

**TESTIMONY OF ADVISORY NEIGHBORHOOD COMMISSION 4A
CONCERNING CREATION OF NEW ZONING AND ITS TRAFFIC IMPACT FOR
THE DISTRICT OF COLUMBIA'S PORTION OF THE WALTER REED CAMPUS TO
THE BOARD OF ZONING APPEALS APRIL 2, 2015**

My name is Stephen A. Whatley and I am the Chair of Advisory Neighborhood Commission 4A (ANC4A). Thank you very much for this opportunity to speak on the proposed zoning for the main Walter Reed campus. ANC 4A resolved on March 3rd, 2015, that, upon considering the foregoing at the meeting, a majority of the duly named Advisory neighborhood Commission 4A, with a quorum present, voted to recommend approval of the New Zoning Plan with caveats, issues, and recommendations I will be describing. The site in question is located in my Single Member District and I have lived across the street from Walter Reed for nearly 30 years. I must note that since there was the concept of a portion of the Walter Reed site coming to the District of Columbia, ANC 4A and the community have participated in over 100 meetings concerning the Walter Reed site. My wife Annie Whatley was a member of the Local Redevelopment Authority. Attached to my testimony are the resolution passed by ANC 4A and Exhibits. There was full community participation in the selection process for the NOI's, the selection of the Master Developer, and the development of the Small Area Plan (SAP). An important concept to be discussed is the question of whether or not the site should become a destination site. Meaning, should this site attempt to attract non-area residents to the campus for amenities outside of work on the campus. In addition, there is the question of the hyperbole concerning the "Manhattanization" of the site. ANC 4A believes that the use of "Manhattanization" is simply a scare tactic since none of the proposed buildings go beyond the scope the existing buildings. There is no height or concentration problem. The proposed text and map amendments would create and implement the Walter Reed (WR) Zone, which would allow mixed use development on the former Walter Reed site, including development ranging from moderate- to high-density.

The proposed zoning is consistent with the Comprehensive Plan, and would implement the objectives and development parameters of the approved Small Area Plan (SAP), which supplements the Comprehensive Plan. The SAP focuses on four goals:

1. Integrate the site with the community
2. Provide a Mix of Uses
3. Create New Jobs and Revenue for DC
4. Activate the site;

ANC 4A concurs with the four goals as espoused in the SAP. The goal of ANC 4A in developing this resolution was to find a fair way to develop the property with the least adverse impact on the neighborhood, enhancing the amenities available to the residents of the community and the District of Columbia; while preserving the opportunity for the developer to earn a reasonable rate of return on their investment and minimizing the cost to the District of Columbia government. The key points are the heights of the new buildings on Aspen Street, Fern Street, and Georgia Avenue and that they mirror the heights of the current buildings on those streets. In addition, building density was found not to be an issue. In the case of the town center, ANC 4A noted that

BZA Testimony of Stephen A. Whatley April 2, 2015 on Walter Reed

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EXHIBIT NO. 18

the new building at 85 Feet is nearly 35 percent less than the current structure at 130 feet. My home is on Fern Street and faces the hospital in question.

The caveats, issues and recommendations are as follows:

I. ZONING

1. ANC 4A opposes changes to the zoning parameters by the Zoning Commission (Board) after approval of the zoning plan, without consultation with Advisory Neighborhood Commissions 4A and 4B, as well as the Walter Reed Community Advisory Committee and the community, along with establishment of clear roles of all parties and participants.
2. ANC 4A is strongly opposed to development that will lead to a situation similar to the development at Military Road and Connecticut Avenue NW. (See Resolution Exhibit 1)

II. THROUGH TRAFFIC AND NEW STREETS

ANC 4A still opposes the creation of a new 13th street vehicular access on the WR campus. ANC 4A understands that connectivity away from Georgia Avenue for pedestrians and bicycles is very important to overall community connectivity and reattaching the formerly closed site to the surrounding community. The ANC strongly supports pedestrian and bicycle only access on 13th Street, between Fern and Elder only. Vehicular traffic – predominantly for retail and residential uses is easily served by the new 12th Street, Elder and Dahlia, while mostly avoiding cut through traffic on Fern Street.

3. ANC 4A is willing to have the gate located at the intersection of 13th Street and Fern Street reopened as a compromise for pedestrian/bicycle/non-motorized traffic.;
4. ANC 4A is concerned with rush hour commuter traffic using the proposed 12th and 13th Street gates. More than 10 years ago the Shepherd Park Community had the gate at intersection of 13th Street and Fern Street closed.

(See Resolution Exhibits 2 and 3)

III. SAP SITING AND BUILDING SIZING (HEIGHTS AND WIDTHS)

ANC 4 A is very focused on ensuring compatibility of the proposed zoning with zoning and particularly building heights in adjacent neighborhoods. The Walter Reed proposed zoning limits heights to best match the rolling topography of the site and the surrounding neighborhood.

There are three main frontages to adjoining neighborhoods:

1. Fern Street to the North

- 2. Georgia Avenue to the East, and
- 3 Aspen Street to the South

1. **FERN ST.** (See Resolution Exhibits 4, 5, and 6). Along its Fern Street border to the north, the zoning limits heights to 3 stories and 40 feet (plus an occupiable roof structure and deck to take advantage of views to the south. As the roofs of the townhomes along Fern Street could count toward occupiable stories the townhomes would be three stories measured from finished grade plus one story for occupied roof or equal to 4 stories total.

It is important to ANC 4A that the townhomes reflect as much as possible the heights and view corridors of the homes on the north side of Fern St. Therefore ANC 4A recommends that townhome strings be limited to no more than 4 units long, with minimum side yards as defined by zoning to maintain view corridors to the south. ANC 4A also recommends that the front yards for the Fern Street townhouses be at a minimum 20 feet.

ANC 4A also recognizes that this is the steepest part of the site with a drop from Fern Street to the new Elder Street of 10 to 20 feet. Therefore the stacked townhomes along Elder Street may be 4 stories (2 - two-level townhouses stacked on each other) plus an occupiable roof structure and deck that may be counted as 5 stories. ANC 4A supports this building type, as long as absolute roof heights are compatible with roof heights of the townhomes currently on Fern Street.

ANC 4A would further request limiting the minimum size for market rate homes on Fern Street only to 2,000 Square Feet (SF) to be consistent in size with homes directly on the north side of Fern Street.

It is also important to note that town homes rear yards and setbacks are an issue. ANC 4A recommends minimum 15 foot front yard standards for the townhomes on Fern Street. These open space requirements are missing from OP proposal. This is important to the community. Part of the reason the community wants yards are to facilitate sustainability measures, like trees and storm water management. The question is whether not this should be in the WR zoning regulations

2. **GEORGIA AVENUE.** (See Resolution Exhibits 7, 8, 9, 10, and 11) The buildings in the WR 3 zone are all located along Georgia Avenue on sloped terrain. ANC 4A supports the limitations, setbacks, and designated open areas along Georgia Ave as proposed in the zoning. The height limits are discussed in detail in the attached resolution.

ANC 4A cares deeply about protecting the mature trees along Georgia Ave and strongly supports the no-build areas shown by the Office of Planning at the center of Land Bay F.

3 ASPEN STREET. (See Resolution Exhibits 12, 13, and 14)

ANC acknowledges that the SAP provides the right to build in the WR-8 zone as a part of the overall program. It is however important to ANC 4A that the homes across the street are not dwarfed or overshadowed by the proposed new building. The homes located across the street on Aspen Street, NW, vary in height from 1 to 2.5 stories and are built on a significant hill of more than 23 feet in elevation, and many are built well above the Aspen St. elevation.

ANC 4A has heard significant concerns about open space from our residents concerning the corner of 16th Street and Aspen Street. These concerns are discussed in detail in the attached Resolution.

ANC 4A asked OP to mitigate the height and setbacks on the parcel and has further analyzed the parcel and OP's zoning recommendations. It is important to compare the proposed zoning to the SAP approved by City Council. The proposed zoning makes reductions from the SAP in development potential for WR-8.

The proposed WR-8 zone results in a total open space ratio of almost 40%, which is a large percentage of the total area of the zone and its adjacent streets. The open space is comprised of setbacks and ROW's on Aspen and 16th Street, as well as open space within the parcel.

The siting of the building sets back from Aspen St. This means that the existing single family homes on Aspen are located approximately 100 feet away from the new building. Along 16th street, zoning requires a 50 foot setback from 16th street consistent with other buildings along 16th Street. Together with the setbacks along Aspen and 16th Street, the historic lawn to the north along Main Drive provides significant green space surrounding the building, consistent with its prominent location closest to Rock Creek Park and the tree preserve area on the Department of State (DOS) portion of the site

The absolute building height is lower than that of the peak of the roof of Building 11.

I must note that there are members of the community who would prefer that all of WR-8 be open space. However, this was not envisioned in the SAP which serves as a baseline for the proposed development program, and which includes significant important benefits to the community and the city. Removal of the proposed buildings at this portion of the site cannot be made up elsewhere on site without negatively impacting heights of buildings and impact on other portions of the site, and was not contemplated in the SAP. It appears that OP has listened to community concerns about height, setbacks and size of the building and responded by significantly reduced the building that would have been allowed under the SAP. For the above reasons, ANC 4A supports the restrictions that the proposed WR-8 zoning places on the proposed building. ANC 4A supports the siting and size of the 5 to 6 story building scheduled to be located in WR-8.

IV. **TOWN CENTER.** (See Resolution Exhibit 15)

ANC 4A strongly supports bringing new retail to Walter Reed and opening up the inside of the campus. Central to this effort is a new anchor grocery store at the center of the site on Land bay E. This is subject to WR-2 Zoning.

Only WR-2 allows a maximum of 85 feet and 7 stories. This is driven by grades and building configuration to accommodate grocery and off street loading. The site drops from a high elevation of 303 at the NW corner to a low elevation of 275 at the SW corner – a drop of 28 feet – the equivalent of 2 to 3 stories

THE GROCERY space must function with the loading so trucks can back in to deliver product, and the entire building must also accommodate 5 stories of residential above the retail. At the northern end of this site along Elder the grocery floor elevation is actually slightly below street level of Elder. To make better edges for the building instead of an empty brick wall side of grocery, the zoning allows for a residential liner of 2 stories which is the same height as one story of grocery. The building takes advantage of the sloping topography of the site and ranges in height from 72 feet and 6 stories at the NW corner to a maximum of 85 feet and 7 stories at the SW corner. The proposed zoning height is over 30 feet lower than the hospital that stands in this location now.

