

TENLEYTOWN NEIGHBORS ASSOCIATION RESOLUTION

URBAN INVESTMENT PARTNERS (UIP) ZONING APPLICATION FOR A PLANNED UNIT DEVELOPMENT (PUD) AT 4620-24 WISCONSIN AVENUE NW (ZC #16-26)

WHEREAS the D.C. Comprehensive Plan supports development on Wisconsin Ave. between Tenleytown and Friendship Heights that balances retail and residential growth with the conservation of successful, nearby residential neighborhoods.

WHEREAS the Wisconsin Ave. corridor between Brandywine and Chesapeake Sts is not designated as a Land Use Change Area on the Generalized Policy Map, and is adjacent to residential areas designated as Neighborhood Conservation Areas.

WHEREAS the Wisconsin Avenue corridor between Brandywine and Chesapeake Sts. is located in the MU-4 Zoning District, which permits matter-of-right low and moderate density development, a maximum building height of 50 ft. and building density (Floor-Area Ratio) of 2.5 for residential use, 3.0 with inclusionary zoning, and no more than 1.5 for non-residential.

WHEREAS the maximum permitted building height for a PUD within the MU-4 Zoning District is 65 ft and 3.5 FAR.

WHEREAS UIP has submitted to the Zoning Commission a zoning map amendment from MU-4 to MU-7 and a PUD application to build a project at 4620-4624 Wisconsin Ave. with a height of 102.8 ft. including a residential penthouse, as measured from the midpoint of the proposed building on the Wisconsin Ave. side, and a total of 115 ft. including the penthouse on the west side of the building facing the low-rise residential areas of American University Park.

WHEREAS the proposed building will cast a shadow over the commercial and residential properties to the northwest and west during the winter months because of its extreme height and location on one of the highest points in D.C.

WHEREAS the UIP building would be significantly higher than other buildings in Tenleytown including the recently opened Tenley View (71 ft.) and Tenley Hill (74 ft. including a residential penthouse).

WHEREAS the UIP building, which has a Floor Area Ratio of 5.67, would be much more dense than Tenley View next door (4.8), Tenley Hill across the street (4.5) and the buildings it would replace (2.4) and would set a precedent as the most dense FAR in this area.

BE IT RESOLVED that the Tenleytown Neighbors Association opposes the approval of ZC #16-26 in its current form. As discussed above, the Applicant requests approval of major increases in building height and density, which are well above the current matter-of-right zoning limits, inconsistent with the D.C. Comprehensive Plan's emphasis for Tenleytown on "low-to mid-rise mixed use buildings rather than high-rise towers", and out of step with recently completed projects in the immediate vicinity.

BE IT FURTHER RESOLVED that the Tenleytown Neighbors Association should communicate its position on ZC Case #16-26 to the Chairman and Members of ANC 3E and recommend that the ANC disapprove the UIP zoning application unless UIP modifies its proposal to meet the standards of a Planned Unit Development under the current MU-4 Zoning District. Tenleytown Neighbors Association should also communicate its position to the DC Department of Transportation, the Office of Planning and the Zoning Commission.