



**GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 3D
PO Box 40846, Palisades Station
Washington, DC 20016**

***PALISADES · KENT · SPRING VALLEY · WESLEY HEIGHTS · NEW MEXICO/CATHEDRAL · THE AMERICAN UNIVERSITY
· FOXHALL VILLAGE · BERKELEY***

December 5, 2018

At a regularly-scheduled and publicly-advertised meeting on December 5, 2018 and with a quorum present at all times, ANC3D voted to submit this resolution of support in Zoning Case 16-23.

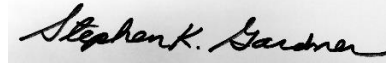
The project currently before us is substantially the same as the version we reviewed and supported in Exhibit 109. The changes that transpired between the adoption of that resolution on December 6, 2017 and this resolution adopted on December 5, 2018 have been known to us for more than half a year. (See, for example, Exhibit 238 on June 22, 2018.)

The substantive changes in the proposal over this time period include: (1) a reduction in gross floor area by roughly 42,000 square feet; (2) a reduction in the massing of the project so that it is now 3.5 stories plus set-back penthouse along 48th Street, NW at Warren Street, NW; (3) an increase in the gross floor area for the grocery store of roughly 2,300 square feet; (4) the conversion of the smaller 19-unit building into five townhomes; (5) replacement of the previous grocer with an alternative more desired by the community; and (6) the replacement of Windom Walk at 48th Street, NW and Warren Street, NW with a pocket park. There are other changes as well, including higher projected LEED scoring, which is now solidly in the Gold category, and an additional inclusionary zoning unit.

These changes represent clear improvements to the project for the community with the exception of replacing Windom Walk with a pocket park. In addition to the reduced massing that accompanies the conversion of what was previously the smaller, second building (Building 2) into five townhomes, these changes were achieved largely by increasing the below-grade residential square footage into an area that was previously devoted to parking while keeping the overall number of parking spaces unchanged. We additionally state our expectation, implicit in this resolution, that the applicant will reach a binding agreement with American University regarding the existing parking easement to provide no less than 80 percent of the 180 easement spaces provided to the applicant as presented before ANC3D on December 5, 2018 (so that at least 144 spaces of the 236-space easement are provided to the applicant). Notwithstanding slight modifications to our parking and traffic analyses in Exhibit 109, our rightly-adopted position embodied in that resolution remains the same.

Accordingly, ANC3D asks that the Zoning Commission memorialize the commitments made by Valor Development as part of its application to undergo voluntary Design Review and stipulate that the design features, community concessions and mitigation efforts agreed between Valor and the affected ANCs, which shall include a grocery store for no less than ten years, be included as conditions in the zoning

order. For the reasons stated above, ANC3D requests that its analysis and vote in support of Valor Development's application in Zoning Case 16-23 be accorded great weight.

A handwritten signature in black ink on a light gray rectangular background. The signature reads "Stephen K. Gardner" in a cursive script.

Stephen Gardner
Chair, ANC3D