

# ANC 3E

Summary of Valor Development's Superfresh/Ladybird Project

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## Notes on ANC3E Resolution and MOU with Valor Development

- ANC3E supported the proposed development via a resolution and has negotiated an MOU with Valor to be included if the proposal is approved
- The MOU contains the following
  - A guarantee to reserve 15,300 sf of retail space within the project solely for use by a full-service Grocer
  - Agree to set aside no less than 10% of the residential GFA for IZ
  - Agree to fund the study and installation of a HAWK light across Massachusetts Avenue to provide safe pedestrian passage between the two shopping centers
  - Agree to implement Pedestrian Infrastructure and Traffic Calming surrounding the site
  - Agree to reorganize, clean and expand existing public alley
  - Commit to LEED Gold certification
  - Agree to implement a Parking plan that restricts building residents from participating in the RPP Program
  - Agree to a parking plan that guarantees 370 parking spaces will be available to the plan

# Notes on Community Engagement

- The Applicant has met extensively with various parties
  - ANC 3E Meetings 11 times
  - ANC 3E Commissioners 13 times
  - ANC 3D Meetings 4 times
  - General Community Meetings 5 times
  - Meetings with Opponents 8 times
  - Meetings with Supporters 5 times

# Comparison – Window view

Final Proposal



Original Proposal



# Comparison – Yuma/48th view

Final Proposal

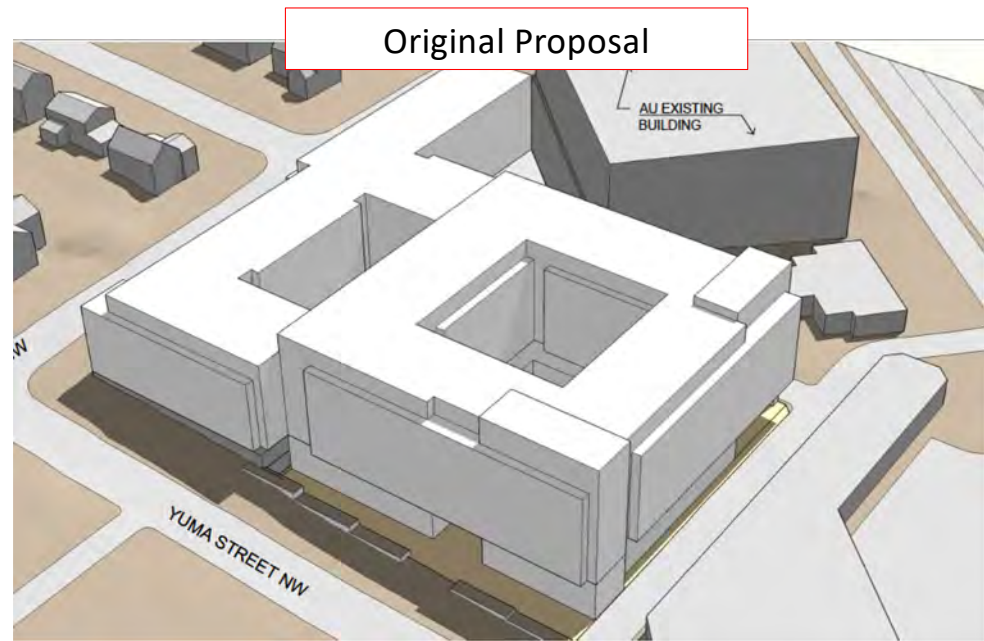
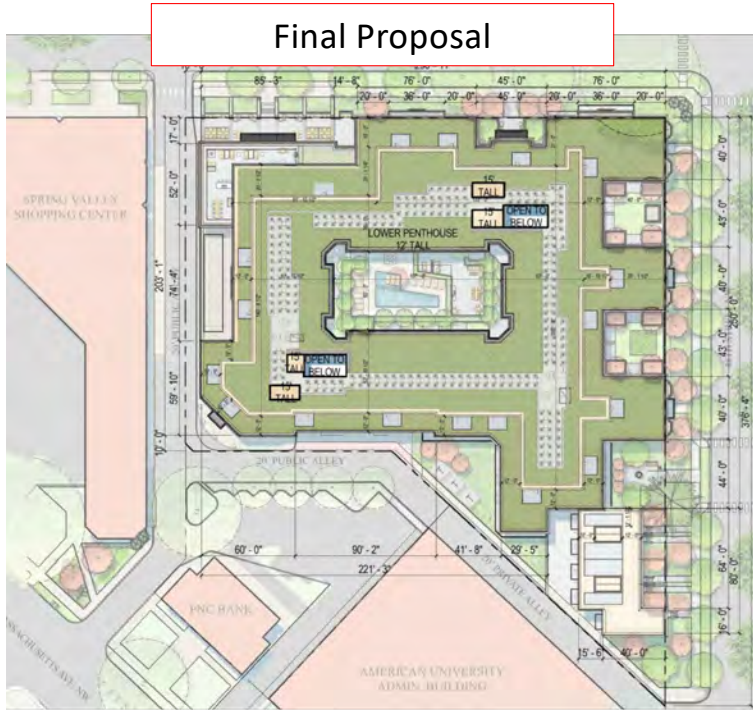


