



**BEFORE THE ZONING COMMISSION AND
BOARD OF ZONING ADJUSTMENT OF THE DISTRICT OF COLUMBIA**



FORM 129 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) REPORT

Before completing this form, please review the instructions on the reverse side.

Pursuant to §§ 3012.5 and 3115.1 of Title 11 DCMR Zoning Regulations, the written report of the Advisory Neighborhood Commission (ANC) shall contain the following information:

IDENTIFICATION OF APPEAL, PETITION, OR APPLICATION:

Case No.:	14-07	Case Name:	1250 4th Street Edens LLC
Address or Square/Lot(s) of Property:	1270 4th Street NE		
Relief Requested:	Map Amendment, PUD Consolidated Approval		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	4	/	0	8	/	1	5	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	ANC 6C website & advertisement in the Hill Rag												
Number of members that constitutes a quorum:	6			Number of members present at the meeting:	6								

MATERIAL SUBSTANCE

The issues and concerns of the ANC about the appeal, petition, or application as related to the standards of the Zoning Regulations against which the appeal, petition, or application must be judged (*a separate sheet of paper may be used*):

ANC 6C supports this application, and appreciates the most recent changes by the applicant to provide street cleaning along both sides of 4th Street NE. We continue to be concerned about safety and vitality of the proposed pedestrian & bicycle trail in the alley at the West of the building. The mere potential of future ground floor windows here is insufficient, and the windows and doors never seem likely to be installed if the applicant builds out the alley without any kind of sidewalk along the West elevation to the building. Further, the \$3M "proffer" of giving up 6,000 SF of retail space to create Neal Place is ridiculous considering that the FAR remains at 8.0, with the 6,000 SF transferred to residential density. The overall amenities package remains "anemic" given the massive change in density from the by right C-M-1 FAR of 3.0.

The recommendation, if any, of the ANC as to the disposition of the appeal, petition, or application (*a separate sheet of paper may be used*):

ANC 6C recommends that this application be approved with the following modifications:
 1) Add clear glass windows along extensive portions of the the West elevation;
 2) Improve the DC property "alley" to the West of the property, from Morse to Neal, to include a sidewalk along the East side and a landscaped pedestrian & bicycle trail on the West side;
 3) Purchase a BikeShare station for placement near the building;
 4) Fill in sidewalk gaps, up to 100 LF, with a basic sidewalk (minimum 6' wide) on the West side of 4th Street from Neal to New York.

AUTHORIZATION

ANC	6	C	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	6-0-0
Name of the person authorized by the ANC to present the report:	ANC 6C06 Tony Goodman & Ryan McGinness (alt)			
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Karen Wirt			
Signature of Chairperson/ Vice-Chairperson:	Karen J. Wirt		Date:	4.15.2015

ANY APPLICATION THAT IS FOUND TO BE INCOMPLETE MAY NOT BE ACCORDED "GREAT WEIGHT" PURSUANT TO 11 DCMR §§ 3012 AND 3115.