



**BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	06-04C	Case Name:	Florida & Q LLC
Address or Square/Lot(s) of Property:	Square 3100		
Relief Requested:	Modification to PUD at Square 3100		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	7	/	0	9	/	1	3	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Internet posting and posting notices in individual SMDs												
Number of members that constitutes a quorum:	6			Number of members present at the meeting:	9								

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

In sum, our concerns relate to parking congestion and use of the retail space. Please the attached resolution for greater detail.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

Please see the attached resolution.

AUTHORIZATION

ANC	5	E	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	Voice vote taken									
Name of the person authorized by the ANC to present the report:			Teri Janine Quinn, Vice Chair										
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Dianne Barnes, Chair or Teri Janine Quinn, Vice Chair										
Signature of Chairperson/ Vice-Chairperson:									Date:	10/1/13			

**ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.**



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5E
Washington DC 20001 - www.anc5e.com – twitter@anc5e

October 2, 2013

Anthony J. Hood, Chair
Zoning Commission
441 4th Street, NW, Suite 200
Washington, DC 20001

VIA ELECTRONIC FILING

Re: **Applicant:** Florida & Q Street, LLC
Case No.: 06-04C
Address: Florida & Q Street, NW
Modification to PUD at Square 3100

RESOLUTION

WHEREAS, on September 17, 2013, Advisory Neighborhood Commission 5E (“ANC 5E”) held a regularly scheduled public meeting, at which notice was properly given and a quorum was present. Proper notice of the meeting was given in the form of Internet notice and posting of notices in all the individual single member districts (“SMDs”).

WHEREAS, the Applicant and its representatives attended this meeting, as well as a 5E06 SMD meeting on September 12, 2013, and a Bloomingdale Civic Association meeting on September 16, 2013.

WHEREAS, the Applicant has presented a detailed analysis of the project, a discussion of the proposed modifications, and responded to all the questions raised by the Commissioners and the community.

WHEREAS, the Applicant proposes to modify the PUD approved by the Zoning Commission pursuant to Order No. 06-04, as extended pursuant to Order Nos. 06-04A and

Commissioners

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06-04B. The proposed modifications include reducing the building's maximum height from 86 feet to 72 feet, 4½ inches (not including roof structures); providing between 85 and 95 dwelling units and approximately 4,998 square feet of floor area devoted to retail use in the cellar, with the option to convert this space to residential use if it cannot be leased for retail uses; providing 41 parking spaces located on one level of underground parking accessed from Florida Avenue, instead of 84 parking spaces located on two levels of underground parking; and minor refinements to the exterior facades of the building.

WHEREAS, given that a number of the amenity recipients included in the original PUD approval are no longer operational, the Applicant initially proposed to reallocate the approved amounts of \$1,000 for Shaed Elementary School; \$6,600 for J.F. Cook Elementary School; \$35,000 for the North Capitol Street BID Incubation Fund; and \$1,000 for the installation of an entrance gate at the Florida Avenue Park¹ (which collectively total \$43,600.00) to North Capitol Main Street, Inc. for storefront improvements and technical assistance since the initial recipients are closed or are no longer operational. All other off-site amenities would remain the same, and the aggregate amount of the off-site amenities would remain at \$109,600.00.

THEREFORE, BE IT RESOLVED, that ANC 5E, at its regularly scheduled September 17, 2013 public meeting, at which a quorum was present, voted as follows:

(1) that the Zoning Commission approve the requested modifications to the approved building, contingent upon 1) the Applicant retaining the second level of parking included in the approved plans, and that the second level of parking preferably be made available as public parking and 2) that the developer retain the retail space and not be permitted to convert such space into living space;

(2) in the event that the Zoning Commission approves the Applicant's request to only provide one level of parking, then the Zoning Commission should require the Applicant to request that DDOT remove the PUD site from the list of properties eligible for Residential Permit Parking ("RPP"), or if presently not on the list, classifying it as ineligible for RPP; and

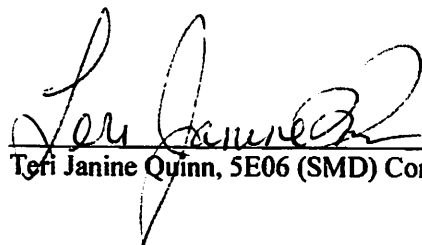
¹ Florida Avenue Park has since been renovated and a new gate has already been installed. As such, the funds allocated for this purpose must be reallocated.

(3) that the Zoning Commission approve the Applicant's proposal to reallocate the approved amenity amounts of \$1,000 for Shaed Elementary School; \$35,000 for the North Capitol Street BID Incubation Fund; and \$1,000 for the installation of an entrance gate at the Florida Avenue Park (which collectively total \$37,000.00) to North Capitol Main Street, Inc. for storefront improvements and technical assistance since the initial recipients are closed or are no longer operational, provided that the Applicant should meet with the Hanover Area Civic Association to explore the feasibility of reprogramming the \$6,600 initially slated for the J.F. Cook Elementary School to uses within the boundaries of the Hanover Area Civic Association.

WHEREAS, ANC 5E understands that Applicant met with the Hanover Area Civic Association on September 18, 2013 to discuss the project and the proposed reallocation of the amenities. ANC 5E further understands that Applicant agreed to reallocate the \$6,600 initially slated to the J.F. Cook Elementary School (which is closed to the NOMA Bid or a similar, established organization for neighborhood cleaning/beautification projects determined by, and within the boundaries of, the Hanover Area Civic Association. This would result in \$37,000 going to the North Capitol Main Street, Inc. for storefront improvements and technical assistance, and \$6,600 to be made payable to the NOMA Bid or a similar, established organization for neighborhood cleaning/beautification projects determined by, and within the boundaries of, the Hanover Area Civic Association. ANC 5E supports this reallocation.

Respectfully,


Celia D Barnes, SE ANC Chair 10/2/13
Date


Teri Janine Quinn, SE06 (SMD) Commissioner 10/2/13
Date