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Advisory Neighborhood Commission 4B

6856 Eastern Avenue, NW - Suite 314

Washington, DC 20012

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Ron Austin, ANC 4B06, Chairperson; Douglass Sloan, ANC 4B09, Vice Chairperson,

Judi Jones, ANC 4B07, Secretary; Frederick Grant, ANC 4B03, Treasurer,

Andre Carley, ANC 4B01, Frank Jones III, ANC 4B02, Brenda Parks, ANC 4B04, Brenda Speaks, ANC 4B05,

February 24, 2015

Mr. Anthony Hood

Chairperson

D.C. Zoning Commission

Office of Zoning

One Judiciary Square

441 4th Street N.W., Suite 200 South

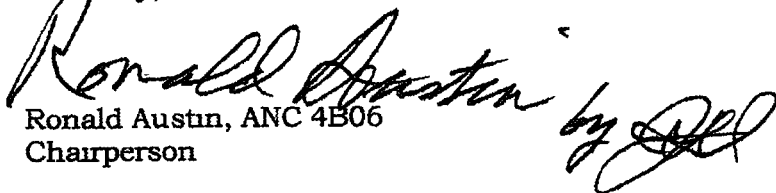
Washington, D C 20001

Dear Chairperson Hood

At a regular public meeting on February 23, 2015 (notice of which was properly given, and at which a quorum of seven of eight members was present) Advisory Neighborhood Commission 4B voted unanimously (7 yes, 0 no) to adopt the attached resolution making recommendations regarding ZC 14-22, Text and Map Amendment to Create and Implement the Walter Reed Zone.

The Commission submits this resolution under the provisions of DC Code 1-309.10(a) through 1-309.10(h)(1), which require, among other things, that Advisory Neighborhood Commission recommendations be given "great weight" by DC government agencies, that DC government agencies "articulate with particularity and precision the reasons why the Commission does or does not offer persuasive advice under the circumstances. In doing so, the government entity must articulate specific findings and conclusions with respect to each issue and concern raised by the Commission."

Sincerely,


Ronald Austin, ANC 4B06
Chairperson

cc: Commissioners, ANC 4B

Ms Martine Combal, Walter Reed LRA Director

Mr Jason Cross, Office of Planning

Mr. Matthew Jessick, Office of Planning

Mr. Khalil Thompson, Ward 4 Liaison, Mayor's Office of Community Relations and Services

Mr Gottlieb Simon, Executive Director, Office of Advisory Neighborhood Commissions

ZONING COMMISSION
District of Columbia

CASE NO.

14-22

EXHIBIT NO.

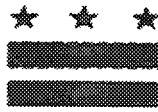
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ZONING COMMISSION

District of Columbia

CASE NO.14-22

EXHIBIT NO.11



Advisory Neighborhood Commission 4B
Government of the District of Columbia
6856 Eastern Avenue, NW - Suite 314
Washington, DC 20012

RESOLUTION #15-0202
Recommendations Regarding ZC 14-22,
Text and Map Amendment to Create and
Implement the Walter Reed Zone
Adopted February 23, 2015

Advisory Neighborhood Commission 4B is concerned about several key provisions in the Proposed Text and Map Amendment for the Walter Reed site. The following observations and recommendations are submitted to the Zoning Commission for its consideration and response:

Height and Design

- The community surrounding Walter Reed is predominantly R-1-B (single-family homes, 40 feet tall), C-2-A (mixed use, 50 feet tall), R-5-A (residential, 40 feet tall), R-5-B (apartments, 50 feet tall), and C-3-A (mixed use, 65 feet tall). The Walter Reed proposal dramatically increases maximum heights to permit buildings of up to 85 feet tall. If adopted, this would “Manhattanize” the community and result in a major adverse visual impact on the existing character of Takoma Park DC.
- The proposal would also permit 18-foot-wide townhouses that are up to four or five stories tall, a design that is not compatible with the adjacent surrounding community.
- It is difficult for residents to effectively visualize and comment on the proposal because most are not design professionals and they therefore cannot provide an **effective** assessment of the visual impacts on the existing visual fabric of the surrounding community.
- Without a scaled three dimensional model which indicates the topography, height bulk and mass of proposed buildings, it would appear that a proposed maximum height of 85 feet is too much for the site and would produce an adverse visual impact with the existing surrounding buildings within the adjacent community.

RESOLVED:

- The Commission recommends that all building heights be capped at 65 feet to ensure that Walter Reed development is more visually compatible with the existing bulk, scale, and massing of development on the east side of Georgia Avenue.
- The Commission recommends that townhome designs, heights, and widths at Walter Reed should be more compatible with those on nearby Georgia Avenue and on Fern Place, NW.
- The Commission recommends that the Zoning Commission **delay** action on the proposed re-zoning of the Walter Reed Site until the Office of Planning and the Developers provide a scaled three dimensional model showing topography, height, bulk, massing and other key features of the proposed development within context of the height, bulk, and massing of the surrounding community. The purpose of the model is to solicit **effective** input from the impacted community.
- In view of the fact that no model has been presented to the community at public forums thus far, **it appears** that all building heights should be limited to 65 feet to ensure that Walter Reed development is more visually compatible with the existing bulk, scale, and massing of the adjacent community along Georgia Avenue, Fern and Aspen Streets

Affordable Housing

The proposal calls for only 10 percent “affordable” housing at the site, while noting that the Developer has committed to 18 percent.

RESOLVED:

That, in view of the severe shortage of available affordable housing, the Commission strongly recommends that 25 percent of the housing at Walter Reed be designated as “affordable” as defined by city regulations. At a minimum, the zoning regulations should require the Developer’s commitment of 18 percent.

Transportation and Parking

- It is hard to determine parking requirements at the Walter Reed site without details about mass transit, including specific plans and routes for bus and streetcar.
- The proposal includes a great deal of detail about bicycle parking

RESOLVED:

That the Commission recommends:

- that the Office of Planning and the Department of Transportation be required to provide details about mass transit at Walter Reed, including specific plans and routes for bus and streetcar, prior to the adoption of these zoning regulations.
- that parking needs to be available for every residential unit, and that parking spaces on private streets should not be counted toward the total number of required parking spaces at the site.
- that the Developer should also be required to provide additional services, such as electric car charging stations and parking for car sharing services as well as expanded handicapped parking capacity.

FURTHER RESOLVED:

That Commissioner Andre Carley, ANC 4B01, is hereby authorized to serve as the Commission's representative in all matters relating to this resolution

FURTHER RESOLVED:

That, in the event the designated representative Commissioner cannot carry out his representative duties for any reason, the Commission authorizes the Chairperson to designate another Commissioner to represent the Commission in all matter relating to this resolution

FURTHER RESOLVED:

Consistent with DC Code §1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions and opinions of individual commissioners, insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of seven of eight members was present) on February 23, 2015 by a vote of 7 yes, 0 no.