

Statement

ANC 3E is supportive of the Valor Development's Proposal for the development of the Superfresh site. We believe the applicant has been responsive to the community's concerns and adapted the proposed development to address those concerns. The following pages are a brief synopsis of the our resolution, MOU and notes on the applicant's community engagement as well as a comparison of the original proposal to the final design.

Case #16-23

Case Name: Valor Development, LLC

Thank you for your consideration,

Commissioner Jonathan McHugh

ANC3E-05

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Notes on ANC3E Resolution and MOU with Valor Development

- ANC3E supported the proposed development via a resolution and has negotiated an MOU with Valor to be included if the proposal is approved
- The MOU contains the following
 - A guarantee to reserve 13,000 sf of retail space within the project solely for use by a full-service Grocer
 - Agree to set aside no less than 10% of the residential GFA for IZ
 - Agree to fund the study and installation of a HAWK light across Massachusetts Avenue to provide safe pedestrian passage between the two shopping centers
 - Agree to implement Pedestrian Infrastructure and Traffic Calming surrounding the site
 - Agree to reorganize, clean and expand existing public alley
 - Commit to a LEED Silver certification and strive for LEED Gold
 - Agree to implement a Parking plan that restricts building residents from participating in the RPP Program
 - Agree to a parking plan that guarantees 370 parking spaces will be available to the plan

Notes on Community Engagement

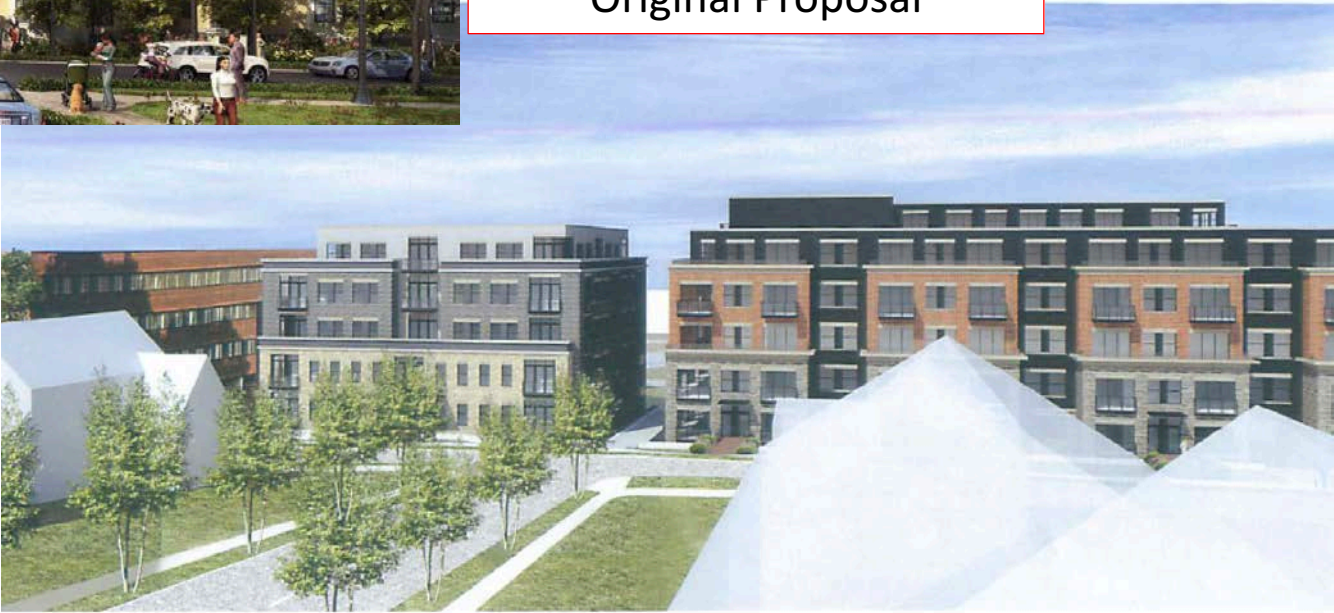
- The Applicant has met extensively with various parties
 - ANC 3E Meetings 9 times
 - ANC 3E Commissioners 13 times
 - ANC 3D Meetings 3 times
 - General Community Meetings 5 times
 - Meetings with Opponents 4 times
 - Meetings with Supporters 4 times