Original Proposal



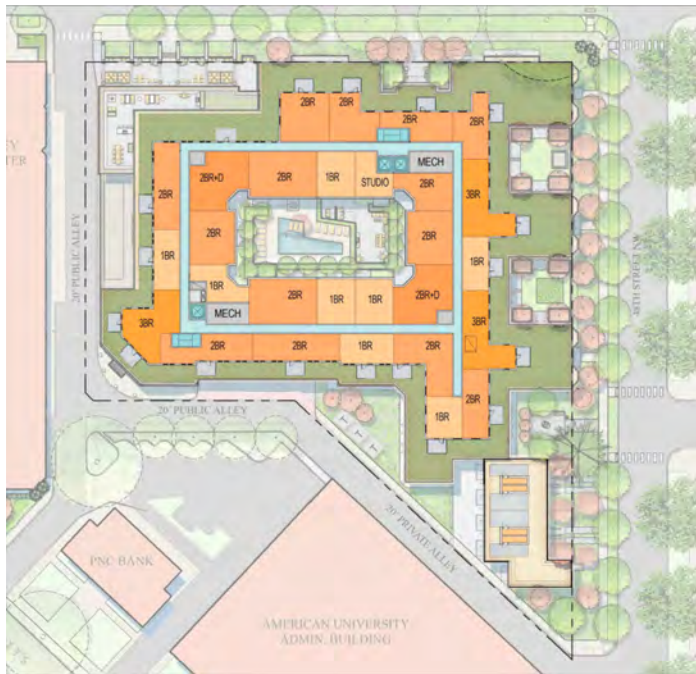


# Comparison – Lot Coverage and Massing

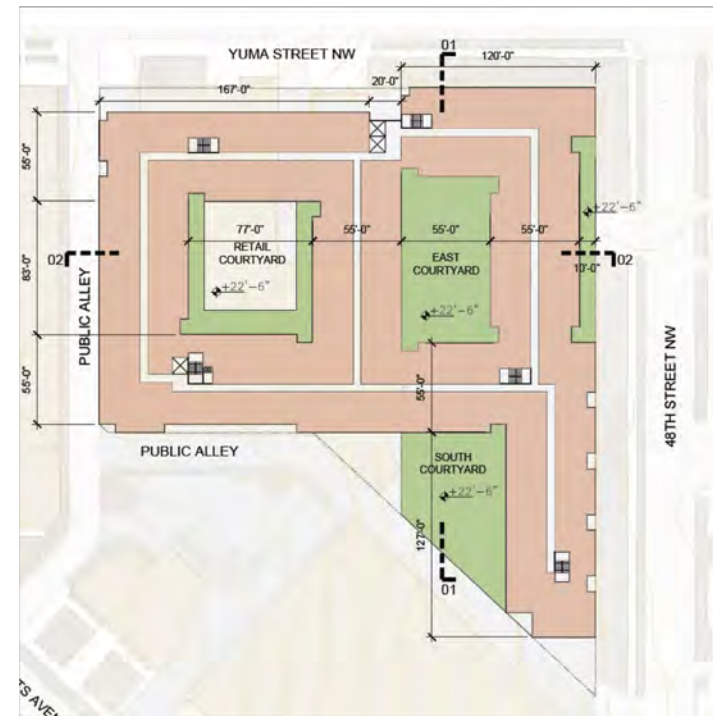


# Comparison – Floor Plans

Final Proposal

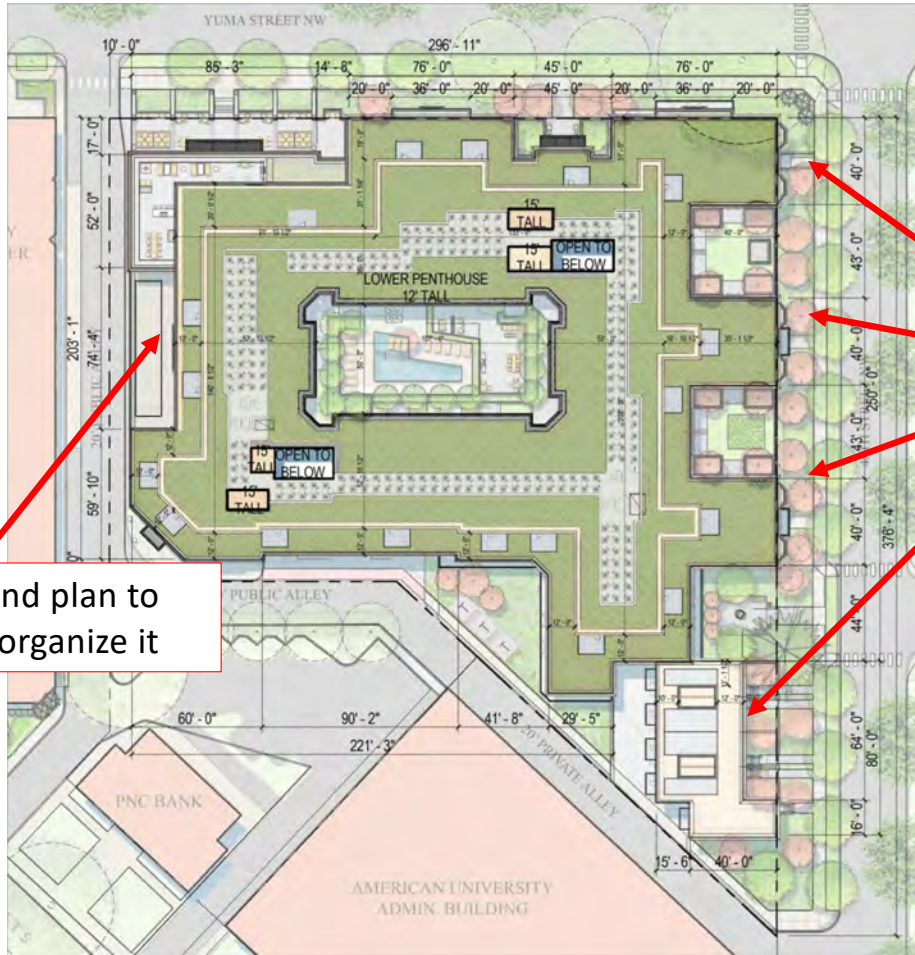


Original Proposal





# Final design - Floor plan



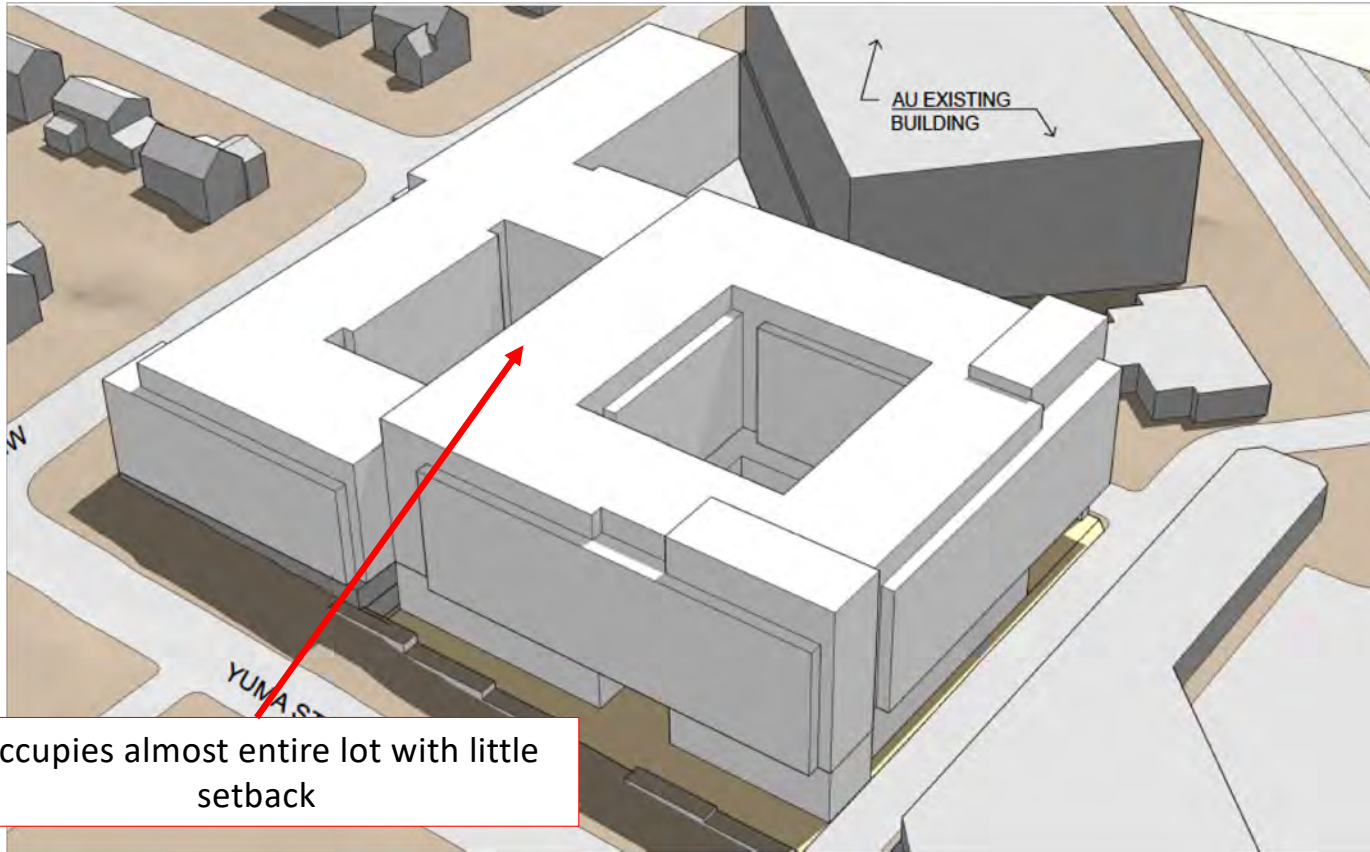
Wider alley and plan to cleanup and organize it

Façade is broken up to reduce apparent massing

## Calculations – Summary

	Final	Original	Difference
Zoning	MU-4	C-2-A	ZR16 vs ZR58
Total FAR	292,360 sf	421,210 sf	-128,850 sf
Residential FAR	271,825 sf	361,210 sf	-89,385 sf
Non-residential FAR	20,535 sf	60,000 sf	-39,465 sf
Non-residential - Grocery	16,300 sf	55,000 sf	-38,700 sf
Non-residential - Retail	3,700 sf	5,000 sf	- 1,300 sf
Parking - Total	370	460	-90 spaces
Parking – Grocery/Retail	86	147	- 61
Parking – Residential	228	77	+151
Parking – AU/Shared	56	236	-180
Units - Total	219 @ 1,241 sf	278 @ 1,300 sf	-59 units
Units – Proposed IZ	10%	10%	Unchanged

