



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; Barbara Rogers, ANC 4B08

April 22, 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

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2015 APR 23 AM 8:27

Dear Chairperson Hood:

At a regular public meeting on April 22, 2015 (notice of which was properly given, and at which a quorum of nine of nine members was present) Advisory Neighborhood Commission 4B voted (8 yes, 0 no, 1 abstain) to adopt the attached resolution amending recommendations regarding ZC 14-22, Text and Map Amendment to Create and Implement the Walter Reed Zone, originally adopted on February 23, 2015 as Resolution R15-0202.

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

ZONING COMMISSION
EXHIBIT NO. 29
District of Columbia

CASE NO. 14-22
EXHIBIT NO. 29



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

RESOLUTION # 15-0402
Amendment to Recommendations Regarding
ZC 14-22, Text and Map Amendment to Create and
Implement the Walter Reed Zone
Adopted April 21, 2015

Commissioner Brenda Speaks, ANC 4B-05, submits the following amendment to Resolution R15-0202 to ANC 4B on April 21, 2015. This amendment requests that Advisory Neighborhood Commission 4B does support the 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 reduces the current maximum height on site by reducing the height (130 feet) from that of the hospital to be demolished to a maximum at the steepest part of the site to 85 feet.
- Through the specific provisions of WR-1, WR-3; WR – 5; WR-7; and WR-8 makes sure that through a combination of setbacks from neighboring blocks, height limitations lower than the SAP and maximum building heights suggested
- The proposal permits 18-foot-wide townhouses that are up to four or five stories tall, to accommodate the significant hill on site, be compatible with homes across the site and allow for an occupiable roof structure and roof deck to take advantage of the views. This design is fully compatible with the adjacent surrounding community.
- Residents have been provided multiple, detailed presentations on the proposed zoning, and have seen detailed sections through the site that reflect maximum zoning density and heights. We are satisfied that the

density on site is actually being reduced from its current density, and that building heights are compatible with all surrounding uses. The sections through the site clearly demonstrate these points.

RESOLVED:

- The Commission recommends that all building heights be established per the proposed zoning and are well within the SAP previously approved by ANC 4B.
- The Commission recommends that townhome designs, heights, and widths at Walter Reed are compatible with those on nearby Georgia Avenue and on Fern Place, NW.
- The Commission recommends that the Zoning Commission ***act promptly*** on the proposed re-zoning of the Walter Reed Site as the Office of Planning and the LRA have provided detailed sections and site plans showing topography, height, bulk, massing and other key features of the proposed development within the context of the height, bulk, and massing of the surrounding community.

Affordable Housing

The LRA has met the most stringent commitment to affordable housing, and has acted early to fund this housing. Priorities reflect those of Ward 4 for affordable senior housing (Ward 4 has the largest senior population of the entire city), homeless housing for veterans and seniors, and inclusionary zoning provisions. The affordable housing includes over:

- 114 units to serve homeless seniors and veterans with full support services,
- 109 rental plus 30 for sale restricted to 50% of median; and
- 149 rental plus 30 for sale restricted to 80% of median.
- A total of 432 units is committed by the LRA and this very high commitment fully satisfies the community needs for affordable housing.

RESOLVED:

That, in view of the severe shortage of available affordable housing, the Commission strongly recommends that the LRA maintain its commitment to 432 units of affordable housing as shown above to meet community based priorities at Walter Reed.

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 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 handicapped parking capacity.

FURTHER RESOLVED:

That Commissioner Brenda Speaks, 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 nine of nine members was present) on April 21, 2015 by a vote of 8 yes, 0 no, 1 abstain.