Land bay D has very similar severe topography of 25 feet of drop from North to south. It is 6 stories at the north and 7 stories at the south. Absolute height is lower than Land bay E as residential heights are lower than grocery heights. Zoning limits the height of this building to 85 feet, consistent with the grocery anchored building. ANC 4A supports the 85 height maximum limit for only Land bay D and E.

V. **TOPOGRAPHY**

An objective of topography is to determine the position of any feature or more generally any point in terms of both a horizontal coordinate system such as latitude, longitude, and altitude. Identifying (naming) features and recognizing typical landform patterns are also part of the field.

ANC 4A understands that Walter Reed has rolling topography. All of the proposed elevations are more than 30 feet lower than the existing “new” hospital. The numbers I’m about to discuss are elevations.

- Estimated top of roof on Fern St. for existing homes is estimated at 335 to 360 (as the road also slopes from Elevation 320 at the West to 300 at the East.
- Maximum Elevation of proposed Fern St. Townhomes is approximately 342 at middle of row.
- Maximum Elevation of Town Center is 376 (over 300 feet away from neighborhood at Fern)

- Maximum height on Georgia ranges due to topography from Elevation 347 feet at corner of Fern and Georgia, to Elevation 350 to 355 along all of Georgia, to maximum 365 at the southern corner of Georgia and Aspen.

If considered across the entire perimeter of the site these absolute heights are not only consistent with buildings across Georgia Avenue (100 plus feet apart) – higher or lower than neighboring properties by the equivalent of one or two stories, but also considerate of view corridors and historic buildings throughout the site

VI. ZONING TIMELINE, DRAWINGS AND MODELS.

ANC 4A has worked diligently with the city and the LRA and other ANC's for over 7 years to develop the SAP for Walter Reed. To help better understand this complex plan, rolling site topography, and development program, I have attached a resolution containing illustrative sections and neighborhood photos that were prepared by the city and myself which were publicly presented at the CAC meeting. It is important to ANC 4A that the zoning be implemented to further immediate activation of the site, and start of development in conformance with the SAP as early as possible. It is important to the ANC 4A that the new hospital be demolished to make way for the proposed town center and grocery, and other local and national retail for the community

VII. AFFORDABLE HOUSING

The zoning requires affordable housing consistent with Inclusionary Zoning (IZ) legislation. The ANC 4A acknowledges that the developer has committed to 432 units of affordable housing to be developed. They will be contractually obligated to provide this housing. Further discussion on this point is in the Resolution

ANC 4A recommends that the developer be contractually obligated through the LRA to provide a minimum of 432 affordable units – (20 percent of total units) as described in the attached resolution. ANC 4A further recommends that the zoning allow location and priorities for affordable housing to best meet the needs and priorities of the citizens of Ward 4, and that some units be targeted to seniors, veterans, teachers, firefighters, police officers and artist housing per community priorities. Affordable housing should be spread throughout Walter Reed.

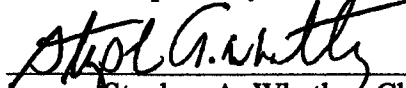
VIII. TRANSPORTATION

ANC 4A recommends (1) 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, and (2) 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.

In closing, ANC 4A requests that the Board approve the zoning request subject to the caveats, issues, and recommendations ANC 4A made in its resolution. ANC4A also requests that additional requirements not part of the SAP be discounted. Time spent covering areas not part of the SAP can be better spent. I hope the Board will look at the recent development in Petworth, U Street, and Navy Yard and the impact on nearby house prices. In addition I request that all pertinent parties give "great weight" to the view of ANC 4A for matters pertaining herein. 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.

Thank you for the opportunity for ANC4A to speak on this topic. I will now answer any questions you may have.

Respectfully submitted,



Stephen A. Whatley, Chair
ANC 4A

**RESOLUTION OF ADVISORY NEIGHBORHOOD COMMISSION 4A
CONCERNING CREATION OF NEW ZONING AND ITS TRAFFIC IMPACT FOR
THE DISTRICT OF COLUMBIA'S PORTION OF THE WALTER REED CAMPUS
MARCH 3, 2015**

WHEREAS, pursuant to applicable District laws, each Advisory Neighborhood Commission ("Commission") may advise the Council of the District of Columbia, the Mayor and each executive agency, and all independent agencies, boards and commissions of the government of the District of Columbia with respect to all proposed matters of District government policy including, but not limited to, decisions regarding planning, streets, recreation, social services programs, education, health, safety, budget, and sanitation which affect that Commission area [D C Official Code §§ 1-309 10(a)];

WHEREAS, proposed District government actions include actions of the Council of the District of Columbia, the executive branch, or independent agencies, boards, and commissions. In addition to those notices required in D.C. Official Code §§ 1-309.10(a), each agency board and commission shall, before the award of any grant funds to a citizen organization or Committee, before the transmission to the Council of a proposed revenue bond issuance, or before the formulation of any final policy decision or guideline with respect to grant applications, comprehensive plans, requested or proposed zoning changes, variances, public improvements, licenses, or permits affecting said Commission area, the District budget and city goals and priorities, proposed changes in District government service delivery, and the opening of any proposed facility systems, provide to each affected Commission notice of the proposed action as required by D C Official Code §§ 1-309 10(b),

WHEREAS, the issues and concerns raised in the recommendations of the Commission shall be given great weight during the deliberations by the government entity, and great weight requires acknowledgement of the Commission as the source of the recommendations and explicit reference to each of the Commission's issues and concerns [D C Official Code §§ 1-309.10(c)(3)(A)],

WHEREAS, the Advisory Neighborhood Commissions ("ANCs") are the bodies of government with the closest ties to the people and they are expected to advise the city on issues, including fees, taxes, zoning, social services programs, health, emergency preparedness, economic development, transportation and infrastructure issues;

WHEREAS, the Office of Planning (OP) has proposed a text and map amendment to create a new zone for the Walter Reed (WR) campus along Georgia Avenue NW,

WHEREAS, The proposed text and map amendments would create and implement the Walter Reed (WR) Zone, which would allow mixed use development on the former Walter Reed site, including development ranging from moderate- to high-density. The WR Zone would have eight subzones,

WHEREAS, the proposed zone is consistent with the Comprehensive Plan, and would implement the objectives and development parameters of the approved Small Area Plan (SAP), which supplements the Comprehensive Plan,

WHEREAS, the SAP focuses on four goals

- 1 Integrate the site with the community
- 2 Provide a Mix of Uses
- 3 Create New Jobs and Revenue for DC
- 4 Activate the site,

WHEREAS, ANC 4A concurs with the four goals as espoused in the SAP;

WHEREAS, throughout the zoning plan, the Master Developer can request changes to the zoning parameters by the Zoning Commission (Board), after approval of the zoning plan, without consultation with Advisory Neighborhood Commissions 4A and 4B, as well as the Walter Reed Community Advisory Committee,

WHEREAS, it appears that Zoning Commission (Board) can approve changes to the zoning plan as requested by the Master Developer, without consultation with Advisory Neighborhood Commissions 4A and 4B, as well as the Walter Reed Community Advisory Committee;

WHEREAS, throughout the zoning plan, the Board may require special treatment in the way of design, screening, exterior or interior lighting, building materials, or other features for the protection of adjacent or nearby properties without consultation with Advisory Neighborhood Commissions 4A and 4B, as well as the Walter Reed Community Advisory Committee,

NOW, THEREFORE, BE IT RESOLVED, that, upon considering the foregoing at the meeting, a majority of the duly named Advisory neighborhood Commission 4A, with a quorum present, by a vote of 4 aye, 2 nay, 1 present, voted to recommend approval of the New Zoning Plan with the following caveats, issues, and recommendations,

I ZONING

- 1 ANC 4A opposes changes to the zoning parameters by the Zoning Commission (Board) after approval of the zoning plan, without consultation with Advisory Neighborhood Commissions 4A and 4B, as well as the Walter Reed Community Advisory Committee and the community,
- 2 ANC 4A strongly suggests that the roles of the ANCs and WR Community Advisory Committee be clearly defined in the WR Zoning Plan,
- 3 ANC 4A is strongly opposed to development that will lead to a situation similar to the development at Military Road and Connecticut Avenue NW (See Exhibit 1)

II THROUGH TRAFFIC AND NEW STREETS

4. ANC 4A still opposes the creation of a new 12th street vehicular access on the WR campus. ANC 4A understands that connectivity away from Georgia Avenue for pedestrians and bicycles is very important to overall community connectivity and

reattaching the formerly closed site to the surrounding community. The ANC strongly supports pedestrian and bicycle only access on 12th Street, between Fern and Elder only. Vehicular traffic – predominantly for retail and residential uses is easily served by the new 12th Street, Elder and Dahlia, while mostly avoiding cut through traffic on Fern Street. There is already an endemic problem with cut-through traffic in Shepherd Park by motorists who seek faster ways to get to Silver Spring and northward, and to downtown DC. Thus, there should be only one open vehicular access point along 12th and 13th Streets as two through streets will exacerbate the cut-through problem. We suggest the opening of only 12th St as a vehicular access point at Fern St rather than having a new vehicular entry at 13th Street.

5. ANC 4A is willing to have the gate located at the intersection of 13th Street and Fern Street reopened as a compromise for pedestrian/bicycle/non-motorized traffic ,
6. ANC 4A is concerned with rush hour commuter traffic using the proposed 12th and 13th Street gates. More than 10 years ago the Shepherd Park Community had the gate at intersection of 13th Street and Fern Street closed.

(See Exhibits 2 and 3)

III. **SAP SITING AND BUILDING SIZING (HEIGHTS AND WIDTHS)**

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).

ANC 4 A is very focused on ensuring compatibility of the proposed zoning with zoning and particularly building heights in adjacent neighborhoods. The Walter Reed proposed zoning limits heights to best match the rolling topography of the site and the surrounding neighborhood.

