Foggy Bottom and West End
Advisory Neighborhood Commission (ANC-2A)

c/o St. Mary's Court 725 24th Street, NW Washington, DC 20037 (202) 736-1775

May 24, 2003

RECEIVED
D.C. OFFICE OF ZONING
2004 MAY 24 AM 11: 15

Jerrily R. Kress, Director
D.C. Zoning Commission
441Forth Street, NW, Suite 110
Washington, DC 20001

Re: American Pharmacists Association Application for Planned Unit Development (PUD) And Map Amendment ZC Case No. 04-01

Dear Mrs. Kress:

Advisory Neighborhood Commission 2A, at its regular monthly public meeting on May 19, 2004 properly noticed and with a quorum present, voted unanimously to approve Resolution 04-5B, copy attached, confirming the ANC's support for the above zoning request in the above-cited case. The APA presented changes to the plan, approved by HPRB and the Fine Arts Commission.

This letter serves as notice that ANC2A will be represented at the June 3, 2004 BZA hearing by Chair Dorothy Miller, who was unanimously elected to represent the Commission. We respectfully request that this letter and the attached resolution be made a part of the file on this case.

Thank you for your attention to this matter.

Respectfully submitted.

Dorothy Miller

Dorothy Miller, Chair
Advisory Neighborhood Commission 2A

Attachment (1)
Cc: Roger Browning, APA
Steven E. Sher, Holland and Knight
Carolyn Brown, Holland and Knight

ZONING COMMISSION
District of Columbia
CASE NO. 04-01
EXHIBIT NO. 22

ZONING COMMISSION
District of Columbia
CASE NO.04-01
EXHIBIT NO.22

THE FOGGY BOTTOM AND WEST END ADVISORY NEIGHBORHOOD COMMISSION (ANC-2A) passed the following Resolution #04-5B

Pertaining to Zoning Commission Case #04-01 American Pharmacists Association Application for Planned Unit Development (PUD) And Map Amendment

WHEREAS, the American Pharmacists Association (APhA) owns and occupies the building at 2215 Constitution Avenue, N.W. (Square 62, Lot 19); and

WHEREAS, the APhA has proposed to acquire from the General Services Administration (GSA) property including Lots 810, 814 and 815 and part of Lot 813 in Square 62, located on the south side of C Street and adjoining the APhA property on the north; and

WHEREAS, the existing APhA building includes the original building designed by John Russell Pope and constructed in the early 1930s and an annex constructed in the late 1950s; and

WHEREAS, in order to accommodate its present and long-term future space needs in accordance with a financially prudent development scheme, the APhA proposes to demolish the existing annex and to construct an addition to the Pope building on both the APhA and GSA properties; and

WHEREAS, the APhA property is currently zoned SP-2 and the GSA property is currently unzoned; and

WHEREAS, APhA, with the consent of GSA, has applied to the Zoning Commission for consolidated review and approval of a planned unit development (PUD) and a map amendment from unzoned to SP-2 for the GSA property; and

WHEREAS, the proposed building would have a maximum height of approximately 65 feet, a maximum floor area ratio of 2.14, a total maximum gross floor area of approximately 175,266 square feet and approximately 150 underground parking spaces with access from both 22nd and 23rd Streets; and

WHEREAS, the design of the proposed addition has been reviewed and approved at the concept level by the Commission of Fine Arts, the National Capital Planning Commission and the Historic Preservation Review Board; and

WHEREAS, the design of the addition is compatible with the existing Pope building and, because of the change in grade and the existing mature evergreen vegetation on the site, the addition would not be visible from Constitution Avenue; and

WHEREAS, the proposed addition is consistent in height and scale with the development along Constitution Avenue to the east; and

WHEREAS, the proposed building would complete development of Square 62 in a comprehensive, attractive manner; and

WHEREAS, the proposed addition will create a superior backdrop for the Pope building better than is currently afforded by the State Department building; and

WHEREAS, the proposed PUD does not request any development flexibility beyond the limits allowed in the SP-2 District as a matter-of-right and is substantially below the height and FAR permitted in SP-2; and

WHEREAS, the proposed development is not inconsistent with the Generalized Land Use Map of the Comprehensive Plan, which includes the site in the institutional land use category; and

WHEREAS, the proposed development is not inconsistent with the other elements of the Comprehensive Plan, including the General Provisions, the Economic Development element, the Urban design element and the Historic Preservation element; and

WHEREAS, the proposed PUD complies and is consistent with the general policies and criteria of the PUD regulations; and

WHEREAS, there are no residents of ANC 2A who live in close proximity to the site or will be adversely affected by the proposed development;

NOW, THEREFORE, BE IT RESOLVED, that ANC-2A supports the applications for consolidated review and approval of the PUD and for a map amendment from unzoned to SP-2 to allow the Applicant to build an addition to its existing building in accordance with the plans on file with the Zoning Commission.

DATE: May 19, 2004

SMD	AYE	NAY	ABSTAIN	ABSENT	MOVED	SECONDED
01 LEHRMAN	✓					✓
02 PRICE	✓					
03 TYLER				✓		
04 LEWIS	✓					
05 MILLER	✓				✓	
06 VACANT						

Dorothy Miller

CHAIRPERSON/~~SECRETARY~~