ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA
CATHEDRAL HEIGHTS • CLEVELAND PARK • MASSACHUSETTS AVE. HEIGHTS
MCLEAN GARDENS • WOODLEY PARK

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07-Sheila Hogan; 08-Nancy Nord; 09-Nancy MacWood

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ANC3C RESOLUTION 2003-008

Resolution Regarding St. Luke's Condominium

WHEREAS Walnut Street Development (the developer) has contracted to purchase from St. Luke's Church (the seller) property located on the northeast corner of Wisconsin Avenue and Calvert Street, currently zoned for single family residences and seeks to construct on the site a planned unit development of not more than 44 condominium units that will give the appearance of residential townhouses; and

WHEREAS the Glover Park Citizens Association (GPCA) and the Massachusetts Avenue Heights Citizens Association (MAHCA), representing the surrounding neighborhoods, support the planned development; and

WHEREAS the developer and the seller have entered into an enforceable agreement with MAHCA dealing with future development rights on the surrounding property; and

WHEREAS the agreement between the developer and MAHCA considers and seeks to minimize traffic, noise and congestion issues affecting the surrounding neighborhood both during construction and thereafter; and

WHEREAS the developer has agreed to provide two parking spaces for each unit and additional guest parking, thereby negating any additional parking impact on the surrounding neighborhood; and

WHEREAS the developer has agreed to provide support to neighborhood recreational facilities and organizations; and

WHEREAS the developer has agreed to improve and landscape the Church parking lot on the east side of the site as well as the triangle where Wisconsin Avenue, Calvert Street and 37th Street, NW, converge; and

WHEREAS the developer has agreed to undertake a pre-construction survey of properties adjoining the development and repair any damage to such properties caused by the construction; and

WHEREAS Title 11, Chapter 24, Section 2403.6 of the DC Municipal Regulations defines the public benefits required of planned unit developments (PUDs) as "superior features of a proposed planned unit development that benefit the surrounding neighborhood or the public in general;" and

WHEREAS the average summer temperatures in major cities across North America have been on the rise over the past decade largely due to the "urban heat island effect" caused by increased paved, built-over, and hard surface areas, and:

- These artificially high summer temperatures have a range of direct and indirect negative impacts on our quality of life,
- The DC region has been shown to be in non-compliance with the Clean Air Act, in part due to the effect of heat-island induced higher temperatures on air quality,

ZONING COMMISSION
District of Columbia
Case 02-50
Exhibit 18

ZONING COMMISSION
District of Columbia
CASE NO.02-50
EXHIBIT NO.18

- Studies have shown that even a conversion of only 5% of buildings to greenroofs can cause a 1-2 degree reduction in average temperature[1],
- Green roofs make roof decks much more pleasant by reducing the air temperatures above the roof[2] and providing a pastoral view of green, living plants,
- Green roofs increase a roof's R-value and provide a transpiration cooling, thereby reducing the heating and cooling costs to residents/tenants in a building; and

WHEREAS the DC Water and Sewer Authority is proposing a $1.4 Billion plan to control combined sewer overflows and is just starting to cost out needed improvements to the non-combined stormwater sewer system, and:

- Green roofs can greatly reduce (on average about 50%) the amount of stormwater flowing into our already over-loaded storm sewers,
- Title 11, Chapter 24, Section 2403.9 of the DC Municipal Regulations specifically mentions possible public benefits of PUDs to include "Environmental benefits, such as stormwater controls and preservation of open space and trees;" and

WHEREAS green roofs provide a visual amenity to taller surrounding buildings, such as several apartment buildings and a hotel which overlook the site of the proposed project; and

WHEREAS green roofs increase project marketability due to free publicity, increased energy efficiency, and visual amenity benefits, thereby enabling up-front cost recovery to project developers; and

WHEREAS the developer has recognized the benefits of green roofs and, upon request of ANC 3C, agreed to add a 5,000 square ft. green roof to the project;

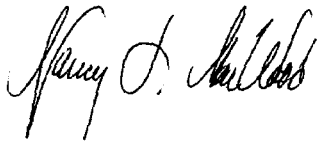
BE IT RESOLVED that ANC 3C urges the Zoning Commission to require that an "extensive" green roof of no less than 5,000 sq. ft. be installed on the proposed project. ANC 3C recommends that this green roof be contiguous to, and possibly surrounding, the proposed roof deck facility envisaged for the St. Luke's project; and

BE IT FURTHER RESOLVED THAT, because of the commitments made by the developer outlined above and otherwise included in the agreement with MAHCA, the Advisory Neighborhood Commission 3C supports the application of the developer for a zoning variance, that this support is conditioned on the developer fulfilling these commitments and that this support and its conditions will be communicated to the Zoning Commission; and

BE IT FURTHER RESOLVED THAT the Advisory Neighborhood Commission 3C, in order to mitigate any adverse impact on the surrounding neighborhood resulting from construction activity, will consult with MAHCA, GPCA and Advisory Neighborhood Commission 3B to develop a construction management agreement with the developer to be presented to the Zoning Commission; and

BE IT FURTHER RESOLVED THAT the Advisory Neighborhood Commission 3c recommends that a lay-by on Calvert Street be approved to minimize any traffic congestion on Calvert Street that may result from vehicles discharging visitors to the building.

This resolution was approved by the ANC 3C by a unanimous vote of 6-0 at its regular public meeting on March 24, 2003, at which a quorum was present.

Attested by  , Chair, on March 24, 2003

Nancy MacWood Date

[1] Ontario City study, cited on Magco website, www. Magco.com, and similar studies on www.hotcities.org

[2] http://news.nationalgeographic.com/news/2002/11/1115_021115_GreenRoofs.html