There are three main frontages to adjoining neighborhoods:

1. Fern Street to the North
 2. Georgia Avenue to the East, and
 3. Aspen Street to the South
1. **FERN ST.** (See Exhibits 4, 5, and 6). Along its Fern Street border to the north, the zoning limits heights to 3 stories and 40 feet (plus an occupiable roof structure and deck to take advantage of views to the south. As the roofs of the townhomes along Fern Street could count toward occupiable stories the townhomes would be three stories measured from finished grade plus one story for occupied roof or equal to 4 stories total.

It is important to ANC 4A that the townhomes reflect as much as possible the heights and view corridors of the homes on the north side of Fern St. Therefore ANC 4A recommends that townhome strings be limited to no more than 4 units long, with

minimum side yards as defined by zoning to maintain view corridors to the south. ANC 4A also recommends that the front yards for the Fern Street townhouses be at a minimum 20 feet.

ANC 4A also recognizes that this is the steepest part of the site with a drop from Fern Street to the new Elder Street of 10 to 20 feet. Therefore the stacked townhomes along Elder Street may be 4 stories (2 - two-level townhouses stacked on each other) plus an occupiable roof structure and deck that may be counted as 5 stories. ANC 4A supports this building type, as long as absolute roof heights are compatible with roof heights of the townhomes currently on Fern Street

It is important to note that the townhomes on the south side of Fern Street will start almost ten feet lower than the existing homes on the north side of Fern due to topography of the site, and therefore will be consistent in height with the existing homes on Fern Street. ANC 4A would further request limiting the minimum size for market rate homes on Fern Street only to 2,000 Square Feet (SF) to be consistent in size with homes directly on the north side of Fern Street

It is also important to note that town homes rear yards and setbacks are an issue. These open space requirements are missing from OP proposal. This is important to the community. Part of the reason the community wants yards are to facilitate sustainability measures, like trees and storm water management. The question is whether not this should be in the WR zoning regulations

2. **GEORGIA AVENUE.** (See Exhibits 7, 8, 9, 10, and 11) The buildings in the WR 3 zone are all located along Georgia Avenue on sloped terrain. ANC 4A supports the limitations, setbacks, and designated open areas along Georgia Ave. Their heights are limited in the proposed zoning to the following:

Land Bay A2 – closest to Fern on Georgia—is limited to 70 feet and 5 stories— this allows for retail at the ground floor which requires a higher ceiling height than residential – so perhaps 18 feet including structure plus 4 floors of residential at 9 to 10 foot ceilings plus 2 feet of structure each = 66 feet. There is a slope of up to 10 feet on this site.

Land Bay F - Near the big stand of trees on Georgia across from townhouses – the building is limited to 60 feet in height within 100 feet of Georgia (so almost 200 feet away from the townhomes across Georgia Avenue and 75 feet at the town center and a maximum of 6 stories. Given larger format retail and off-street loading requirements for trucks, this would likely include 1 story of retail and 4 stories of housing closest to Georgia, with 5 stories of housing over 1 story of retail closer to 12th street. The grade drops 11 feet from the NW corner to the SE corner of this block.

Open Space on Georgia Ave ANC 4A cares deeply about protecting the mature trees along Georgia Ave and strongly supports the no-build areas shown by the Office of Planning at the center of Land Bay F

Land bay G 4 across from 6 story buildings on Georgia the height of proposed buildings is 75 feet and 6 stories – 1 retail plus 5 residential above This is consistent with several of the buildings across Georgia Ave In this land bay the elevation drops from the NW corner to the SW corner for 5 feet

Land bay K 1 at the corner of Georgia Ave. and Aspen St is the southern gateway of the site with ground floor retail proposed. It is limited to 70 feet and 5 stories. The retail in this location could be 20 feet high plus four stories of residential This site slopes down to the west by over 20 feet

3 ASPEN STREET. (See Exhibits 12, 13, and 14)

ANC acknowledges that the SAP provides the right to build in the WR-8 zone as a part of the overall program It is however important to ANC 4A that the homes across the street are not dwarfed or overshadowed by the proposed new building. The homes located across the street on Aspen Street, NW, vary in height from 1 to 2 5 stories and are built on a significant hill of more than 23 feet in elevation, and many are built well above the Aspen St elevation

ANC 4A has heard significant concerns about open space from our residents concerning the corner of 16th Street and Aspen Street Members of our community have requested that

- The building line be set back from 16th Street by at least the same amount as other buildings on adjacent blocks so as not to ruin views along 16th Street,
- That there be sufficient open space along Aspen Street so that the building does not tower over the townhomes across the street
- That the parcel be treated in deference to its location near Rock Creek Park, and
- That the allowable building height be similar in scale to Delano Hall and its proposed school gym addition next door
- Some community members would prefer open space on this site.

ANC 4A asked OP to mitigate the height and setbacks on the parcel and has further analyzed the parcel and OP's zoning recommendations It is important to compare the

proposed zoning to the SAP approved by City Council. The proposed zoning makes the following reductions from the SAP in development potential for WR-8.

1 **Maximize Open Space and Setbacks:** The proposed WR-8 zone results in a total open space ratio of almost 40%, which is a large percentage of the total area of the zone and its adjacent streets. The open space is comprised of setbacks and ROW's on Aspen and 16th Street, as well as open space within the parcel

- There is already an existing 50 foot setback along 16th Street. Given the length of the zone along 16th Street (230 feet), that setback area provides open space of 0.29 acres
- The proposed zoning creates an additional setback of 20' along Aspen Street. Over a length of 220 feet, this provides additional open space of 0.1 acres
- The proposed zoning also reduces lot coverage from 100% to 80%. This means that 20% of the lot will be open space. Lot J.2 is 1.26 acres, so 20% provides additional open space of 0.25 acres
- Combined, these areas total 0.64 acres of open space in WR-8. WR-8 contains a total of approximately 1.65 acres, so 0.64 is approximately 40% of the overall zone

2. Discussion

Siting. As designed, it includes a 25 ft setback from Aspen Street. The siting of the building sets back from Aspen St. This means that the existing single family homes on Aspen are located approximately 100 feet away from the new building. Along 16th street, zoning requires a 50 foot setback from 16th street consistent with other buildings along 16th Street. Together with the setbacks along Aspen and 16th Street, the historic lawn to the north along Main Drive provides significant green space surrounding the building, consistent with its prominent location closest to Rock Creek Park and the tree preserve area on the Department of State (DOS) portion of the site.

Size. The proposed zoning further requires that the building steps back an additional 25 feet from Aspen Street at the top floor, so that its visual height at Aspen Street is limited to 50 feet. This proposed building is five stories tall plus a lower level facing 16th Street, and therefore maximum height is limited to 6 stories. Its overall height is further consistent with the roof line at the top of the adjacent Building 11 – Delano Hall and its proposed new school gymnasium and classrooms. The absolute building height is lower than that of the peak of the roof of Building 11.

Zoning has lessened the impact of this new construction by ensuring a maximum height limit of 50 feet at the middle of the building at Aspen, plus an additional

setback both at the ground level and uppermost floor of the proposed building of 25 feet each.

3 Request for no building in WR-8. There are members of the community who would prefer that all of WR-8 be open space. However, this was not envisioned in the SAP which serves as a baseline for the proposed development program, and which includes significant important benefits to the community and the city. Removal of buildings here cannot be made up elsewhere on site without negatively impacting heights of buildings and impact on other portions of the site, and was not contemplated in the SAP. It appears that OP has listened to community concerns about height, setbacks and size of the building and responded by significantly reduced the building that would have been allowed under the SAP.

For the above reasons, ANC 4A supports the restrictions that the proposed WR-8 zoning places on the proposed building. ANC 4A supports the siting and size of the 5 to 6 story building scheduled to be located in WR-8.

IV. **TOWN CENTER.** (See Exhibit 15)

ANC 4A strongly supports bringing new retail to Walter Reed and opening up the inside of the campus. Central to this effort is a new anchor grocery store at the center of the site on Land bay E. This is subject to WR-2 Zoning.

Only WR-2 allows a maximum of 85 feet and 7 stories. This is driven by grades and building configuration to accommodate grocery and off street loading. The site drops from a high elevation of 303 at the NW corner to a low elevation of 275 at the SW corner – a drop of 28 feet – the equivalent of 2 to 3 stories.

THE GROCERY space must function with the loading so trucks can back in to deliver product, and the entire building must also accommodate 5 stories of residential above the retail. At the northern end of this site along Elder the grocery floor elevation is actually slightly below street level of Elder. To make better edges for the building instead of an empty brick wall side of grocery, the zoning allows for a residential liner of 2 stories which is the same height as one story of grocery. The building takes advantage of the sloping topography of the site and ranges in height from 72 feet and 6 stories at the NW corner to a maximum of 85 feet and 7 stories at the SW corner. The proposed zoning height is over 30 feet lower than the hospital that stands in this location now.

Land bay D has very similar severe topography of 25 feet of drop from North to south. It is 6 stories at the north and 7 stories at the south. Absolute height is lower than Land bay E as residential heights are lower than grocery heights. Zoning limits the height of this

building to 85 feet, consistent with the grocery anchored building ANC 4A supports the 85 height limit for only Land bay D and E

V TOPOGRAPHY

An objective of topography is to determine the position of any feature or more generally any point in terms of both a horizontal coordinate system such as latitude, longitude, and altitude. Identifying (naming) features and recognizing typical landform patterns are also part of the field

A topographic study may be made for a variety of reasons: military planning and geological exploration have been primary motivators to start survey programs, but detailed information about terrain and surface features is essential for the planning and construction of any major civil engineering, public works, or reclamation projects

ANC 4A understands that Walter Reed has rolling topography All of the proposed elevations are more than 30 feet lower than the existing “new” hospital The numbers discussed below are elevations

- Estimated top of roof on Fern St. for existing homes is estimated at 335 to 360 (as the road also slopes from Elevation 320 at the West to 300 at the East.
- Maximum Elevation of proposed Fern St Townhomes is approximately 342 at middle of row
- Maximum Elevation of Town Center is 376 (over 300 feet away from neighborhood at Fern)
- Maximum height on Georgia ranges due to topography from Elevation 347 feet at corner of Fern and Georgia, to Elevation 350 to 355 along all of Georgia, to maximum 365 at the southern corner of Georgia and Aspen

If considered across the entire perimeter of the site these absolute heights are not only consistent with buildings across Georgia Avenue (100 plus feet apart) – higher or lower than neighboring properties by the equivalent of one or two stories, but also considerate of view corridors and historic buildings throughout the site

VI ZONING TIMELINE, DRAWINGS AND MODELS.