# Original PUD Design - Massing



Occupies almost entire lot with little setback

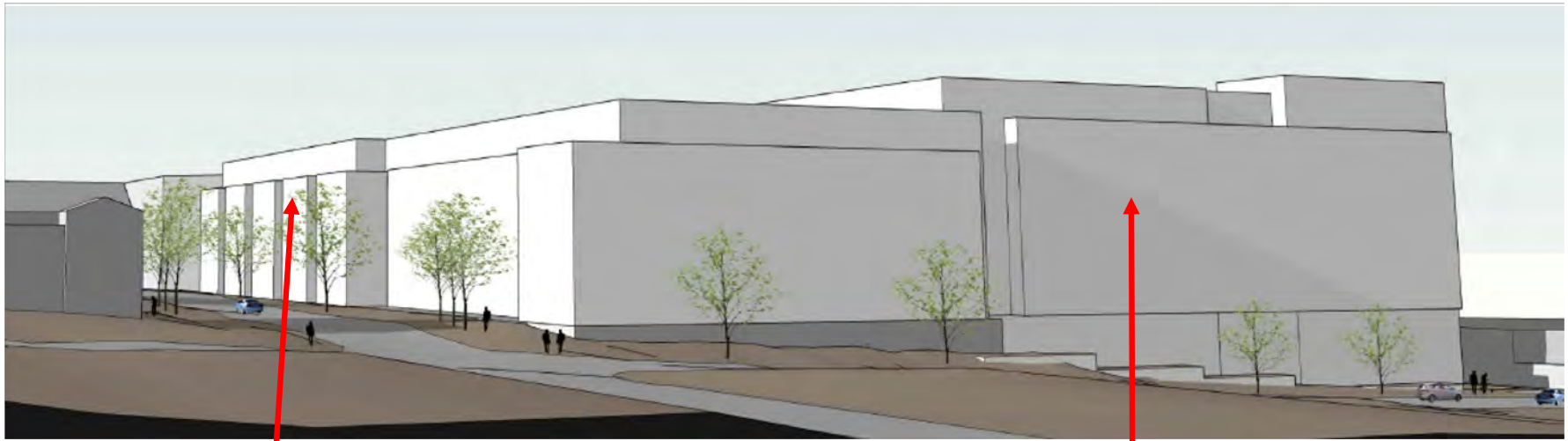
# Original PUD Design – Floor Plan



Narrow alley that doesn't solve existing issues with it

Structure closed to surrounding neighborhood, consumes most of site

# Original PUD Design – Massing - Elevation



Continuous façade all down 48<sup>th</sup> Street

Continuous façade all down Yuma Street



## Original PUD Design – Articulated Elevation – 48th/Yuma



Materials may have hints of adjacent structures but architecture conflicts with neighborhood styles – we're not rectilinear

