



ADVISORY NEIGHBORHOOD COMMISSION 3E
TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
WAKEFIELD CHEVY CHASE FORT GAINES SPRING VALLEY
c/o Lisner Home 5425 Western Avenue, NW Washington, DC 20015
<https://anc3e.org>

RESOLUTION IN SUPPORT OF ZC #24-12, 4201 GARRISON STREET NW

WHEREAS:

1. Harrison Wisconsin Owner, LLC, a subsidiary of Donohoe Development Company ("Applicant" or "the Applicant"), seeks to build a 4-story residential development ("Project") at 4201 Garrison Street, NW ("Property").
2. The Applicant has applied for a PUD with a related map amendment to enable it to build the Project utilizing the Planned Unit Development (PUD) process. The proposed map amendment asks the Zoning Commission ("ZC") to change the zoning for the eastern portion of the property from R-2 to RA-3.
3. Although the requested map amendment sought for the Project allows additional density above what can be built by right, the Property is on the same block as an approved 6-story project at 5151 Wisconsin Avenue.
4. The applicant presented at the following properly noticed and public ANC 3E meetings:
 - March 14, 2024
 - June 25, 2024
 - March 13, 2025
5. The Project as proposed features numerous amenities beyond what is required under the Comprehensive Plan including the following:
 - a. 33.33% of the gross floor area for Inclusionary Zoning (IZ) which is more than the 12% required by law, including one 3-bedroom unit available to residents making no more than 50% of the area median income (AMI) and one 3-bedroom unit available to residents earning no more than 60% of AMI
 - b. 2 fully accessible units built to ANSI A (ADA) standards
6. The building itself should achieve above what is currently required by law:
 - a. Achieve LEED Silver certification
 - b. Feature 4 electric vehicle charging stations
 - c. Include 42 bicycle parking spaces on the ground floor
 - d. Provide annual Capital Bikeshare memberships to each building resident for the first 3 years after the building opens

7. The applicant has agreed to a construction management program above what is required by DCRA including a commitment to:

- a. Provide pre-construction surveys to interested homeowners immediately adjacent to the project
- b. Prohibit contractors and subcontractors from parking on residential streets

8. The applicant has agreed to support any DDOT efforts to improve the intersection of 42nd and Garrison and if that effort delivers bulb outs or any bio-retention elements developer will be responsible for cleaning and maintaining the landscaping at the intersection for the life of the project. If DDOT has not completed bulb outs at the intersection prior to the issuance of the certificate of occupancy but is still committed to the project the applicant shall install and maintain temporary bulb outs on all 4 corners of the intersection pending DDOT approval. If DDOT for whatever reason declines to move forward with installing bulb outs the applicant shall spend up to 20,000 to install DDOT approved bulb-outs on the northwest and southwest corners of the intersection.

9. The applicant has committed to the removal of the television tower currently on the property as well as the remaining utility pole adjacent to the property on the north side of Garrison Street.

10. The applicant has committed to install a pedestrian island in the ingress/egress curb cut along Garrison Street. The applicant has also committed to install some sort of differentiated paving materials or paint where the sidewalk crosses the ingress/egress point on both Garrison and Harrison Street pending DDOT approval.

11. The applicant has committed to filling in any missing street trees on or across the street from the project site pending UFA/DDOT approval.

12. The applicant has committed to spend up to \$20,000 to install a bench and two bocce courts at Fessenden Park pending DPR approval.

13. 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 our view, the height and density sought for the Project are appropriate and ANC 3E supports this project and the relief required.

2. ANC 3E believes the new residences proposed in this project will enhance the vibrancy of the neighborhood and we believe the scale is appropriate and that this building will serve as an appropriate buffer between the low density single family homes east of 42nd Street and the higher density buildings west of the project. Furthermore, ANC 3E appreciates the significant number of affordable units and the mix of unit sizes, some of which should be suitable for small families as well as singles including 2 ADA ready units.

3. ANC 3E also believes that the benefits proffered by the applicant will be of benefit to both existing residents of ANC 3E and the future residents of this project.

4. 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.

5. ANC 3E authorizes Commissioners Jonathan Bender and Tom Quinn to testify for the ANC at any proceedings connected to the above-referenced application and to submit any additional required documents to the record.

The resolution passed by a vote of 5-0-0 at a properly noticed meeting held on June 12, 2025, at which a quorum was present, with Commissioners Cohen, Graff, Hall, Mitchell and Quinn in attendance.

ANC 3E

Jonatha
n Bender

Digitally signed by Jonathan
Bender
DN: cn=Jonathan Bender, o,
ou,
email=jbender@ibusinesslawy
er.com, c=US
Date: 2025.07.07 14:43:42
+0400

by Jonathan Bender
Chairperson