



# Advisory Neighborhood Commission 5E

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ANC 5E RESOLUTION NO. 2018-005

RESOLUTION REGARDING THE APPLICATION FOR A TWO-YEAR EXTENSION OF TIME TO BEGIN CONSTRUCTION OF APPROVED CONSOLIDATED PLANNED UNITE DEVELOPMENT FOR 1600 NORTH CAPITOL STREET NW

WHEREAS an application for a Request for a Two-Year Extension of Time to Begin Construction of Approved Consolidated Planned Unite Development for 1600 North Capitol Street NW (Square 3100, Lot 48); Z.C. Order Nos. 06-04C, 06-04E, and 06-04F is before the Zoning Commission of the District of Columbia; and

WHEREAS ANC 5E heard testimony from a legal representative for Florida & Q Street, LLC (the “Applicant”) and from interested community members prior to their vote on whether to support the extension request; and

WHEREAS the Applicant has filed for multiple Extensions of Time to Begin Construction of the Approved Consolidated Planned Unit Development that was approved effective June 15, 2007, with the last approved extension requiring construction to begin no later than June 15, 2018; and

WHEREAS the Applicant has recently assumed “Responsible Party” status for clean-up activities, and the outstanding environmental approvals needed, as a result from an Exxon Mobile gas station on the property, therefore the Applicant has claimed they are unable to begin construction of the PUD by June 15, 2018; and

WHEREAS the Applicant has provided a timeline of past events, which indicates that the Applicant received the transfer of “Responsible Party” status for the property from the District of Columbia Department of Energy & Environment (DOEE) on September 6, 2017; and

WHEREAS the Applicant’s proposed two-year extension timeline includes six to twelve months for required field work and DOEE approval than an additional six to twelve months to update the foundation and construction plans and work with the District to obtain building permits that take into account the VRAP Plan approved after the original building permit application was filed; and

WHEREAS the legal representatives for the Applicant has indicated to the relevant Single Member District representative that the environmental remediation work that will take place will not impact the development plans of the property and therefore the related required construction plans and building permits can be acquired simultaneously to the environmental remediation work, meaning a one-year extension is more appropriate for this project than a two-year extension; and

FURTHERMORE the Applicant has presented to the impacted neighborhood civic association, Bloomingdale Civic Association, prior to the June 5, 2018 ANC public meeting, and the BCA voted to support only a one-year extension of time to begin construction of the approved consolidated planned unit development for 1600 North Capitol St NW, on the condition that the Applicant fulfills the Community Benefits Package within 90 days of the approved extension;

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**ZONING COMMISSION**  
District of Columbia  
CASE NO.06-04G  
EXHIBIT NO.5



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THEREFORE, BE IT RESOLVED that ANC5E at its duly noticed Public Meeting held at Friendship-Armstrong Public Charter School, on June 5th, 2018 resolved and voted to support only a One-Year Extension of Time to begin construction of Approved Consolidated Planned Unite Development for 1600 North Capitol Street NW (Square 3100, Lot 48); Z.C. Order Nos. 06-04C, 06-04E, and 06-04F and strongly recommend that the District of Columbia's Zoning Commission not provide an extension longer than this amount of time.

The Commission authorizes its staff to notify, by any and all appropriate means, all appropriate officials of the District of Columbia of its vote and determination in this matter, including but not limited to the Zoning Administrator, officials of the Department of Consumer and Regulatory Affairs, the Mayor, the Council of the District of Columbia, and all concerned neighborhood residents and businesses.

ANC5E is comprised of ten sitting Commissioners of which 7 were in attendance with six constitution a quorum. After being properly moved and seconded, the motion to adopt this resolution passed, with 7 commissioners voting for, 0 voting against, and with 0 abstention(s).

Respectfully Submitted,

Bradley Thomas, Chair

Horacio Sierra, Recording Secretary

CC: Zoning Commission for the District of Columbia  
Councilmember Kenyan McDuffie  
Mayor Muriel Bowser

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