ANC 4A has worked diligently with the city and the LRA and other ANC's for over 7 years to develop the SAP for Walter Reed. To help better understand this complex plan, rolling site topography, and development program, we have attached illustrative sections and neighborhood photos that were prepared by the city which were publicly presented at the CAC meeting to this resolution. It is important to the ANC 4A that the zoning be implemented to further immediate activation of the site, and start of

development in conformance with the SAP as early as possible. It is important to the ANC 4A that the new hospital be demolished to make way for the proposed town center and grocery, and other local and national retail for the community.

VII. AFFORDABLE HOUSING

The zoning requires affordable housing consistent with Inclusionary Zoning (IZ) legislation. The ANC 4A acknowledges that the developer has committed to 432 units of affordable housing to be developed. They will be contractually obligated to provide this housing:

- 114 units will provide homeless housing with full supportive services, run by non-profits and serve homeless veterans (41 units) plus homeless seniors (73 units),
- 109 units will be targeted to 50% of median for rental
- 149 units will be targeted to 80% of median for rental
- 30 units will be targeted to 50% of median for first time home buyers, and
- 30 units will be targeted to 80% of median for homebuyers
- In response to community outreach the development team has created a senior village and programs to support seniors on site

ANC 4A recommends that the developer be contractually obligated through the LRA to provide a minimum of 432 affordable units – (20 percent of total units) as described above. ANC 4A further recommends that the zoning allow location and priorities for affordable housing to best meet the needs and priorities of the citizens of Ward 4, and that some units be targeted to seniors, veterans, teachers, firefighters, police officers and artist housing per community priorities. Affordable housing should be spread throughout Walter Reed.

VIII. TRANSPORTATION

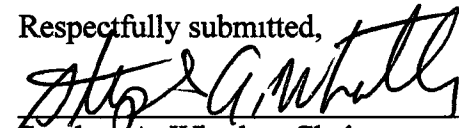
ANC 4A recommends (1) that parking needs to be available for every residential unit, and that parking spaces on private streets should not be counted toward the total number of required parking spaces at the site, and (2) that the Developer should also be required to provide additional services, such as electric car charging stations and parking for car sharing services as well as expanded handicapped parking capacity.

BE IT FURTHER RESOLVED, that Commissioner Stephen A. Whatley, ANC 4A03, is hereby authorized to serve as the Commission's representative in all matters relating to this resolution, with Commissioner Dwayne Toliver, ANC 4A02 serving as alternate.

BE IT FURTHER RESOLVED, that ANC 4A requests that the Mayor, Deputy Mayor for Planning & Economic Development, the DC City Council, Hines-Urban Atlantic-Triden and all

pertinent parties give “great weight” to the view of ANC 4A for matters pertaining herein. 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.

Respectfully submitted,



Stephen A. Whatley, Chair
ANC 4A

CC:

Muriel Bowser, Mayor, Washington, D C
Councilmember Phil Mendelson
Councilmember Elissa Silverman
Councilmember Brianne Nadeau
Councilmember Anita Bonds
Councilmember Vincent Orange
Councilmember David Grasso
Councilmember Kenyan McDuffie
Councilmember Charles Allen
Councilmember Jack Evans
Councilmember Mary M Cheh
Councilmember Yvette Alexander

