



## **ADVISORY NEIGHBORHOOD COMMISSION 3E**

**TENLEYTOWN  
CHEVY CHASE**

**AMERICAN UNIVERSITY PARK  
WAKEFIELD**

**FRIENDSHIP HEIGHTS  
FORT GAINES**

c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015

<https://anc3e.org>

### **RESOLUTION OF SUPPORT IN ZC #21-11, 5425 Western Avenue, NW**

#### **WHEREAS:**

1. The Abraham and Laura Lisner Home for Aged Women (“Applicant” or “the Applicant”), seeks to build a 4-story residential development (“Project”) at 5425 Western Ave, NW (“Property”).
2. The Lisner-Louise-Dickson-Hurt is a facility providing long-term care to low-income seniors. The home occupies 5.4 acres on a property bound by Western Avenue, 42<sup>nd</sup> Street and Military Road NW and 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. The Applicant has applied for a map amendment to enable it to build the Project. The proposed map amendment asks the Zoning Commission (“ZC”) to rezone 1.1 acres of the property from R-2 to RA-2.
4. Although the requested map amendment sought for the property allows additional density above what can be built under the current zoning, the Property 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”).
5. At its properly noticed public meeting on February 13, 2020, ANC 3E passed a resolution<sup>1</sup> unanimously supported changing the FLUM for the property to moderate density residential and low density commercial. This proposed change to the FLUM was supported by the DC Office of Planning (OP) and subsequently incorporated into legislation passed by the DC Council updating DC’s Comprehensive Plan which was passed by the DC Council on May 18, 2021.
6. This applicant and its architectural team appeared at properly noticed ANC 3E meetings on November 16, 2021, December 9, 2021, and February 9, 2022. The applicant also held additional meetings with interested immediate neighbors over this time period as well as appeared before the HPRB.
7. In mid-January 2022, the Friendship Heights Coalition for Collaborative Community Development provided input to the Applicant through a petition supported by about 75% of the immediate neighbors and those that live in the two blocks across 42<sup>nd</sup> 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.

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<sup>1</sup> <https://anc3e.org/lisner-flum-change-resolution-february-2020/>

8. As a result of feedback from ANC, the immediate neighbors and the State Historic Preservation Office the applicant made significant modifications to the design of the proposed building, most significantly by re-orienting the layout of the proposed buildings two wings which broke up the massing of the project along 42<sup>nd</sup> Street where it is most adjacent to single family homes; stepping down the height of the proposed building at the two corners of it closest to 42<sup>nd</sup> Street; creating an open space for resident and community use facing 42<sup>nd</sup> 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 and once in place will protect the mission of the Home and of the 1941 building of serving low-income District seniors thereby enhancing any historic dimension to the campus.

9. Also, as a result of feedback from the ANC and interested neighbors of the project the applicant modified their initial request for a map amendment for their entire 5.4-acre lot to one just covering the 1.1 acres in the northeast corner of the lot that are necessary for the proposed senior affordable housing development.

10. Over the course of many years ANC 3E has consistently sought two components in all residential development projects before it – affordable housing and green buildings.

11. In 2019 DC Mayor Muriel Bowser 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 (IZ) units have been built in Ward 3 and others are in the pipeline ANC 3E is not aware of any deeply affordable housing units that have been built in Ward 3 since the Mayor's announcement and is not aware of any deeply affordable units built in Ward 3 in the last twenty years.

12. The applicant 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 project will be completely deeply affordable; all future tenants at the project will have incomes at 50% AMI or less; and it is currently anticipated that approximately half of the total tenant population will have incomes at 30% AMI and below.

13. The applicant, as part of its application, has committed to making all of the housing units in this project permanently affordable. Per the language in the RFP permanent affordability is defined as:

*Perpetual Affordability: 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.*

14. The applicant has also committed as part of its application to construct the project to meet the [Enterprise Green Community](#) standards. The applicant has committed to:

*New construction projects with buildings with at least 50,000 square feet of Gross Floor Area must be certified by Enterprise Community Partners using the 2020 Enterprise Green Communities (EGC) Criteria, at the new, more stringent EGC Plus level.*

15. The Applicant 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 applicant has stated that damages to its original building has severely impacted its financing and in order to get back to a sound financial standing the applicant must make costly repairs to its facilities.

**NOW THEREFORE BE IT RESOLVED:**

1. In reliance on the binding agreement the applicant has made with DCHD to build a project comprised entirely of deeply affordable housing units in a building meeting the Enterprise Green Community Standards, ANC 3E supports the proposed map amendment to re-zone 1.1 acres to RA-2 and urges the Zoning Commission to approve this proposed amendment.

2. ANC 3E also believes the funds generated by this agreement are critical to supporting the applicants on-going operations in our community as well as its long-term stability.

3. ANC 3E further believes the current proposed design is appropriately deferential to the original main 1941 building in its size and massing and setbacks and urges the Historic Preservation Review Board to find that even if the campus were to someday be designated, that the proposed new building would be pass muster under its review standards.

4. ANC 3E authorizes Commissioners Jonathan Bender and Tom Quinn to testify for the ANC at any proceedings connected to the above-referenced application.

The resolution passed by a vote of 3-0-0 at a properly noticed meeting held on March 9, 2022, at which a quorum was present, with Commissioners Cohen, Hall, and Quinn in attendance.

ANC 3E



by Matthew Cohen  
Vice - Chairperson