# Original PUD Design – Articulated Elevation - Yuma

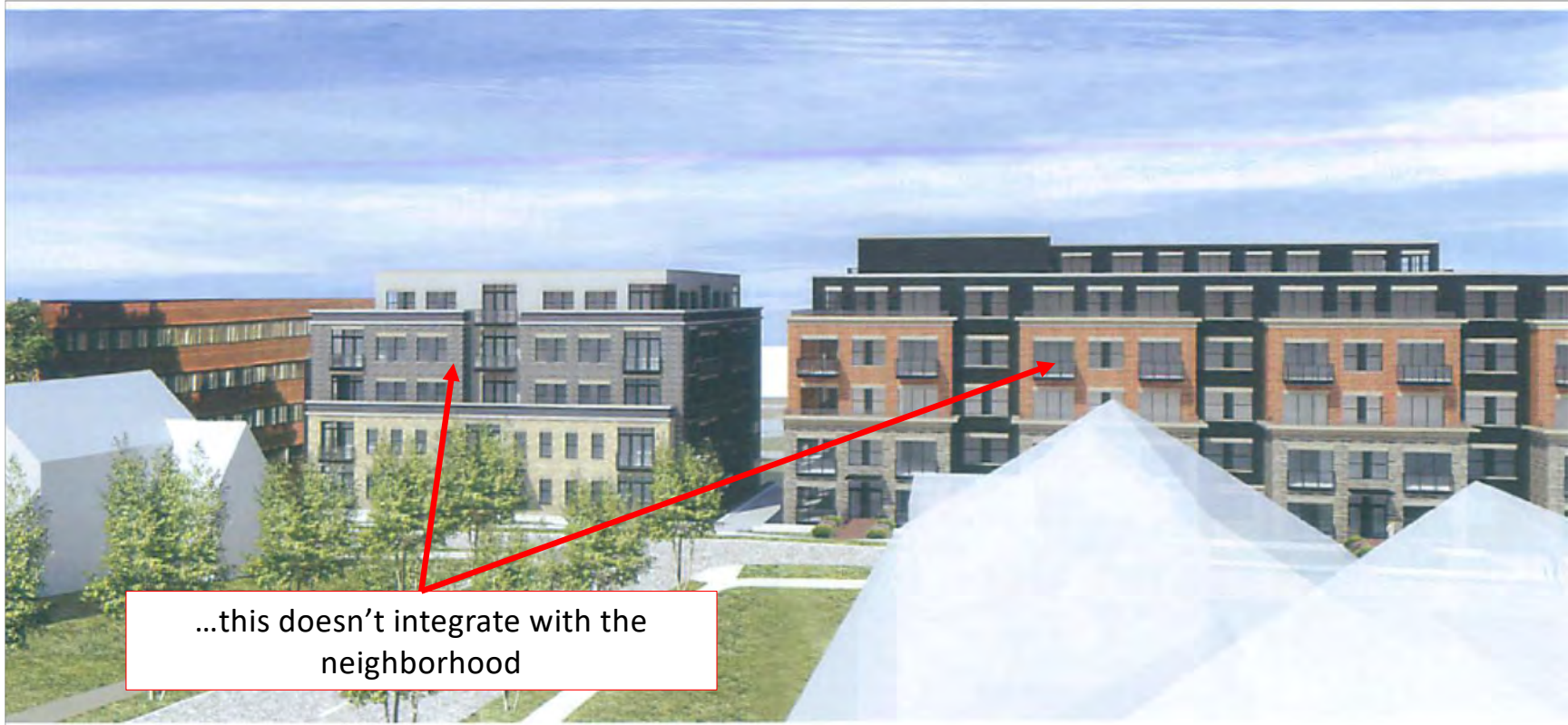


## Original PUD Design – Articulated Elevation – Mass Ave





# Original PUD Design – Articulated Elevation - Window



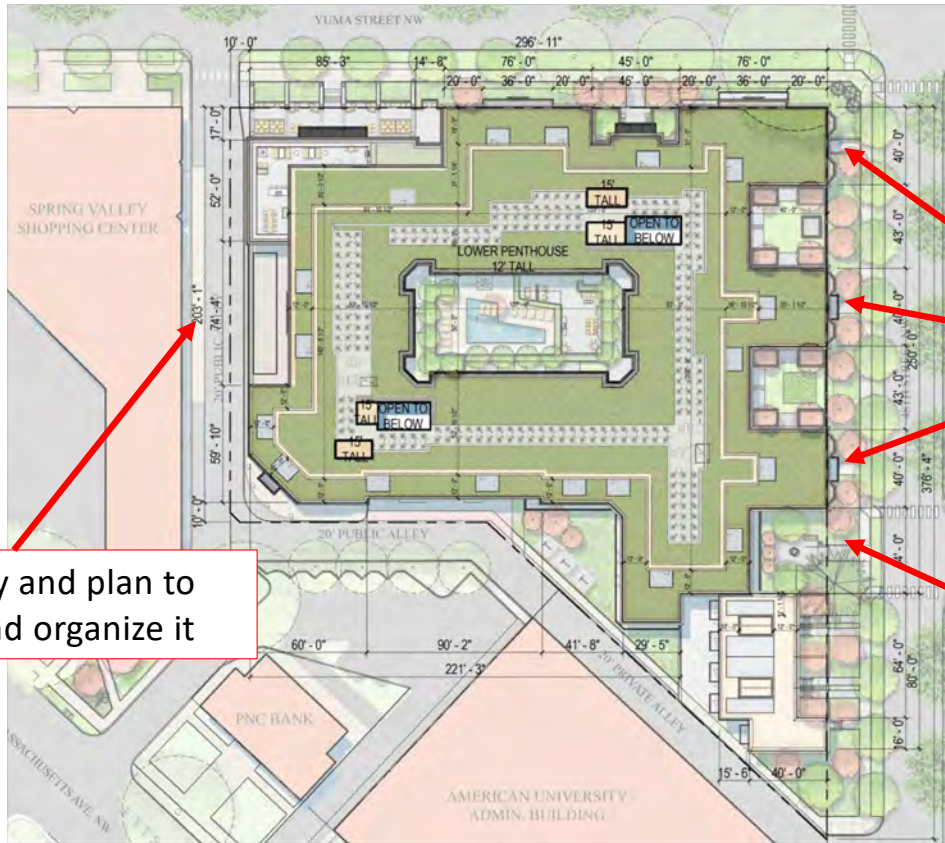
# Final Design – Articulated Elevation - Window



Different architecture but still a classical styles as well as design decisions that break up mass and reduce perceived heights



# Final design - Floor plan



Wider alley and plan to cleanup and organize it

Façade is broken up to reduce apparent massing

Passageway is gone but building is stepped back to breakup façade



# Comparison – Window view

Does a better job



This doesn't integrate well with the neighborhood





# Comparison – Yuma view

Does a much better job



This doesn't integrate well with the neighborhood

# Comparison – Mass Ave view

Does a much better job



This doesn't integrate well with the neighborhood





## Calculations – Comparisons

- Size of Superfresh grocery store is 24,000 sf or 18,000 usable sf
- Proposed grocery store is about 1,700 less usable sf or 15,300 sf

# Issues ANC3E Researched – Underground streams

## Site Hydrology



- Active Historic Roads
  - Lost Historic Roads
  - Historic or Buried Stream
  - Permanent Highway Plan
  - Unused Fort Drive Route
  - Surface Stream
- TENLEYTOWN AND VICINITY 1871 AND 2009



## Issues ANC3E Researched – Parking

- Issues

- The AU parking easement
- Ability of tenants to obtain RPP Permits

- Responses

- Ask Valor to agree to providing parking spaces in ratio that the community asked for regardless of any third party agreements