Comparison – Window view

Final Proposal



Original Proposal



Comparison – Yuma/48th view

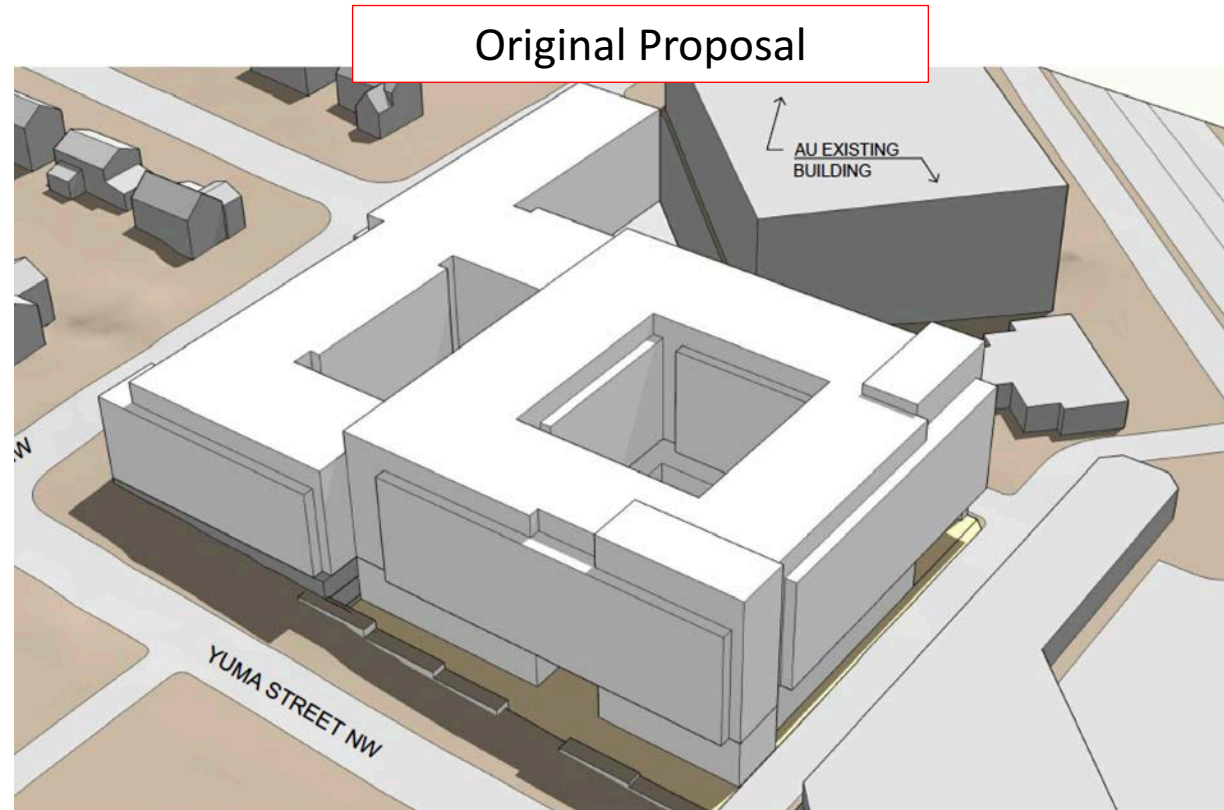
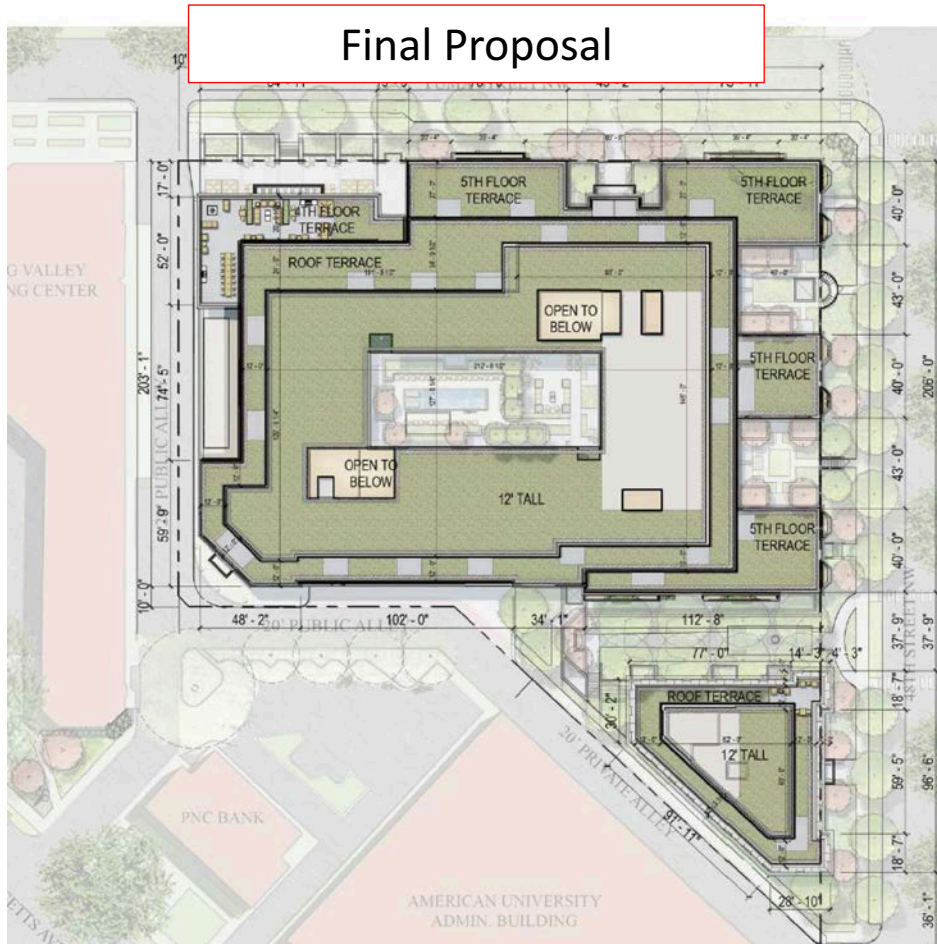
Final Proposal