For Reference: The Parks at Walter Reed

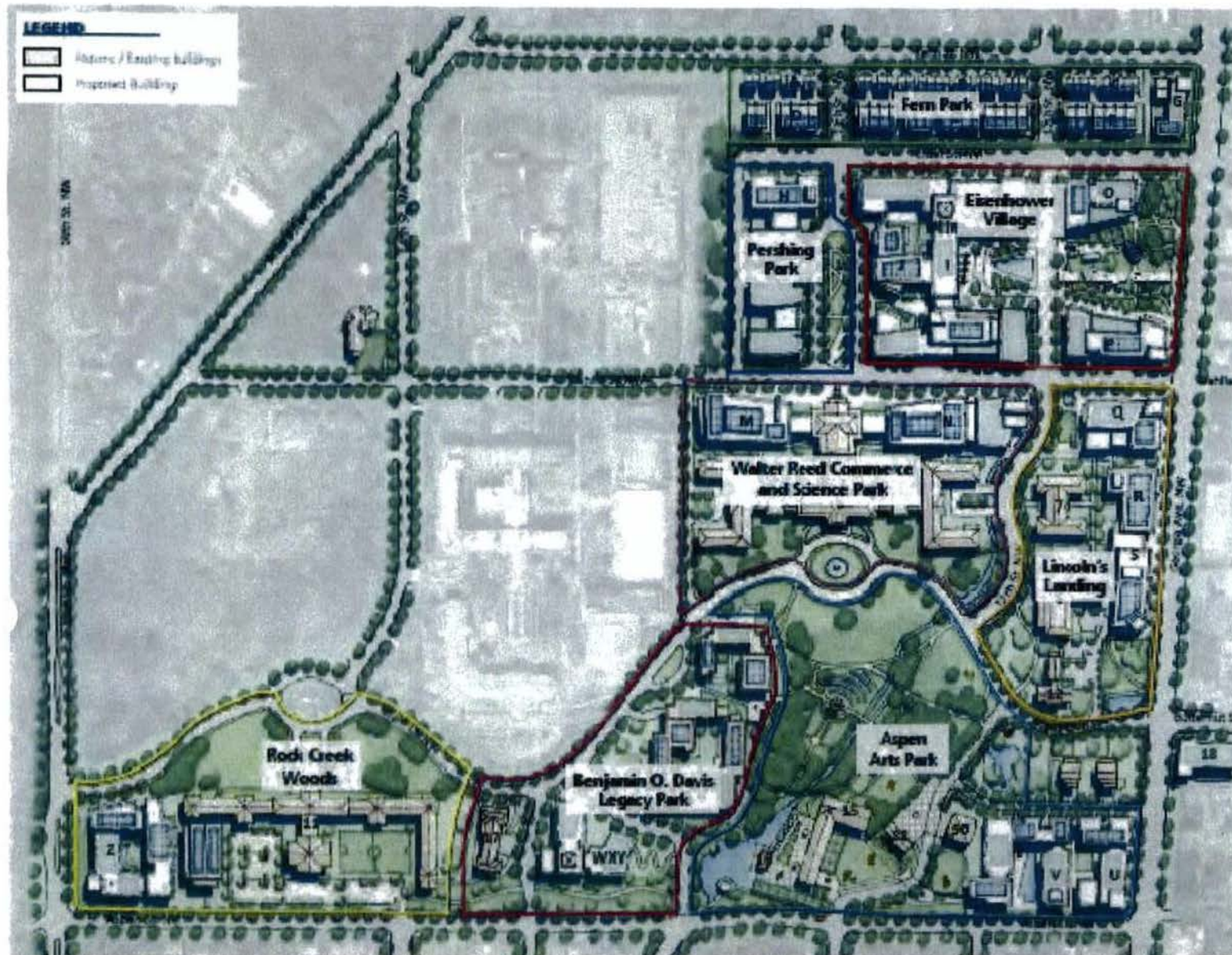


EXHIBIT 1





EXHIBIT 3



WR 1 – Fern Street

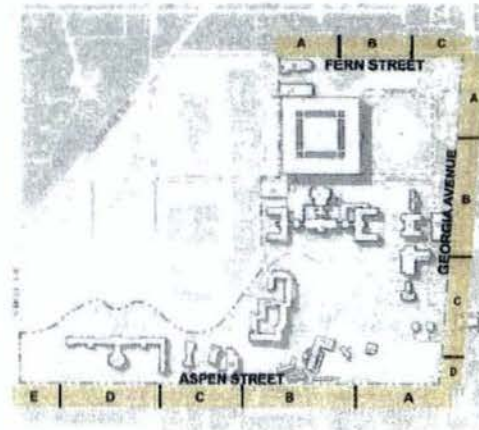
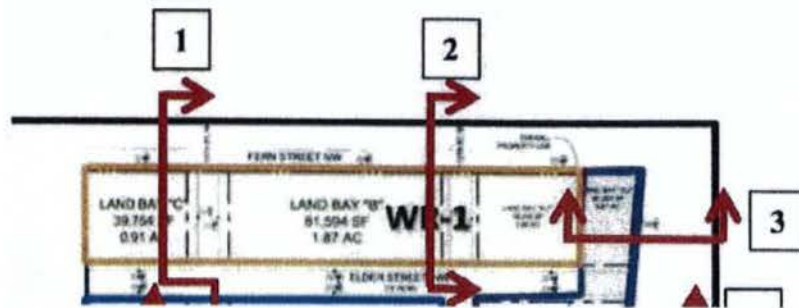
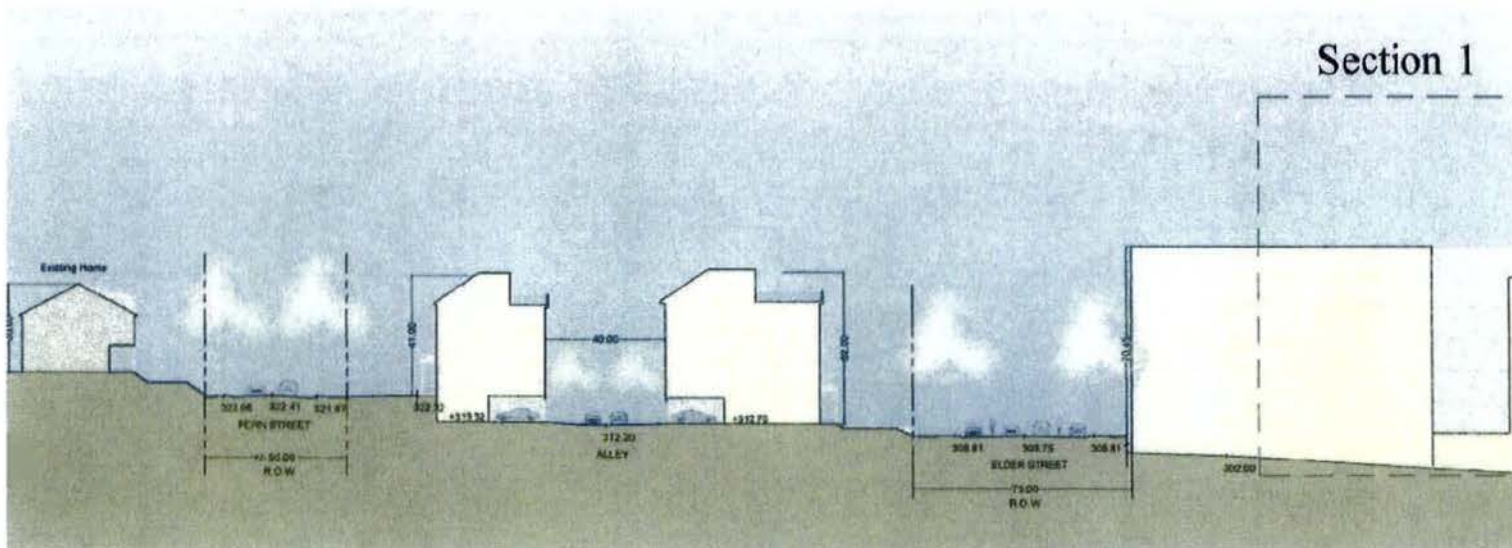
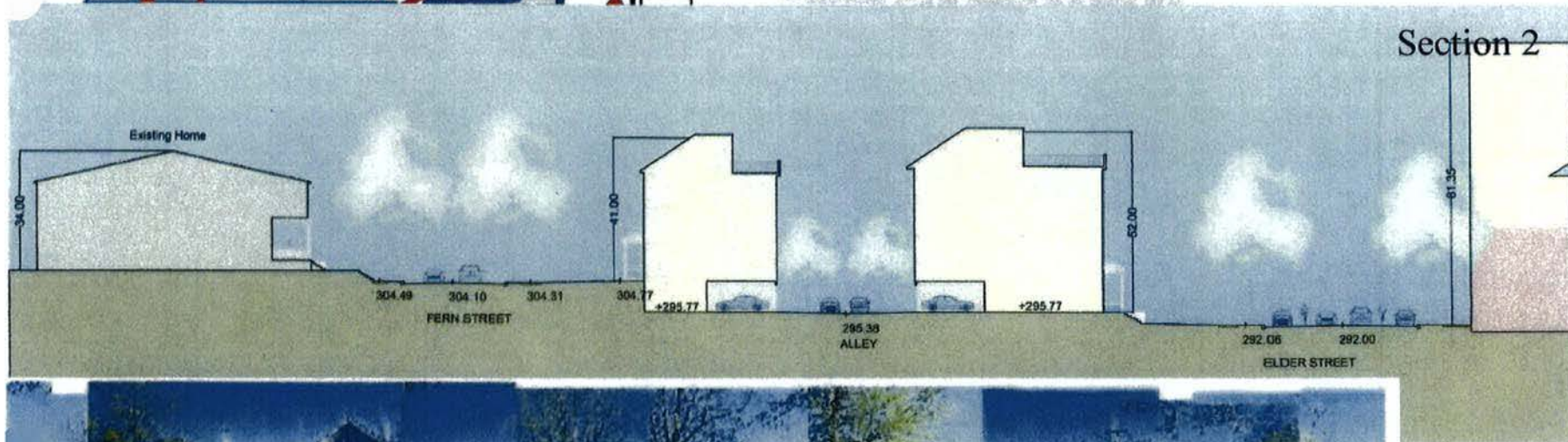
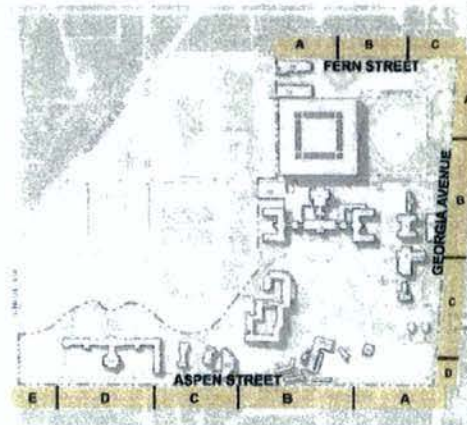


EXHIBIT 4



WR 1 – Fern Street

EXHIBIT 5



Section B



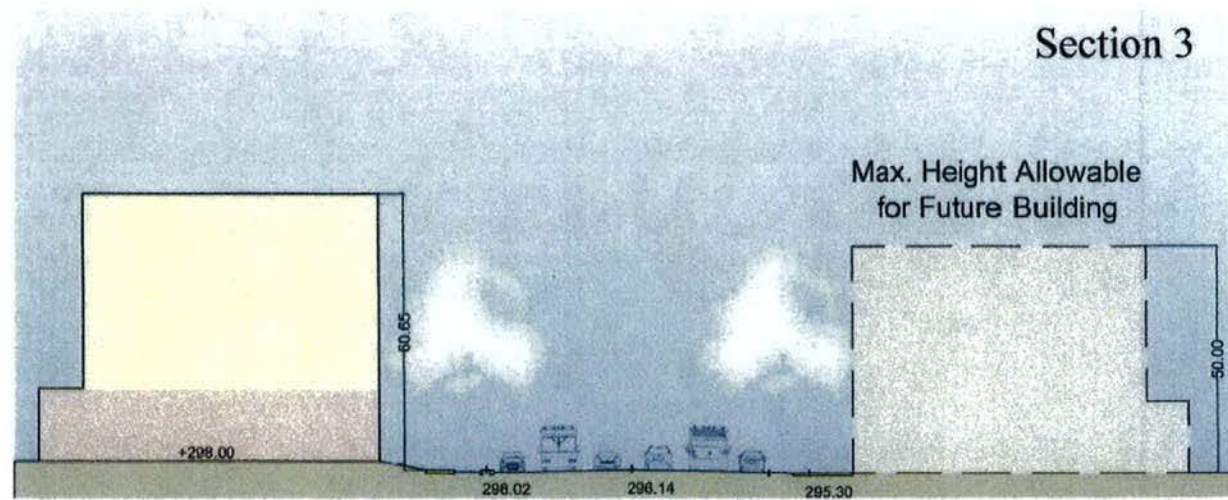
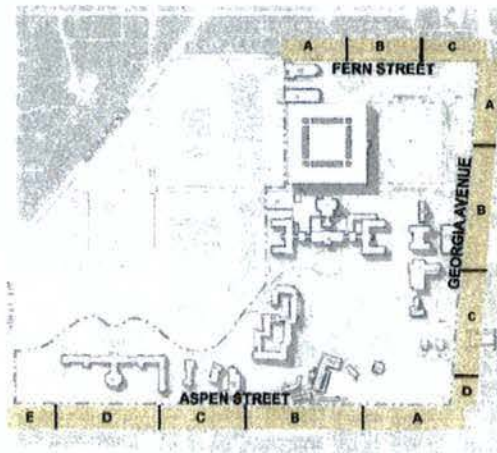
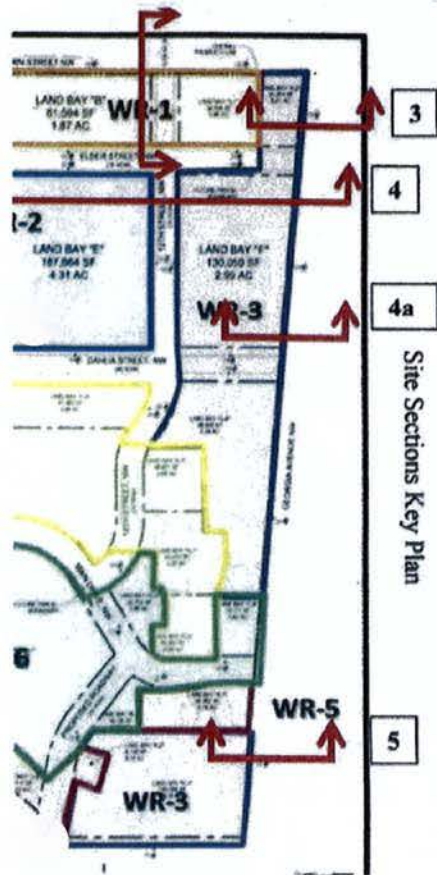
Section C

For Reference: The Parks at Walter Reed Townhome Typology



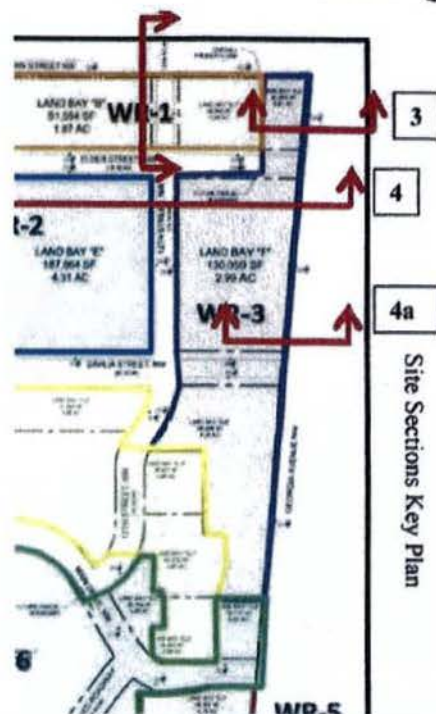
WR 3 – Georgia Ave.

EXHIBIT 7



WR 3 – Georgia Ave.

