

**ANC 1C Resolution Regarding Modification of Conditions in Zoning Commission
Case No. 11-08C**

Whereas the PZT Committee of ANC 1C has evaluated the developer's request to modify two conditions of approval in Zoning Commission Order No. 11-08 ("Order") concerning the residential development located at 2700 16th Street, NW ("Project"); and

Whereas Condition B.3 of the Order requires the developer to renovate the commercial kitchen at the Festival Center located at 1640 Columbia Road, NW prior to issuance of a certificate of occupancy for the Project; and

Whereas Condition No. B.4 of the Order requires the developer to establish a tree fence buy-in program with the Reed-Cooke Neighborhood Association, contribute \$50,000 to the program, and be responsible for selling and installing up to 625 tree fences;

Whereas the developer has engaged in extensive dialogue with both the Festival Center and the Reed-Cooke Neighborhood Association and both organizations have indicated that they no longer desire for the funds to be allocated to such programs;

Whereas the Festival Center Board of Directors has stated that instead of renovating the commercial kitchen, it prefers a payment of \$250,000 from the developer to be put toward major constructional maintenance of the Festival Center (e.g., HVAC, roof and elevator repairs, and security system and electrical upgrades);

Whereas the Reed-Cooke Neighborhood Association has stated that instead of establishing and contributing to a tree fence program, it would like the developer to contribute \$120,000 to establish a grant program, with funds awarded on a block-by-block basis for the beautification of the Reed-Cooke neighborhood;

Whereas ANC 1C has determined that modifying Conditions B.3 and B.4 of the Order is appropriate given that the conditions are being modified based on input from the affected organizations.

Therefore be it Resolved; ANC 1C supports the requested modifications to Conditions B.3 and B.4 of Order No. 11-08.

Be it further Resolved; ANC 1C finds the requested modifications appropriate because the funds will be used for specific tasks and programs that will benefit the community.

Approved February 7, 2018 at a duly noticed meeting of ANC 1C with a quorum of 6 Commissioners present by roll call vote: In favor 6; In opposition 0; In abstention 0.