Original Proposal

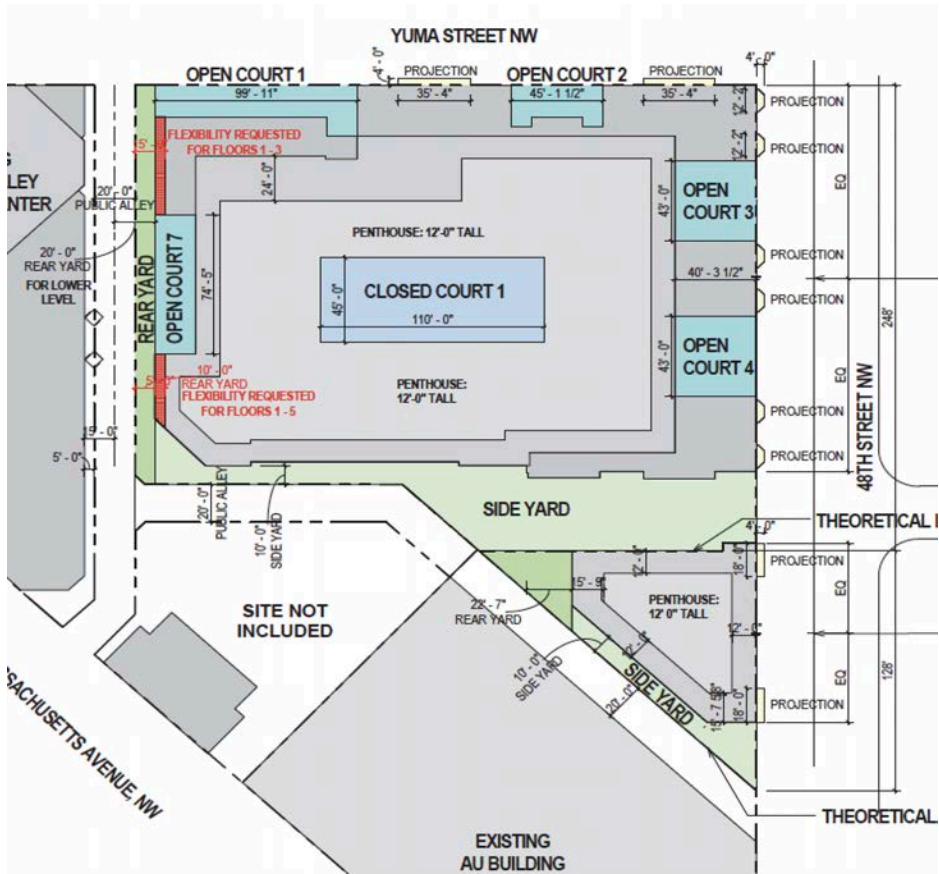


Comparison – Lot Coverage and Massing

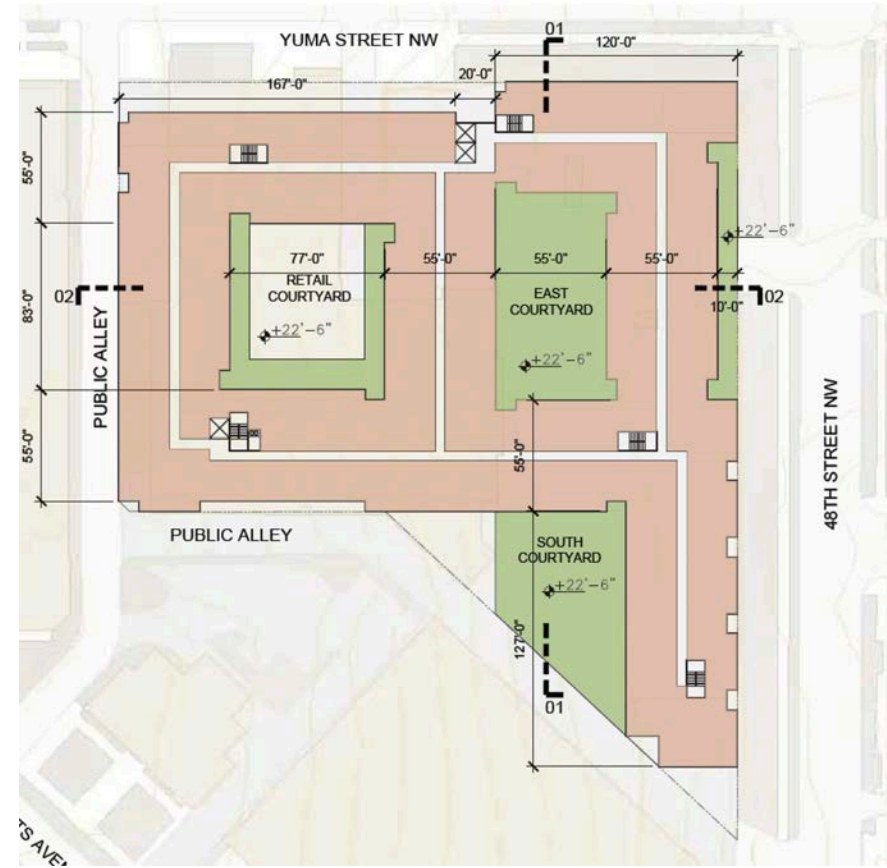


Comparison – Floor Plans

Final Proposal



Original Proposal



Calculations – Summary

	Final	Original	Difference
Zoning	MU-4	C-2-A	ZR16 vs ZR58
Total FAR	300,700 sf	421,210 sf	-120,510 sf
Residential FAR	284,700 sf	361,210 sf	-76,510 sf
Non-residential FAR	16,000 sf	60,000 sf	-39,000 sf
Non-residential - Grocery	13,000 sf	55,000 sf	-37,000 sf
Non-residential - Retail	3,000 sf	5,000 sf	- 2,000 sf
Parking - Total	360	460	-100 spaces
Parking – Grocery/Retail	90	147	- 57
Parking – Residential	224	77	+147
Parking – AU/Shared	56	236	-180
Units - Total	219 @ 1,300 sf	278 @ 1,300 sf	-59 units
Units – Proposed IZ	10%	10%	Unchanged