- Ask Valor to agree to a No-RPP policy similar to other policies developers have implemented

## Issues ANC3E Researched – Alley and Traffic

- Issues

- The existing North-South alley between the proposed site and the Spring Valley Shopping Center is messy, dirty and disorganized. It is also pedestrian unfriendly.

- Response

- Ask Valor to agree to address the alley and it's operations. Valor proposed widening the alley by using some of its lot. They also worked with SVSC to create a plan to organize and cleanup the alley.

## Issues ANC3E Researched – Mass Transit

- Issues

- Opponents suggested that there was non-existent Public Transportation infrastructure

- Response

- The N system of buses that runs on Massachusetts Avenue functions well
- The property is about .87 miles from the Tenleytown Metro station, a little distant but the same distance that one commissioner walks to all the time
- Property is also about 1.4 miles from the Friendship Heights Metro station via the N system of buses or about a mile walk as the crow flies.



## Issues ANC3E Researched – Grocery Store Impacts

- Issues

- Opponents suggested that the original large grocery store would have disparate impacts on surrounding neighborhood

- Response

- While researching this issue, Valor reduced size of store from 55,000 sf to 15,000 sf. ANC3E felt this no longer qualified as a large grocery, with the possible impacts of one, but the majority of the commissioners thought the project proposed an adequate full-service grocery.