Neighborhood Commission (ANC) 3B receive "Party Status" in the Zoning Commissions' Case #02-50. ANC 3B would like the opportunity to offer testimony on this PUD.

ANC 3B is adjacent to and within 200 feet of the proposed development to be located at the intersection of Calvert Street and Wisconsin Avenue, NW. ANC 3B represents hundreds of residents of apartment buildings located on Wisconsin Avenue, the Guy Mason Recreation Center located on Calvert Street and the residents of Glover Park.

ANC 3B's constituents, who are residents of apartment buildings on Wisconsin Avenue and persons using Calvert Street (the southern side being in ANC 3B) to enter and exit their neighborhoods, are greatly affected by any development which alters the traffic flow on Calvert Street/Wisconsin Avenue.

Enclosed you will find a copy of a resolution which was passed unanimously by ANC 3B at its March 13, 2003 regularly scheduled meeting, supporting development at this site, but raising concerns as to the size and scale, the orientation of the building and the potential impact of the traffic along Calvert Street and Wisconsin Avenue.

ZONING COMMISSION
District of Columbia
Case 02-50
Exhibit 17

3B01
N. GLOVER PARK
TONI RITZENBERG

3B02
E. GLOVER PARK
JONATHAN ORR

3B03
W. GLOVER PARK
MELISSA LANE

3B04
CATHEDRAL HEIGHTS
MICHAEL HALPIN

3B05
S. GLOVER PARK
CHRISTOPHER LIVELY

ZONING COMMISSION
District of Columbia
CASE NO.02-50
EXHIBIT NO.17

ANC 3B has shared these concerns with the "developer". It is our hope that the applicant will have addressed the ANC's concerns in their final submission to the Zoning Commission.

Thank you very much for your prompt attention to this matter.

If you have any specific questions I can be reached directly at 202-724-9257.

Sincerely,

Jonathan Orr
Chair
ANC 3B

Enclosure

CC: Walnut Street, LLC/JW Properties II
Dan Tangherlini, Director, District Department of Transportation
Nancy MacWood, Chair, ANC 3C
Jack Everett, President, Glover Park Citizens Association
Honorable Kathy Patterson
Anne Yarborough, Pastor, St. Luke's United Methodist Church
Paul Cunningham, President, Massachusetts Heights Citizens Association
Colleen Smith, Ward III Transportation Planner
Andy Altman, Director, Office of Planning

This resolution was introduced and considered during a regularly scheduled public meeting of Advisory Neighborhood Commission 3B, March 13, 2003.

Resolution of ANC 3B
in regards to
Proposed St. Luke's Condominium Project

Whereas St. Luke's Church has determined that it will sell property it owns on Calvert Street and Wisconsin Avenue, Lot 815 in Square 1035, ("the property") in order to preserve the financial integrity of the church and its programs;

Whereas the proposed developers of the St. Luke's property, Walnut Street Development Corporation ("the developers") have come before ANC 3B to ask for its approval of the developer's application for a change of zoning status for the property;

Whereas ANC 3B by District of Columbia law has an advisory role in local planning and zoning decisions, and the property in question is within 200 feet of ANC 3B's boundaries;

Whereas ANC 3B recognizes that many of its residents support the sale of the property in order to preserve the financial integrity St. Luke's Church and it programs;

Whereas ANC 3B also recognizes the potential negative impacts the development of the property may have on the community;

Be it resolved that, based on the PUD application submitted by the developers with the District of Columbia Zoning Commission on 24 Feb 2003, case 02-50 (the "planned development"):

I. ANC 3B does not oppose development of the property, if the sale of the property is for the direct benefit of St. Luke's Church and its programs;

II. ANC 3B plans to seek party status in case 02-50 in order to make its concerns known to the Zoning Commission so that these concerns may be addressed in any final zoning order on the planned development;

III. ANC 3B raises significant concerns about the currently proposed development, and seeks to have the developer and the Zoning Commission address these concerns during the zoning decision process. These concerns include:

i. The current orientation of the development's planned vehicular and pedestrian entrances, leaving no provision for a driveway for the building to allow for temporary parking for the use of those who call at the building, except in the entrance to the garage or in the garage itself;

ii. The potential impact of the proposed development on traffic along Calvert Street, especially the lack of a provision to prevent vehicles calling at the building from parking or standing on Calvert Street as it immediately adjoins the property. Such a provision might include, but is not limited to, fencing or railing along Calvert Street, shrubbery, etc. to prevent/discourage disembarkation from vehicles along the street.

iii. Construction traffic for the project, especially as it impacts rush hour traffic. It is the desire of ANC 3B that the developers agree to limit construction traffic and deliveries to the site to the hours of construction permitted by DC law; that efforts be taken to ensure to the greatest extent possible that construction not impede traffic on Wisconsin Avenue or Calvert Street during "rush hour" (7-9 AM, 4-7 PM); that no lanes on either Wisconsin Avenue or Calvert Street will be closed or blocked before or during construction; and that no construction vehicles be "staged" or parked within the ANC's boundaries, except on the property itself.

IV. ANC 3B will work with the developers to come to a formal agreement regarding construction traffic patterns and limits.

Further be it resolved that, in recognition of the potential negative impacts of the planned development on the community, ANC 3B asks the developers to consider undertaking certain community enhancement activities in order to offset some of these negative impacts. ANC 3B asks that the developers consider undertaking the following community enhancement activities:

V. Landscape the Wisconsin Avenue/Calvert Street/37th Street traffic island, and provide for the care of such landscape improvements. The manner and plans for these improvements will be decided in consultation with ANC 3B and appropriate District of Columbia authorities.

VI. Work with the District of Columbia Office of Planning and its consultant Hellmuth Obata+Kassabaum on the Wisconsin Avenue Master Plan. The developer shall consult with ANC 3B on the progress and plans for this project and ultimately make a proportionate contribution towards the plan's implementation as it pertains to "beautification efforts" (trees, plantings, etc.) on Wisconsin Avenue between Calvert Street and Whitehaven Street.

VII. Provide donations to neighborhood charitable (501c3 or as otherwise defined by IRS regulations) community organizations whose focus is community recreational activities or the promotion of such activities, in recognition of the positive impacts to the community of such organizations, according to the following provisions:
i. Total contributions to all eligible organizations in aggregate shall be no less than $25,000;
ii. Contributions shall be in the form of grants, and grants will only be made for specific

purposes or programs. Eligible applicants for such grants must specify the purpose and benefits of projects in their grant request;

iii. The total contribution amount cannot be awarded to only one eligible organization;

iv. Contributions shall be granted only to eligible organizations located within ANC 3B boundaries;

v. The selection of grant awards and the amounts of each grant will be decided by the developers in consultation with ANC3B according to guidelines to be established at a future time;

vii. Grants will be made no later than two years following the award of a perfected PUD order from the Zoning Commission, but will not be made or considered before such time.

-END-

Commission Action:
[X] Approved [ ] Disapproved

Vote (of 5) Commissioners: 5 in favor with 0 opposed.

Date: 13 Mar 2003

Jonathan Orr, Chairman