



Government of the District of Columbia

ADVISORY NEIGHBORHOOD COMMISSION 5A

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April 3, 2018

Mr. Anthony J. Hood, Chairman
D.C. Zoning Commission
D.C. Office of Zoning
441 Fourth Street N.W., Suite 200S
Washington, D.C. 20001

ANC 5A Resolution in Support of Zoning Commission Case No. 17-26:

MIRV Holdings, LLC (MV) – Zoning Map Amendment @ Parcel 121/31 – Michigan Avenue/Irving Street NE)

WHEREAS, MV Holdings, LLC have filed an *Application seeking approval of a proposed Zoning Map Amendment to rezone currently un-zoned property to the MU-5-B Zone;*

WHEREAS, the property is located within 5A05, consist of approximately 238,909 square feet of land area, approximately 5.5 acres of land, bounded by Irving Street, NE to the north, Michigan Avenue NE to the east, residential and commercial uses to the south and the North Capitol Street, NE interchange to the west.

WHEREAS, the Property is currently the subject of an approved First-Stage PUD and Zoning Map Amendment, ZC Order No. 08-33A – 08-33;

WHEREAS, the ANC 5A (Formerly ANC 5C) supported the First-Stage Approved PUD¹ that authorized the construction of a 336 room hotel – including 168 room Residence Inn and a 168 room Courtyard by Marriott, conference center, parking structure, and retail space of the eastern half of the property, and a 200 space surface parking on the western portion of the property;

WHEREAS, the PUD also authorized the rezoning of the Property from unzoned to the C-3-A Zone District and the construction of two buildings dedicated either to additional hotel and/or residential units and more space for conference center uses;

WHEREAS, the Applicant still intend to develop a mixed-use project with hotel, retail, potential office, and residential uses reducing the room count from 336 to 265, a reduction in the conference center space, and a reduction of height from 95.5 feet to 75 feet;

¹ The Applicant no longer desire to construct the PUD project that was approved in ZC Order Nos. 08-33A - 08-33G

WHEREAS the Future Land Use Map (FLUM) designates the property for a mix of medium-density residential use and moderate-density commercial use;

WHEREAS, the DC Office of Planning finds the Applicant's Petition is consistent with the Comprehensive Plan Future Land Use Map designation and recommends that the Zoning Commission **setdown** the petition down for hearing;

WHEREAS, the DC Department of Transportation (DDOT), Planning and Sustainability Division has reviewed the project for potential safety and capacity impacts on the District's transportation network, including offering mitigations to off-set certain known impacts;

WHEREAS, following its review, DDOT indicates that it has no objection to the approval of the requested Map Amendment subject to continued coordination on matters such as:

- The requirement that the Applicant scope and provide a Comprehensive Transportation Review (CTR) study to DDOT as part of the public space permitting process;
- The requirement that the Applicant develop and implement an appropriate Transportation Demand Management (TDM) plan
- Reconfiguration of the northbound North Capitol Street to eastbound Irving Street Ramp subject to DDOT approval of an Interchange Modification Report (IMR);
- Reconfiguration of the eastbound approach of the Irving Street/Michigan Avenue intersection to create an orthogonal intersection;
- Installation of a traffic signal and pedestrian crossings at the easternmost site access point on Irving Street;
- Ensure consistency of public space plans with DDOT's short and long term plans to install an east-west bicycle facility along Irving Street, etc.

WHEREAS, the site is the subject to a previously approved (ANC supported) First Stage Planned Unit Development (PUD) and related Map Amendment to C-3-A;

WHEREAS, the ANC 5A community at large is growing increasingly concerned about ongoing development projects, the lack of critical infrastructure improvements and the failure to obtain a comprehensive, area-wide Traffic Flow & Management Analysis, and fully supportive of the recommendations and ongoing coordination outlined in the DDOT Memorandum;

WHEREAS, the Applicant has agreed to continue working with DDOT and the community to mitigate traffic concerns and comply with all terms and conditions of the previously approved - Comprehensive Communities Amenities Plan & Chart, as included in the original PUD Application;

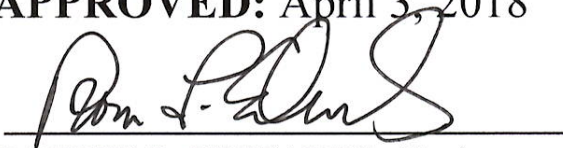
WHEREAS, ANC 5A has carefully considered the concerns of the community, and the appropriateness of the proposed MU-5-B² Zone District for the Property given the Comprehensive Plan’s designation of the Property as mixed-use medium density residential/moderate density commercial land use designation on the Comprehensive Plan’s Future Land Use Map.

WHEREAS, following consultation with the US General Services Administration (GSA) ANC 5A finds no concerted effort on the part of GSA to oppose a final decision made by the District through its zoning approval process.

NOW THEREFORE BE IT RESOLVED THAT, UPON THE RECOMMENDATION OF COMMISSIONER EDWARDS, SMD 5A05, ANC 5A - ON A MOTION BY COMMISSIONER COFIELD-LYNCH, SECONDED BY COMMISSIONER FLETCHER, voted 5 – 1 to support the proposed Zoning Map Amendment and express the Commission’s continued support for the proposed development at the property site.

ANC 5A is comprised of eight (8) Commissioners and therefore five (5) Commissioners constitutes a quorum. On April 3, 2018, at a duly noticed special public meeting of ANC 5A, six (6) Commissioners attended the meeting. At the time of voting on this Resolution there were six (6) Commissioners present and voting. The ANC 5A voted (5 –1) to support approval of the Resolution above; and specifically requested that ANC 5A’s Resolution be afforded the “great weight” authorized pursuant to the DC Home Rule Charter.

APPROVED: April 3, 2018



RONNIE L. EDWARDS, Chairman
Advisory Neighborhood Commission 5A

ANC 5A Commissioners (2018)

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|---|---|
| 5A01 Frank Wilds, <i>Vice Chairman</i> | 5A02 Grace J. Lewis |
| 5A03 Keisha S. Cofield-Lynch | 5A04 Isaiah Burroughs, <i>Corresponding Secretary</i> |
| 5A05 Ronnie Edwards, <i>Chairperson</i> | 5A06 A. Jamaal Lampkin |
| 5A07 Sandi Washington, <i>Treasurer</i> | 5A08 Gordon-Andrew Fletcher, <i>Website Manager</i> |

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² ANC 5A takes note that the matter-of-right height and density that is allowed in the MU-5-B Zone (75 ft) is less than what was permitted in the C-3-A Zone (94.5ft) approved in the previous PUD and Zoning Map Amendment Application supported by ANC 5A.