



ADVISORY NEIGHBORHOOD COMMISSION 1A

SMD 1A01 – Daniel Kornfield
SMD 1A04 – Mogan Corr
SMD 1A07 – Thomas Boisvert
SMD 1A10 – Anthony Cimino

SMD 1A02 – Vickey Wright-Smith
SMD 1A05 – Kevin Holmes
SMD 1A08 – Kent C. Boese
SMD 1A11 – Dotti Love Wade

SMD 1A03 – Steve Swank
SMD 1A06 – Patrick W. Flynn
SMD 1A09 – Bobby Holmes
SMD 1A12 – Rosalind M. Gilliam

RESOLUTION REGARDING ZONING COMMISSION CASE NO. 10-26B (3321 GEORGIA LLC – MODIFICATION TO PUD AT SQUARE 3040)

WHEREAS; The Applicant proposes to modify the PUD approved by the Zoning Commission pursuant to Order No. 10-26, as extended pursuant to Order No. 10-26A. The proposed modifications include increasing the building's gross floor area and FAR from 118,160 square feet (5.37 FAR) to 125,446 (5.70 FAR); providing 126 residential units (plus or minus ten percent); providing approximately 3,563 square feet of area devoted to new retail uses; providing a single loading berth; providing 53 parking spaces via an automated parking structure located on one level of underground parking; and making minor refinements to the exterior façades of the building;

WHEREAS; As an off-site amenity, the Zoning Commission and ANC approved the Applicant's proffer to pay for the renovation of the exterior and interior of the field house at the Park View Recreation Center to make the field house suitable for the children and the community served by the non-profit, Park View Kids Zone, which provides an after school program;

WHEREAS; Given that the Park View Kids Zone renovation will now be funded by the D.C. Department of Recreation, the Applicant has agreed to substitute this approved amenity, and to instead purchase and pay for the installation of up to four neighborhood gateway signs, at a total cost not exceeding \$80,000, and in locations approved by the ANC and the D.C. Department of Transportation ("DDOT");

WHEREAS; The ANC proposed and strongly supports the installation of the gateway signs as important markers to help create a better sense of place in the neighborhood, enhance the neighborhood's beauty, spur local business, and discourage littering;

WHEREAS; The ANC also believes that the Applicant's proposal to provide 53 parking spaces in an automated garage will allow for increased parking capacity on a single level; a reduced parking footprint; and environmental benefits, including reduced car emissions;

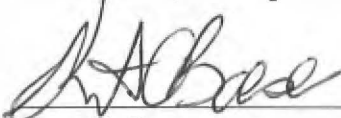
WHEREAS; The ANC continues to strongly support this project, as modified, and believes that the proposed modification will continue to have a positive impact on the neighborhood, resulting in a number of important benefits and amenities, and will meet the PUD and Comprehensive Plan requirements;

THEREFORE, BE IT RESOLVED THAT: Advisory Neighborhood Commission 1A recommends that the Zoning Commission approve the requested modifications to the approved building, and to further recommend that the Zoning Commission approve the revised off-site amenities proposed by the Applicant of purchasing and paying for the installation of up to four neighborhood gateway signs, at a total cost not exceeding \$80,000, in locations approved by ANC 1A and DDOT. Advisory Neighborhood Commission 1A also supports the Applicant's request for flexibility with respect to loading and the proposed automated parking garage on a single level.

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Certification:

After providing sufficient notice for and with a quorum of 10 present at its June 11, 2014 meeting, Advisory Neighborhood Commission 1A voted, with 0 Yeas, 0 Nos and 2 Abstentions, to adopt the above resolution.



Kent C. Boese
Chairperson, ANC 1A



Vickey Wright-Smith
Secretary, ANC 1A