



ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS

WAKEFIELD CHEVY CHASE FORT GAINES

c/o Lisner Home 5425 Western Avenue, NW Washington, DC 20015

RESOLUTION OF SUPPORT IN ZC #18-03, 4611-4615 41st Street, NW

WHEREAS:

1. Dancing Crab Properties, LLC (“Applicant” or “the Applicant”), seeks to build a 7 story, 79 foot high mixed-use development (“Project”) at 4611-4615 41st Street, NW (“Property”). The Property does not immediately adjoin any residences.
2. The Applicant has applied for a Planned Unit Development (PUD) and map amendment to enable it to build the Project. The proposed map amendment asks the Zoning Commission (“ZC”) to rezone the Property from MU-4 to MU-5B.
3. Although the height sought for the Project is significant for our neighborhood, the Property is approximately two blocks from a Metro station and is situated entirely within a Mixed-Use Medium Density Residential / Moderate Density Commercial Development zone on the Comprehensive Plan’s Future Land Use Map (“FLUM”). Moreover, the 34,535 sq. ft. footprint of the Property yields a relatively small number of residential units (41) at this height.
4. Accordingly, in our view, the height and density sought for the Project are appropriate *if* the Applicant provides amenities and mitigation of harms commensurate with the Project’s scope. We believe the Applicant has met that burden.
5. The primary potential harms associated with development of this scope are traffic increases and parking shortages. Here, the Applicant’s traffic study reasonably predicts the Project will generate few additional car trips during peak periods.
6. The Applicant has also committed to a transportation management plan.
7. The Project would include more parking than is required by law. Likewise, the block on which the Property is located is not eligible for Residential Permit Parking (RPP). Moreover, the developer has agreed that leases for the Property will prohibit tenants from obtaining RPP permits upon pain of mandatory lease termination, in the unlikely event that RPP should become available to the Property, and the Applicant will review RPP records from DDOT each year to assure compliance.
8. The new residences and attractive retail space the Project will afford will enhance the vibrance of the neighborhood. Furthermore, the Project consists of a mix of unit sizes, some of which should be suitable for small families as well as singles.
9. The Applicant has committed to provide a substantial suite of additional amenities, including the following:
 - a. Provide greater than 25% more affordable housing than would be required under the existing MU-4 zoning, and greater than 50% more affordable housing than would be required under MU-5B zoning, including at least two affordable units with two bedrooms (like most of the District of Columbia, our neighborhood needs more affordable housing, and especially affordable housing suitable for families);
 - b. Add significant traffic calming and placemaking elements, including extending the pedestrian area in front of the restaurant into the street and improving the space with

public art and special paving, transforming triangular road lane markings into a raised, landscaped space, and replacing an ordinary painted crosswalk with a raised, attractively-patterned crosswalk;

- c. Devote a minimum of 4971 ft.² of retail area solely for use as a sit-down restaurant, even if other prospective tenants offer to pay more rent (although the neighborhood has attracted many fast casual restaurants, it has had trouble attracting and retaining sit-down restaurants, which residents keenly desire);
- d. Provide rooftop restaurant/bar space that will be also be available to the public for co-working during the day (the rooftop will be among, if not the, highest in DC, with a commanding view, rooftop restaurants/bars are popular, and there are currently none in the immediate area);
- e. Achieve LEED Gold certification;
- f. Provide up to \$25,000 for a large mural on the exposed wall of the building;
- g. Donate \$35,000 to local homeless services provider Friendship Place.

10. Taken together, the combination of amenities and mitigation proffered by Applicant are exemplary, and justify the relief sought given the Project's location in a Medium Density zone and the relatively small number of residential units created by the Project.

11. The Applicant has embodied the foregoing promises and others in a Memorandum of Understanding (MOU) executed contemporaneously with this resolution (attached hereto), and has agreed to ask the ZC to embody the terms of the MOU in any ZC order regarding this matter.

NOW THEREFORE BE IT RESOLVED:

1. In reliance on the promises contained in the attached MOU and materials submitted in connection with the above-referenced application, ANC 3E supports the application, and respectfully joins the Applicant in asking the ZC to incorporate each and every provision in the MOU in any order issued in connection with the above-referenced application.

2. ANC 3E authorizes Commissioners Jonathan Bender and Greg Ehrhardt to testify for the ANC at any proceedings connected to the above-referenced application.

The resolution passed by a vote of 5-0-0 at a properly noticed meeting held on October 11, 2018, at which a quorum was present, with Commissioners Bender, Ehrhardt, Hall, McHugh, and Quinn in attendance.

ANC 3E

by Jonathan Bender
Chairperson