EXHIBIT 8A



Site Sections Key Plan

Section 4

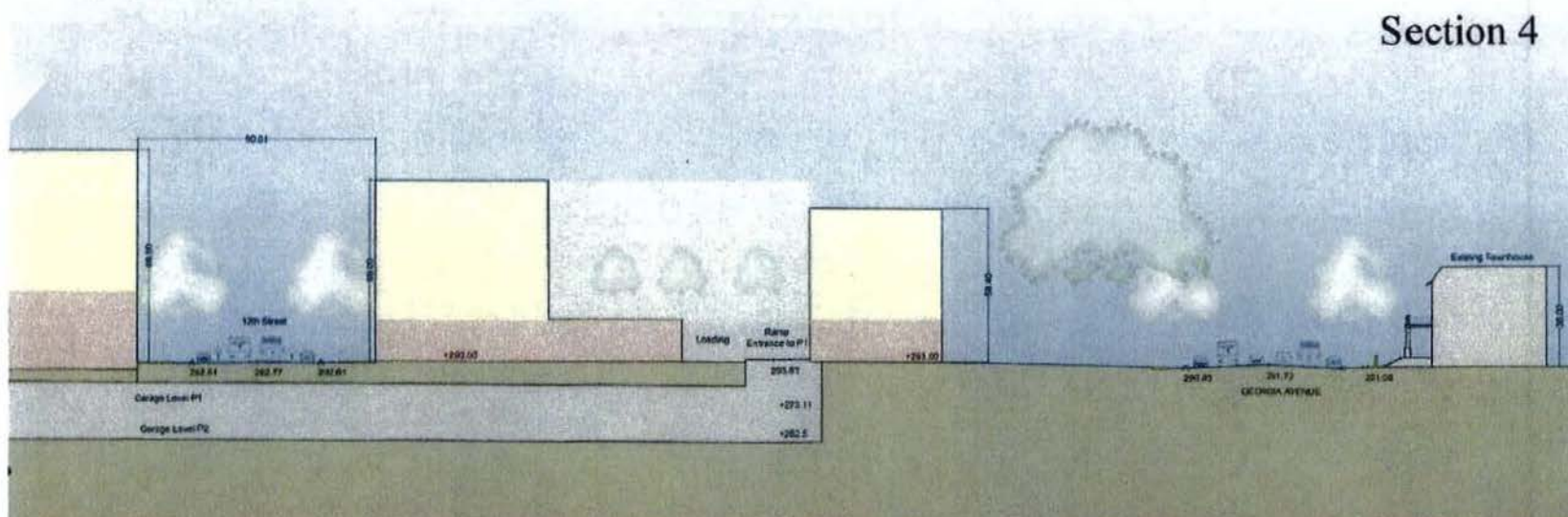
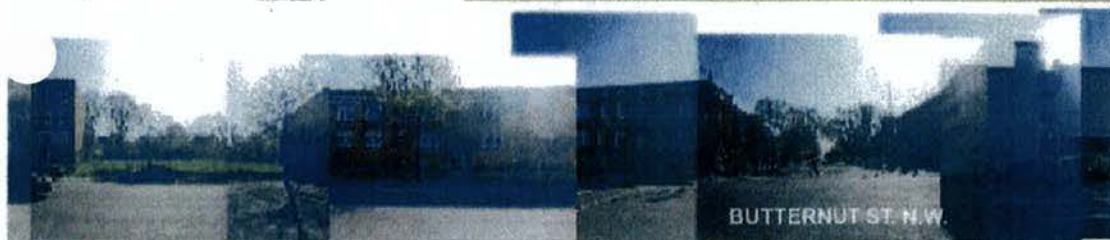
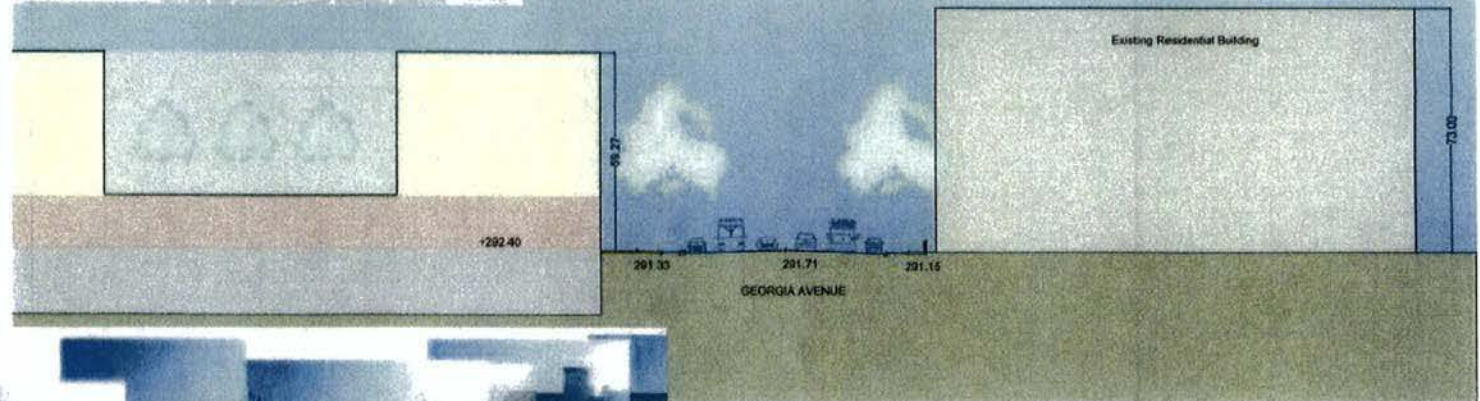
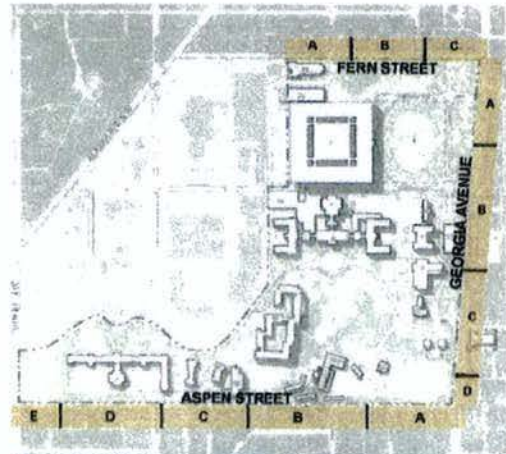
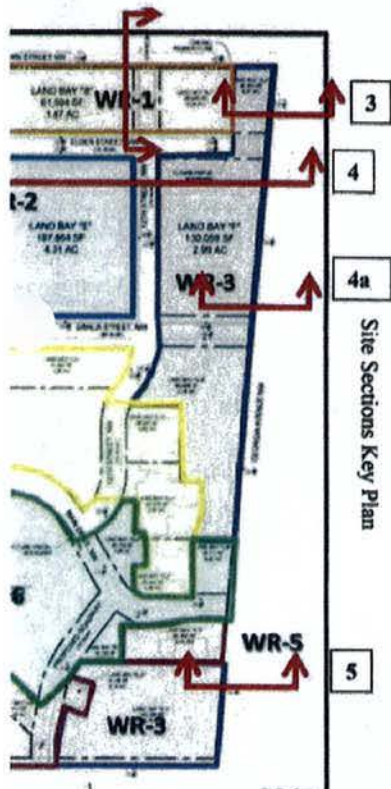


EXHIBIT 8B



WR 3 – Georgia Ave.

EXHIBIT 8C



Section C

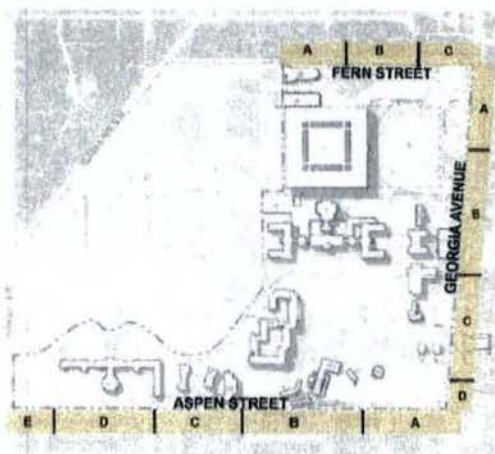
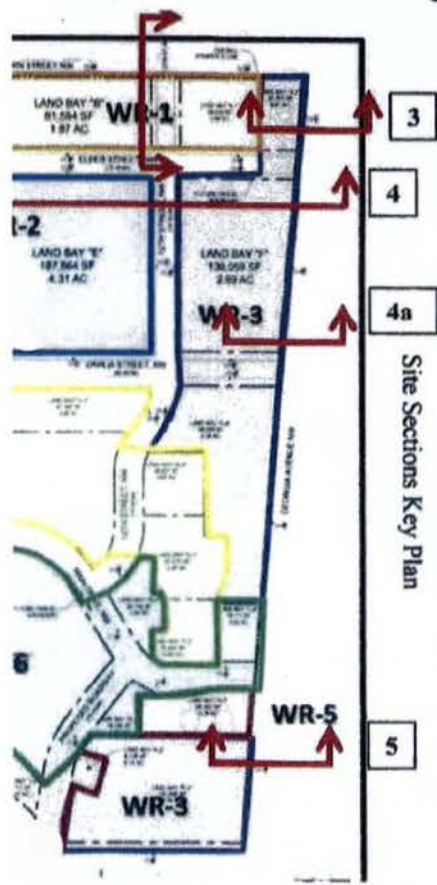


Section D

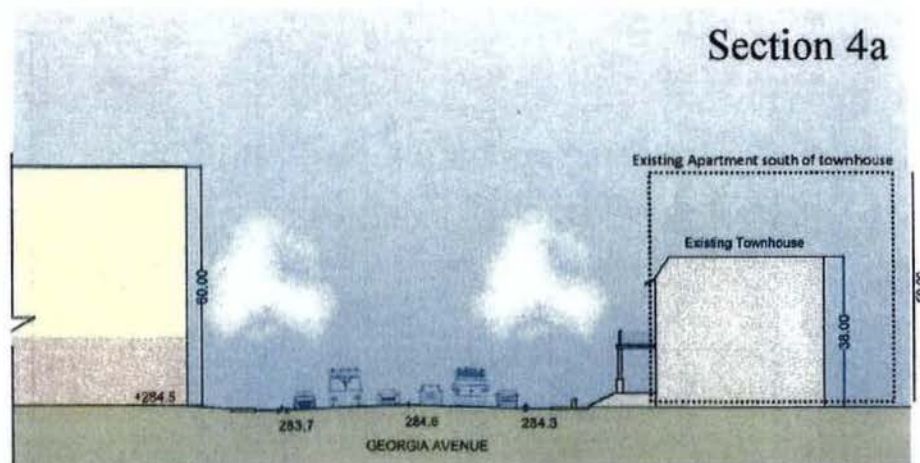
Georgia Ave
Context Photos

WR 3 – Georgia Ave.

