



**Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 3/4G**

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**ANC 3/4G Resolution on the
Lisner Home’s Application to the Zoning Commission
(Case No. 21-11)
March 14, 2022**

1. The Abraham and Laura Lisner Home for Aged Women, owner of the Lisner-Louise-Dickson-Hurt Home (“the Lisner Home”), seeks to build a four-story residential development at 5425 Western Ave, NW and has applied to the Zoning Commission for a required zoning map change for 1.1 acres of the property from the R-2 zone to the RA-2 zone (Case No. 21-11). Although the Lisner Home is located in ANC 3E, it is only two blocks from the western boundary of ANC 3/4G.
2. The Lisner Home is a facility providing long-term care to low-income seniors. The home occupies 5.4 acres on a property bound by Western Avenue, 42nd Street, NW and Military Road, NW. The facility is a mix of connected buildings, the oldest of which opened in 1941. Because of the age and history of the building, the property could be considered for historic designation. A landmark application has not been submitted, and thus no historic review is required. Despite this, the Applicant voluntarily submitted its plans for courtesy review before the Historic Preservation Review Board (HPRB).
3. Although the requested map amendment sought for the property allows additional density above what can be built under the current zoning, the Lisner Home is less

than two blocks from a Metro station and is situated entirely within a Commercial Low Density/Institutional Development zone on the Comprehensive Plan's Future Land Use Map ("FLUM"), which was adopted by the Council on May 18, 2021.

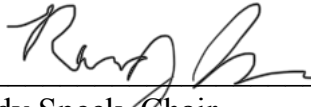
4. A representative for the Lisner Home gave a presentation at ANC 3/4G's November 22, 2021 meeting and described the proposed project. Representatives also gave presentations at ANC 3E public meetings, met with interested immediate neighbors, and appeared before the HPRB.
5. In mid-January 2022, the Friendship Heights Coalition for Collaborative Community Development provided input to the Lisner Home through a petition supported by about 75% of the immediate neighbors and those that live in the two blocks across 42nd Street, adjacent to and east of 5425 Western Avenue. The petition supported the development of senior affordable housing on the site but opposed the applicant's pending submission to the Zoning Commission to rezone the entire 5.4-acre lot to a RA-2 zone. The immediate neighbors and others also expressed concern over the proposed building for the senior affordable housing.
6. As a result of feedback from ANC 3E, the immediate neighbors, and the State Historic Preservation Office, the Lisner Home made significant modifications to the design of the proposed building, most significantly by re-orienting the layout of the proposed building's two wings which broke up the massing of the project along 42nd Street where it is most adjacent to single family homes; stepping down the height of the proposed building at the two corners closest to 42nd Street; creating an open space for resident and community use facing 42nd Street; and eliminating the current curb cut on Livingston Street. The updated design is consistent with and respectful to the existing 1941 building and additions and in no way detracts from the 1941 building. Once in place, the proposed building will protect the mission of the Lisner Home and of the 1941 building of serving low income District seniors, thereby enhancing any historic dimension to the campus.
7. Also, as a result of feedback from ANC 3E and interested neighbors of the project the applicant modified their initial request for a map amendment for their entire 5.4 acre lot to a map amendment that covers only the 1.1 acres in the northeast corner of the lot that are necessary for the proposed senior affordable housing development.
8. ANC 3/4G has strongly supported development of affordable housing in the Rock Creek West area, particularly deeply affordable housing for residents with incomes at 50% or less of the Area Median Income (AMI).

9. In 2019, the Mayor set a goal for DC to build 36,000 additional housing units by 2025 with 12,000 of those units designated as affordable units. Although some workforce housing units have been built in Rock Creek West and others are in the pipeline, the Commission is not aware of any deeply affordable housing units that have been built in Rock Creek West since the Mayor set this goal.
10. The Lisner Home has applied for and received a commitment from the D.C Department of Housing and Community Development (DHCD) to move forward with a project utilizing DC Housing Production Trust Fund dollars. The Lisner Home has agreed that the project will be completely deeply affordable — i.e., all future tenants at the project will have incomes at 50% AMI or less. It is currently anticipated that approximately half of the total tenant population will have incomes at 30% AMI and below.
11. The Lisner Home, as part of its application, has committed to making all of the housing units in this project permanently affordable, i.e., the period during which units designated as affordable housing are required to remain as affordable housing units in perpetuity, secured by a covenant running with the land that may be extinguished at the sole discretion of the District.
12. The Lisner Home has also committed as part of its application to construct the project to meet the [Enterprise Green Community](#) standards.
13. The Lisner Home has long been a valued member of the community, hosting community events while providing critically needed housing and health services to low-income seniors. The Lisner Home has incurred damage to its original building that has severely impacted its financing. The revenues associated with this project will enable the Lisner Home to get back to a sound financial standing and to make costly repairs to its facilities.
14. On March 9, 2022, ANC 3E adopted a [resolution](#) urging the Zoning Commission to approve the proposed map amendment to rezone 1.1 acres to RA-2.
15. On March 14, 2022, the Lisner Home made a presentation to ANC 3/4G and answered questions about the proposed project and the requested map amendment.
16. ANC 3/4G supports the Lisner Home’s proposal to build a project comprised entirely of deeply affordable housing units in a building that also meets the Enterprise Green Community Standards. The funds generated by this proposed expansion are critical to supporting the Lisner Home’s on-going operations and its long-term stability. Because the current proposed design is appropriately

deferential to the original main 1941 building in its size, massing, and setbacks, ANC 3/4G urges the Historic Preservation Review Board to find that even if the campus were to be designated historic, the proposed new building would be acceptable under its review standards.

17. Based on these commitments that the Lisner Home has made, ANC 3/4G joins ANC 3E in urging the Zoning Commission to approve the proposed map amendment to rezone 1.1 acres to RA-2. Commissioner Speck is authorized to testify for ANC 3/4G at any proceedings connected with this application.

ADOPTED at ANC 3/4G's properly noticed public meeting on March 14, 2022, by a vote of 6 yes, 0 no, 0 abstentions (a quorum being 4).



Randy Speck, Chair



Peter Gosselin, Secretary