



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5E
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**RESOLUTION
IN SUPPORT OF**

**Florida & Q Street, LLC – Minor Modification to a Previously Approved
Planned Unit Development, Square 3100, Lot 0048
Z.C. Case Nos. 06-04E and 06-04D**

WHEREAS, on June 20, 2006, Advisory Neighborhood Commission 5C (“ANC 5C”), which previously served the relevant development site prior to the establishment of ANC 5E, voted to support the initial Planned Unit Development (the “PUD”), Z.C. Case No. 06-04, for a mixed use development located at 1600 North Capitol Street, NW (Square 3100, Lot 0048), and voted in further support of the PUD on September 19, 2006.

WHEREAS, on September 17, 2013, ANC 5E voted in support of a modification to the PUD, Z.C. Case No. 06-04C.

WHEREAS, the approved PUD consists of a mixed-use development with approximately 84,306 square feet of gross floor area devoted to residential use, provides 85 – 95 units, and approximately 4,998 square feet of gross floor area devoted to retail use in the cellar. In addition, the PUD will have 4.5 floor area ratio (“FAR”), a building height of 72’-4 1/2” (not including penthouses).

WHEREAS, pursuant to Z.C. Order Nos. 06-04A, 06-04B, and 06-04D, the Zoning Commission has approved extensions to the PUD, of which the most recent extension required construction of the PUD to begin no later than June 15, 2016.

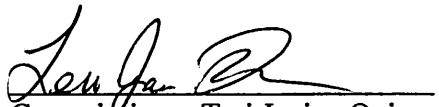
WHEREAS, since receiving the most recent extension, the Applicant has submitted to us information confirming that the Applicant has been working to move forward with the PUD. However, although the Applicant has filed for a building permit, no final building permits have been obtained thus far and the Applicant was unable to begin construction of the PUD by June 15, 2016.

WHEREAS, on June 1, 2016, the Applicant filed an application with the Zoning Commission to request a two-year extension of the PUD such that construction must commence no later than June 15, 2018 (Z.C. Case No 06-04F).

WHEREAS, the Applicant has also submitted a request for minor modification of the PUD to add penthouse habitable space (Z.C. Case No. 06-04E).

WHEREAS, the requested minor modification proposes to change the penthouse plan to add approx. 3,904 square feet of habitable space and additional unenclosed screened mechanical equipment. The total number of residential units in the building will remain within the 85 – 95 unit range approved under Z.C. Order No. 06-04C; the modified penthouse plan will comply with the penthouse regulations; and no additional loading is required as a result of the requested minor modification to add penthouse habitable space.

NOW, THEREFORE, BE IT RESOLVED on this 21st day of June 2016, ANC 5E, at a duly noticed public meeting with 6 of 9 members present, 5 representing a quorum, voted 5 in favor, 1 opposed, with 0 abstain to support the Applicant's request for a two-year extension to allow construction of the PUD to commence no later than June 10, 2018, and the Applicant's request for a minor modification of the PUD to add penthouse habitable space.



Commissioner Teri Janine Quinn
ANC 5E Chairperson / SMD 5E06