EXHIBIT 9



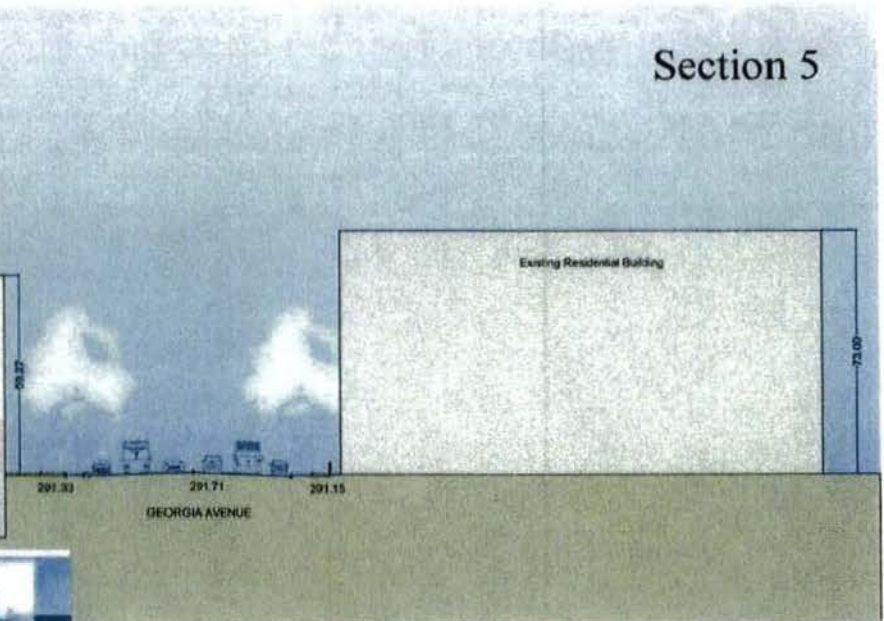
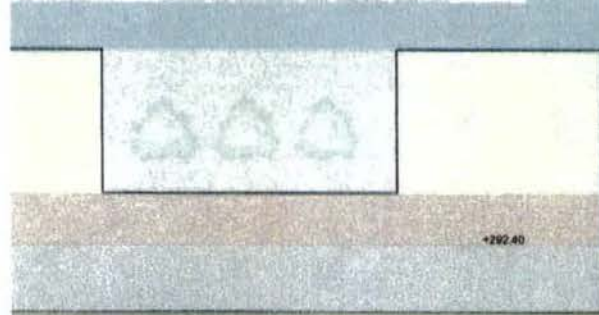
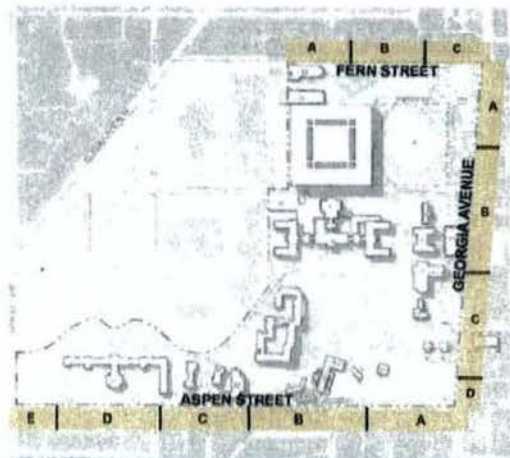
Section 4a



Section B

WR 3 – Georgia Ave.

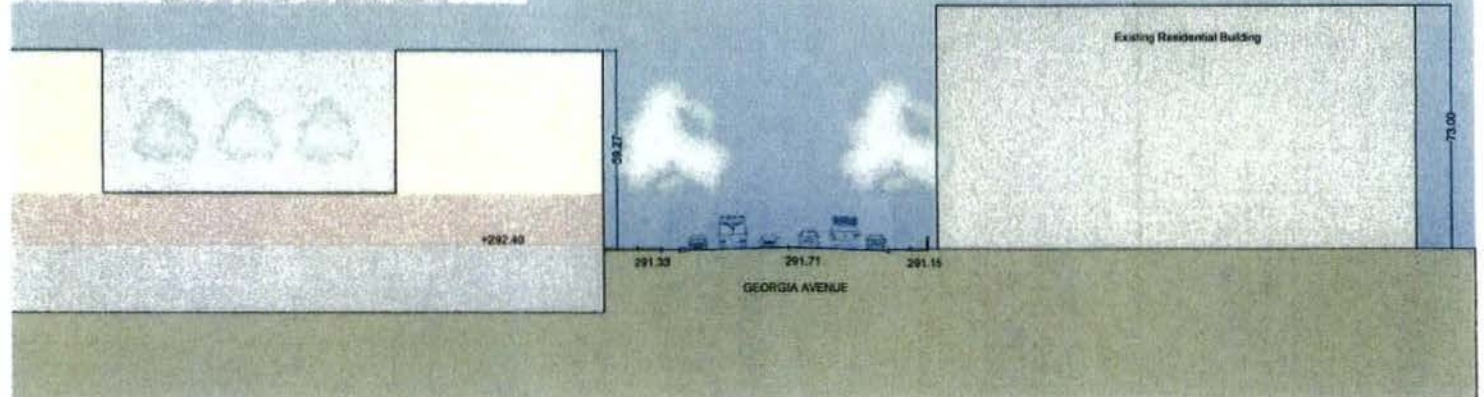
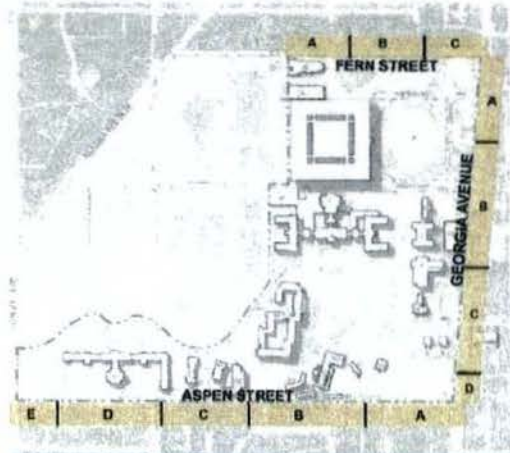
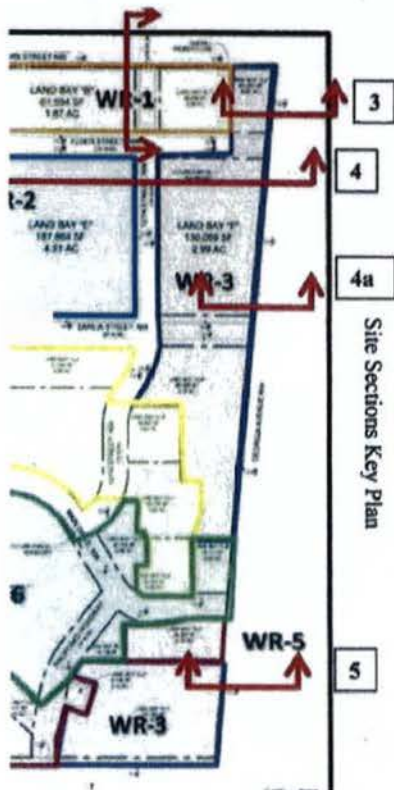
EXHIBIT 10



Georgia Ave
Context Photos

Advisory Committee meeting – February 25, 2015

WR 3 – Georgia Ave.

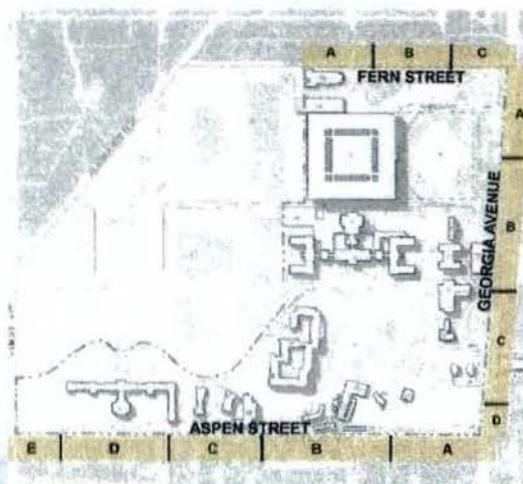
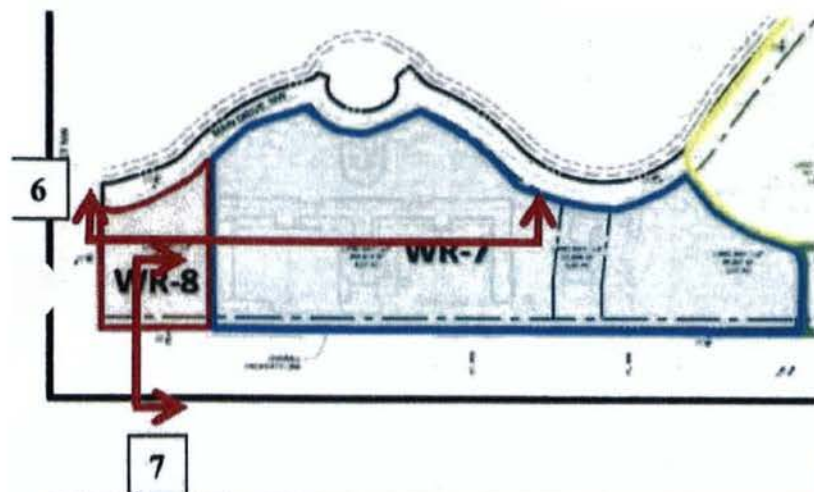


