

ANC 6B

Capitol Hill / Southeast

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March 31, 2016

Anthony J. Hood, Chairman
Zoning Commission
Office of Zoning
441 4th Street NW, Room 220 South
Washington, DC 20001

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Kirsten Oldenburg

Vice-Chair
Nick Burger

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VIA IZIS—Interactive Zoning Information System

RE: ZC #15-13, Watkins Alley, LLC. Consolidated PUD & Related Map Amendment from C-M-1 & R-4 to R-5-B, 1309-1323 E St. & 516 13th St. SE (Sq. 1043, Lots 142, 849-851 & 859) - Ward 6.

Dear Chairman Hood:

Advisory Neighborhood Commission 6B was unable to meet to take its final vote on the above-referenced PUD until March 29, 2016, leaving our ANC with less than 7 days to file our report to the Zoning Commission. Thus, ANC 6B requests a waiver from Section 3012.5 so that this letter and Form 129 serves to indicate our wish to participate in this case.

At a properly noticed Special Meeting on March 29, 2016, with a quorum of 6 Commissioners present, Advisory Neighborhood Commission 6B (ANC 6B) voted 7-0-0 to support the above-referenced Planned Unit Development and to sign a Memorandum of Understanding (MOU) with Watkins Alley LLC.

Commissioner Nick Burger, ANC 6B Vice Chair will testify on behalf of the Commission at the hearing on April 4, 2016. He will explain the rationale behind ANC 6B's support for the project, including the Commission's view that the PUD is a substantial improvement over current industrial zoning and use, the proposed project provides compatible and beneficial residential housing to the neighborhood, and the developer's benefits and amenities proffer reflects the broad-based desires of the community.

A completed Form 129 is attached. But, the MOU is not attached as it has not been fully completed as of this date.

Please contact Commissioner Nick Burger at 202-246-9928 or nick6b06@anc6b.org if you have questions or need further information. Thank you.

Sincerely,


Kirsten Oldenburg
Chair

ZONING COMMISSION
District of Columbia
CASE NO.15-13
EXHIBIT NO.32



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.:	ZC #15-13	Case Name:	Watkins Alley LLC
Address or Square/Lot(s) of Property:	Square 1043, Lots 142, 849-851 & 859		
Relief Requested:	Map Amend to R-5-B; flexibility from min. area required; lot occupancy & rear yard; alley lot width & dwelling ht in alley; parking space location		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	0	3	/	2	9	/	1	6	Was proper notice given?:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>
Description of how notice was given:	Postings on the ANC website on March 22, 2016.												
Number of members that constitutes a quorum:	6			Number of members present at the meeting:	7								

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 6B thereby requests a waiver from Section 3012.5 because the Commission was unable to take its final vote on this PUD of importance to the community until March 29, 2015. We ask the Zoning Commission to accept this report, filed 3 days late, as indication that ANC 6B wishes to participate in this PUD.

Additional information in the attached letter of March 31, 2016.

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 6B voted to support the project in full and to sign a MOU with the developer covering various aspects of the construction phase, commitments to be in effect when the development is completed, and transportation mitigations for management of the alley system shared by neighbors. The MOU is not included with this submission as it is not fully completed as of this date. ANC 6B asks that, if there are aspects of the MOU that are enforceable by the Zoning Administrator, they be included in the final Order.

See also attached letter of March 31, 2016.

AUTHORIZATION

ANC	6	B	Recorded vote on the motion to adopt the report (i.e. 4-1-1):	7-0-0	
Name of the person authorized by the ANC to present the report:	Chair				
Name of the Chairperson or Vice-Chairperson authorized to sign the report:	Kirsten Oldenburg				
Signature of Chairperson/ Vice-Chairperson:				Date:	3-31-16

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