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Advisory Neighborhood Commission 1A

PO Box 73115

Washington, DC 20056-3115

To: Board of Zoning

From: Commissioner Alexander Hogan (1A03), Secretary ANC 1A

Date: July, 17 2005

Enclosed: Resolutions from Advisory Neighborhood Commission meeting 7/14/05
Meeting

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ZONING COMMISSION
District of Columbia

CASE NO. 04-33
EXHIBIT NO. 29

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ZONING COMMISSION
District of Columbia
CASE NO.04-33
EXHIBIT NO.29

ANC 1A
Resolution Regarding Proposed Development
of Armed Forces Retirement Home Property

Adopted July 13th, 2005 at a properly noticed and quorumed meeting of the Advisory Neighborhood Commission 1A ("ANC 1A") on July 13th, 2005 a motion was presented by: Commissioner Jaysh Richardson seconded by Commissioner Calvin Woodland and voted 9-0 to adopt the following resolution:

WHEREAS, the Armed Forces Retirement Home (AFRH) located adjacent to the Petworth and Park View neighborhoods intends to sell or lease up to 125 of its 270 existing acres of land for development;

WHEREAS, AFRH has created for the development of the land in question four alternatives, all of which would have a significant impact on the existing Petworth and Park View communities and forever alter the fabric of those communities; and

WHEREAS, Advisory Neighborhood Commission 1A recognizes the concerns of nearby residents regarding the potential negative impact of the proposed development alternatives, including in terms of effects on traffic, noise, air quality, and loss of green space and historic characteristics, among others.

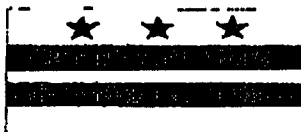
THEREFORE, BE IT RESOLVED on this 13th Day of July 2005, that Advisory Neighborhood Commission 1A insists upon the following measures to ensure appropriateness of any development on AFRH property:

- 1) the Petworth and Park View communities must have an ongoing, substantive role in the development of any actual plans for the AFRH property;
- 2) preservation of AFRH's green space and historic characteristics must be a priority;
- 3) appropriate measures must be taken minimize negative impacts on traffic, noise, and air quality; and
- 4) the scale and architecture of any development that does occur adjacent to the Petworth and Park View neighborhoods should be in keeping with those neighborhoods.

Ali Muhamad
Chairperson

[Signature]
Secretary

**Advisory Neighborhood Commission 1A
PO Box 73115
Washington, DC 20056-3115**



July 13, 2005

**RESOLUTION: Zoning Case No. 04-33
Text Amendment – Inclusionary Zoning Overlay**

WHEREAS, ANC 1A finds that the District has become one of the strongest real estate markets in the United States. The escalating housing market is imposing significant housing cost burdens on low and moderate income residents and threatening to displace residents from their communities.

WHEREAS, ANC 1A finds that the strength of the District derives from its diversity and that mixed-income neighborhoods are thriving neighborhoods. In order to ensure that the District does not become a city of very rich and very poor communities, housing opportunities for low and moderate income households must exist throughout the city.

WHEREAS, ANC 1A supports the production of new units of affordable housing for low and moderate income residents that will help prevent displacement and provide new opportunities for District workers to reside in the city;

WHEREAS, ANC 1A supports creating homeownership opportunities for low and moderate income tenants and accepts that homeownership promotes residential stability and long-term affordability, and helps residents build wealth;

WHEREAS, ANC 1A contends that the development of affordable housing for low and moderate income workers is vital to attracting and retaining businesses to sustain the District's continued economic development,

WHEREAS, ANC 1A finds that for almost 30 years, hundreds of cities and counties throughout the United States, including areas neighboring the District, have been using inclusionary zoning to help meet their affordable housing needs and build vibrant, mixed-income communities.

WHEREAS, ANC 1A believes that mandatory inclusionary zoning is a critical tool for achieving the goals of producing affordable housing, discouraging displacement, creating opportunities for homeownership; and maintaining and creating mixed-income

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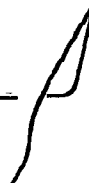
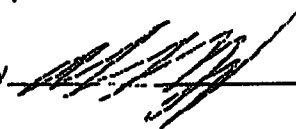
communities in the District by leveraging the expertise and capacity of the private market;

WHEREAS, the text amendment filed with the Zoning Commission in Case No. 04-33 would establish an Inclusionary Zoning Overlay in the District of Columbia that would meet ANC 1A goals of producing affordable housing for low and moderate income residents and maintaining and creating mixed-income neighborhoods, at little economic cost to the District;

NOW THEREFOR, it is hereby

RESOLVED, that ANC 1A urges the Zoning Commission to adopt the text amendment submitted in Case No. 04-33 as quickly as possible.

ADOPTED, July 13, 2005

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Secretary 

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ANCIA

Resolution Regarding the Use of Public Space in front of the Giant Super Store (located at 1345 Park Road, NW)

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WHEREAS, proper permits were not secured for the construction of a parcel pick up on the sidewalk in front of the Giant Super Store located at 1345 Park Road, NW; and

WHEREAS, ANCIA was not included in negotiations with the developer or city agencies regarding the use of the public space in front of this store and did not receive due notice of any intent to issue a permit to construct a parcel pick up in this public space, and

WHEREAS ANCIA must be being actively involved in all future deliberations regarding the use of this public space,

THEREFORE BE IT RESOLVED, that ANCIA does not support the plans prepared by Tivoli Partners for the revised streetscape in front of the Giant grocery store at 1345 Park Road, NW. These plans were submitted to the Department of Transportation and referenced in a letter dated July 11, 2005 and addressed to ANCIA Chair, Mack James.