Aspen St. Context Photos

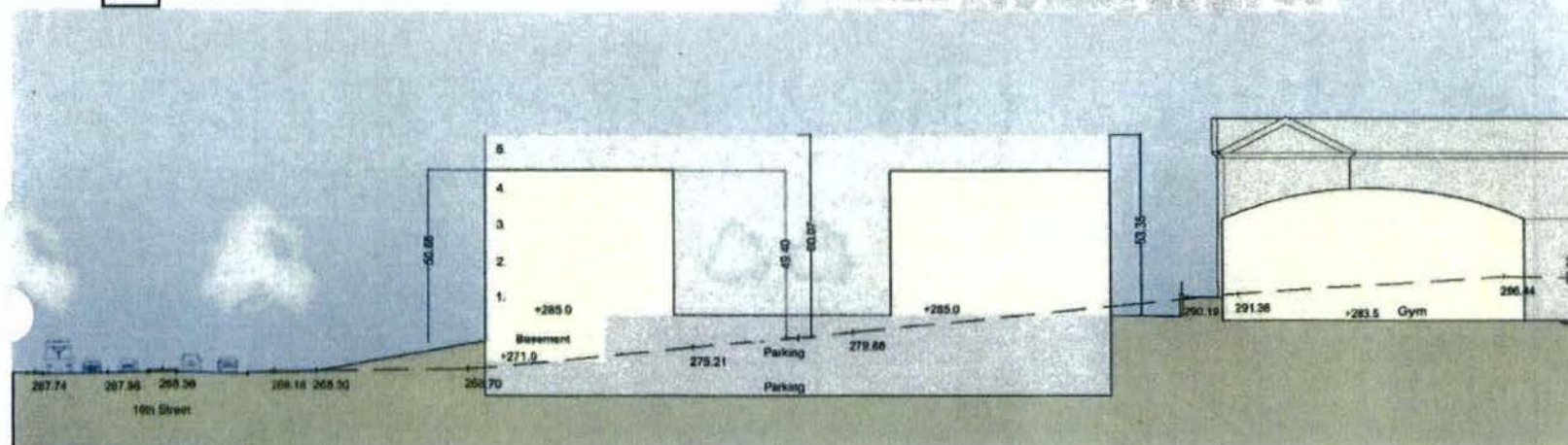


Section A

WR 8 – Housing



Section 6

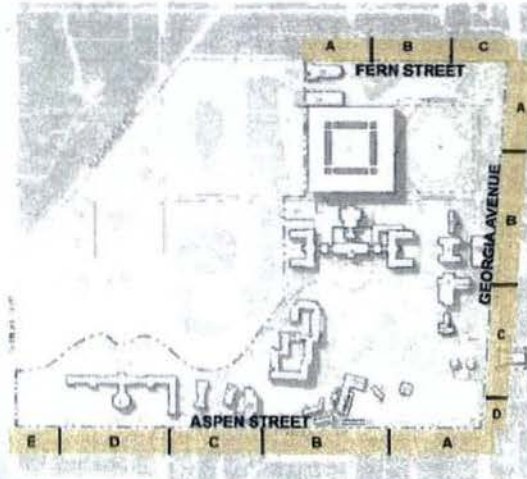
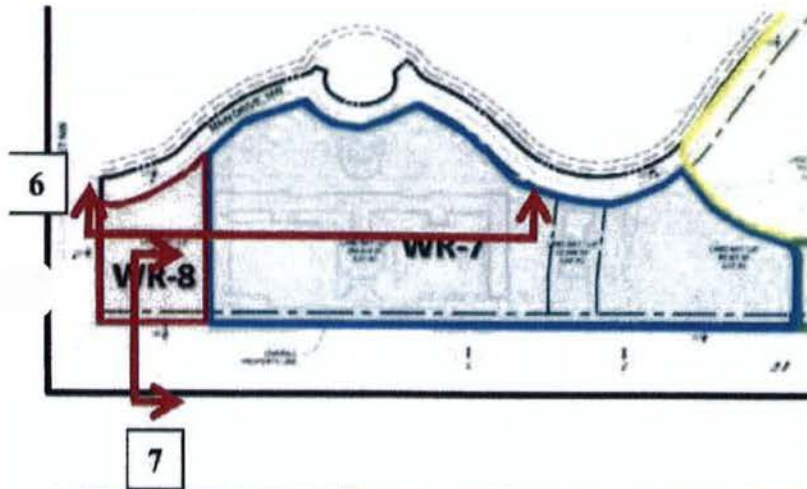


Section E

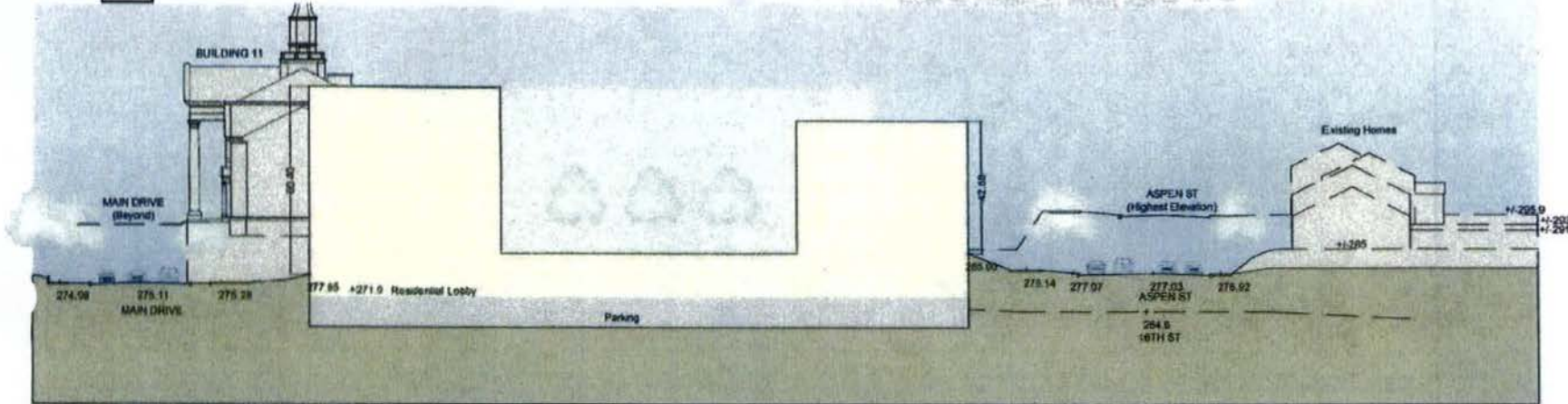
Aspen St.
Context Photos

WR 8 – Housing

EXHIBIT 13



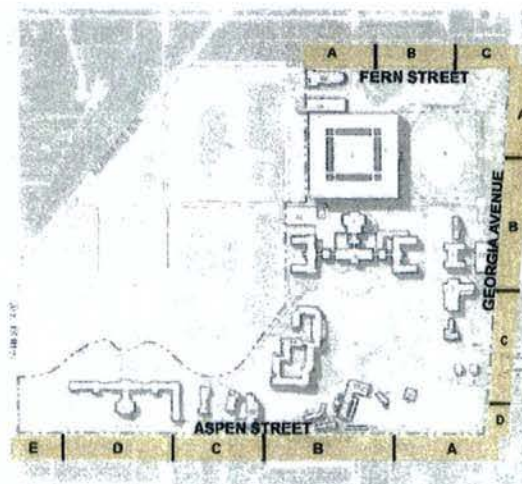
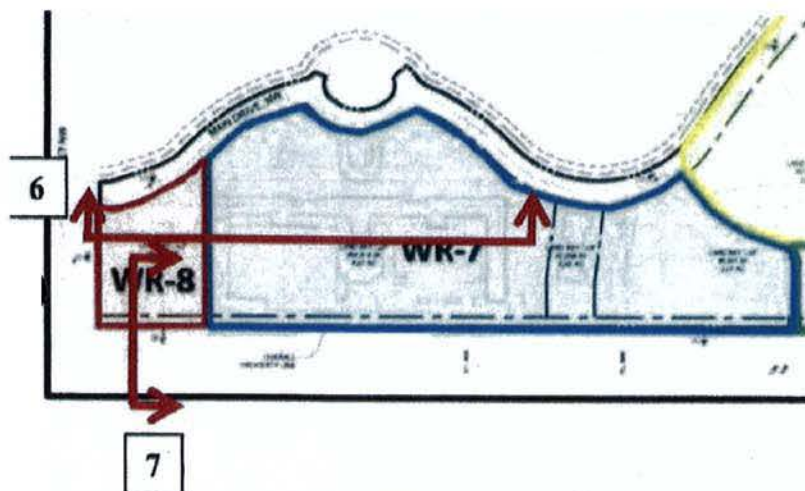
Section 7



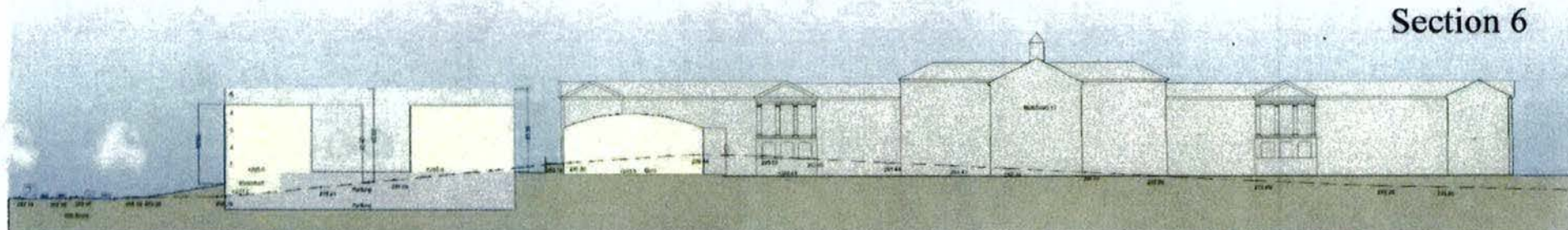
Section E

Aspen St.
Context Photos

WR 7 – School + Housing



Section 6



Section D



Section E

Aspen St.
Context Photos

WR 2 – Town Center

