



BEFORE THE ZONING COMMISSION OR
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA



FORM 140 - PARTY STATUS REQUEST

Before completing this form, please review the instructions on the reverse side.
Print or type all information unless otherwise indicated. All information must be completely filled out.

PLEASE NOTE: YOU ARE NOT REQUIRED TO COMPLETE THIS FORM IF YOU SIMPLY WISH TO TESTIFY AT THE HEARING. COMPLETE THIS FORM ONLY IF YOU WISH TO BE A PARTY IN THIS CASE.
(Please see reverse side for more information about this distinction.)

Pursuant to 11 DCMR §§ 3022.3 or 3106.2, a request is hereby made, the details of which are as follows:

Name:	Karen Wirt for ANC 6C		
Address:	PO Box 77876, Washington DC 20013-7787		
Phone No(s):	202-547-7168	E Mail:	6C02@anc.dc.gov
I hereby request to appear and participate as a party in Case No.:		ZC 15-01	
Signature:	<i>Karen J. Wirt</i>	Date:	5/18/2015
Will you appear as a(n)	☒ Proponent ☐ Opponent	Will you appear through legal counsel?	☐ Yes ☒ No
If yes, please enter the name and address of such legal counsel.			

Name:			
Address:			
Phone No(s):		E Mail:	

PARTY WITNESS INFORMATION:

On a separate piece of paper, please provide the following witness information:

1. A list of witnesses who will testify on the party's behalf;
2. A summary of the testimony of each witness (*Zoning Commission only*);
3. An indication of which witnesses will be offered as expert witnesses, the areas of expertise in which any experts will be offered, and the resumes or qualifications of the proposed experts (*Zoning Commission only*); and
4. The total amount of time being requested to present your case (*Zoning Commission only*).

PARTY STATUS CRITERIA:

Please answer all of the following questions referencing why the above entity should be granted party status:

1. How will the property owned or occupied by such person, or in which the person has an interest be affected by the action requested of the Commission/Board?
2. What legal interest does the person have in the property? (i.e. owner, tenant, trustee, or mortgagee)
3. What is the distance between the person's property and the property that is the subject of the application before the Commission/Board? (Preferably no farther than 200 ft.)
4. What are the environmental, economic, or social impacts that are likely to affect the person and/or the person's property if the action requested of the Commission/Board is approved or denied?
5. Describe any other relevant matters that demonstrate how the person will likely be affected or aggrieved if the action requested of the Commission/Board is approved or denied.
6. Explain how the person's interest will be more significantly, distinctively, or uniquely affected in character or kind by the proposed zoning action than that of other persons in the general public.

Except for the applicant, appellant or the ANC, to participate as a party in a proceeding before the Commission/Board, any affected person shall file with the Zoning Commission or Board of Zoning Adjustment, this Form 140 not less than fourteen (14) days prior to the date set for the hearing.

Form 140 - Party Status Request for ANC 6C

Party Witness Information:

1) Tony Goodman, ANC 6C (Ryan McGinness as alternate)

2) ANC 6C supports this PUD because it will contribute to a vibrant community in many ways.

In particular:

* The pedestrian connection & landscaped plaza to the West of the site is extremely important for the future safety and vitality of the market properties to the North. ANC 6C urges the Zoning Commission to allow for flexibility in how this is built on both the DC-owned parcel and the rear yard of 320 Florida so that this can be coordinated or improved with the adjoining property owner to the North.

* The affordable housing component is unusual in providing for off-site units but this will have the positive affect of including family-sized homes by partnering with an excellent organization in Habitat for Humanity.

3) No expert witnesses are anticipated for ANC 6C.

4) Total amount of requested time is 5 minutes.

Party Status Criteria:

- 1) 320 Florida Avenue NE is directly across the street from ANC 6C. This project proposes to change a bus top which is used extensively by ANC 6C residents. The residents of this building will also use the NoMa-Gallaudet Metro and Metropolitan Branch Trail, both of which are within ANC 6C.
- 2) ANC 6C represents the residents across Florida Avenue from the proposed PUD.
- 3) 320 Florida Avenue is directly across the street from ANC 6C. It is less than 50 feet from the curb line to the center of this road which serves as the ANC border.
- 4) This building will affect traffic, parking, stormwater management and other issues which affect ANC 6C. In addition ANC 6C residents have traditionally extensively patronized businesses in the market area and will use the new plaza and pedestrian connection to the West of the site.
- 5) The DC-owned weed & trash-strewn lot adjacent to this site is a dangerous eyesore for the neighborhood. This project will improve this site to become a major community asset.
- 6) The residents of ANC 6C walk, bike & drive past this site daily and will extensively use the retail, plaza and walkway provided by this project. There are many residents on 3rd and 4th Streets NE who live very close to this project within ANC 6C.



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FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	15-01	Case Name:	Level 2 Development
Address or Square/Lot(s) of Property:	320 Florida Avenue NE		
Relief Requested:	Consolidated PUD & Related Map Amendment from C-M-1 to C-3-C		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	1	3	/	0	5	/	1	5	Was proper notice given?:	Yes	☒	No	☐
Description of how notice was given:	ANC 6C website & Hill Rag advertisement												

Number of members that constitutes a quorum:	6	Number of members present at the meeting:	6
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MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

Safe and clean pedestrian access and public gathering spaces are essential for both the future residents of this building and patrons of the new retail. While this project is in ANC 5D, it is directly across the street from ANC 6C. Residents of this new building will use the NoMa-Gallaudet Metro and bike trails such as the Metropolitan Branch Trail, both of which are in ANC 6C. Similarly, ANC 6C residents already extensively use the retail in the market area.

A primary focus of the ANC's discussion was the potential pedestrian connection into the wholesale market area from Florida Avenue approximately in line with 3rd Street NE. This is an important element in the Florida Avenue Market Small Area Plan.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

ANC 6C supports this PUD because it will contribute to a vibrant community in many ways. In particular:

- 1) The pedestrian connection & landscaped plaza to the West of the site is extremely important for the future safety and vitality of the market properties to the North. ANC 6C urges the Zoning Commission to allow for flexibility in how this is built on both the DC-owned parcel and the rear yard of 320 Florida so that this can be coordinated or improved with the adjoining property owner to the North.
- 2) The affordable housing component is unusual in providing for off-site units but this will have the positive affect of including family-sized homes by partnering with an excellent organization in Habitat for Humanity.

AUTHORIZATION

ANC	6	C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-0
Name of the person authorized by the ANC to present the report:			ANC 6C06 Tony Goodman & Ryan McGinness (alt)	
Name of the Chairperson or Vice-Chairperson authorized to sign the report:			Karen Wirt	
Signature of Chairperson/ Vice-Chairperson:			Date:	5.18.2015

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO
11 DCMR §§ 3012 AND 3115.