AND FURTHER RESOLVED that ANCIA supports the conclusion of the Department of Transportation as put forth in their memo of June 2nd, 2005 and subsequent documentation, namely

1. That all Handicap Ramps be in compliance with ADA requirements;
2. That the sidewalk in front of the loading dock area must be level and ADA compliant. Current yellow domes should be removed and replaced with small traffic islands;
3. The parcel pick up should be removed completely,
4. The current "steps", hand rails, and chains in the passenger pickup area should be removed
5. The granite curbs be restored along this area to only provide curb cuts for the garage entrance and loading dock;
6. That Washington Globe street lights be installed, in accordance with a submission made by Tivoli Partners (dated 12/5/02) and consistent with the DC Streetlight Policy and Design Guidelines;
7. That street trees that were removed be replanted, ideally in their original locations;
8. That the shopping carts be removed from the public space, in accordance with DDOT regulations.
9. That some method of curbside grocery pick up be created (e.g. reserved parking spaces or a lay by).

AND FURTHER RESOLVED that ANCIA, in consideration of its August recess and with a desire to expedite a resolution to this use of public space, designates Commissioner Anne Theisen of Single Member District 1A05 (wherein lies 1345 Park Road, NW) as the point of contact and representative for ANCIA during negotiations with Tivoli Partners and in the event of her absence designates Commissioner Ali Muhammad, as Chair of the Planning and Zoning Committee, to be its point of contact. Such designations to end August 31st, 2005,

AND FURTHER RESOLVED that, in consideration of ANCIA Chair, Mack James role as a member of the Board of DCCO (one of the Tivoli Partners), all future correspondence with and to ANCIA, from any DC Agency, representative, or Office holder, regarding the use of this public space sent to Vice Chair, Commissioner Ali Muhammad at 3514 10th Street, NW Washington, DC 20010 and Commissioner Anne Theisen at 1514 Monroe Street, NW, Washington, DC 20010 and / or e-mailed to her at aktheisen@verizon.net.

Greening Sherman Avenue

<http://Sherman.ColumbiaHeightsDC.com>

Proposed Resolution in Support of Building a Raised Median with Landscaping for Safety, The Environment, and Community Strengthening.

WHEREAS, Sherman Avenue once existed with a tree lined avenue and has not been returned to that same condition since Metro construction;

WHEREAS, this roadway poses a danger for pedestrians crossing at poorly marked intersections with speeding traffic,

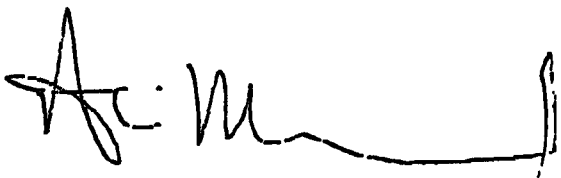
WHEREAS, the community wishes to work together with DDOT to bring Sherman back to its safer, more beautiful, and more ecologically sound state is the type of project that successfully melds a diverse community,

WHEREAS, DDOT has published studies showing the benefits of tree lined medians in reference to traffic calming;

WHEREAS, DDOT has given verbal approval of the project pending ANC and community support; and,

WHEREAS, multiple civic associations have voiced their support of the project.

NOW, THEREFORE, BE IT RESOLVED, THAT Advisory
Neighborhood Commission 1A formally supports the reinstatement of the median and landscaping along the stretch of Sherman Ave NW between Euclid and Spring Road to promote safety, neighborhood unification, and environmental improvement.



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**Advisory Neighborhood Commission 1A
PO Box 73115
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July 13th 2005

**Resolution of ANC 1A in support of American Properties CC.
and the Dance Institute for a public space use permit.**

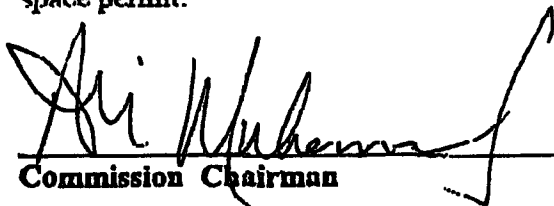
Whereas, The Dance Institute and American Properties CC has satisfied the concerns of Commissioners Calvin Woodland, 1A02 and Ann Theisen, 1A05 with respect to the use of the public space at 14th and Newton.

Whereas, The public space has been redrawn to reflect the modifications discussed, provisions for pedestrian access along the west side of 14th Street, between Monroe and Newton.

Whereas, The initial public space plan permit will expire after six months at which time we will review.

Whereas, We will continue our communications with APCC. and the Dance Institute to satisfy the needs of the community and allow for safe and efficient completion of the project.

Be it resolved on July 13th, 2005, ANC 1A hereby declares it's support for this public space permit.


Commission Chairman


Commission Secretary