



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



FORM 130 – ADVISORY NEIGHBORHOOD COMMISSION (ANC) SETDOWN FORM

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

Pursuant to Subtitle Z §§ 400.7 and 400.8 of Title 11 DCMR Zoning Regulations, the ANC Setdown Form shall contain the following information:

IDENTIFICATION OF PETITION OR APPLICATION:

Case No.:	17-27	Applicant Name:	Spring Flats MD, LLC
ANC (ex. 1A):	4C	Date Referred to ANC:	12/27/2017
Date Setdown Form Due:	1/26/2017		

ANC MEETING INFORMATION

Date of ANC Public Meeting:	10 / 01 / 18	Was proper notice given?:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>
Description of how notice was given:	Agenda distributed to Northwest Current and Petworth News; posted to neighborhood listservs (Petworth, SW Petworth, Greater Grant Circle), posted to ANC 4C website			
Number of members that constitutes a quorum:	6	Number of members present at the meeting:	9	
Does the ANC recommend the application/petition to be set down for public hearing?:	Yes <input checked="" type="checkbox"/>		No <input type="checkbox"/>	
Recorded vote on the motion to adopt the report (i.e. 4-1-1):	8-1-0			

MATERIAL SUBSTANCE

Please provide feedback below on whether the above case should be set down for hearing or not (a separate sheet of paper may be used):

See attached statement.

AUTHORIZATION

Name of the Chairperson or Vice-Chairperson authorized to sign the form:	Bennett Hilley		
Signature of Chairperson/ Vice-Chairperson:		Date:	1/19/18

INSTRUCTIONS

1. The ANC Setdown Form shall be made pursuant to this form. If additional space is necessary, use separate sheets of 8½" x 11" paper to complete the form.
2. ANC reports and any accompanying documents must be submitted to the record by using:
 - a. The Interactive Zoning Information System (IZIS) at www.dcoz.dc.gov;
 - b. By email to zcsubmissions@dc.gov for the ZC; or
 - c. In person or by U.S. mail addressed to 441 4th Street, NW, Suite 200-S, Washington, DC 20001.
3. Submission deadline is as follows; the ANC must file the ANC Setdown form no later than thirty (30 days) after the date the application is referred. No late filings or waivers requesting acceptance of late filings of this form will be accepted.

If You See Something, Say Something Report Fraud, Waste, Abuse, and Mismanagement in the
Government of the District of Columbia to the Office of the Inspector General
717 14th Street, N.W., Suite 500 | Washington, D.C. 20005

CALLS ARE CONFIDENTIAL

Toll Free Hotline
1-800-521-1639 | 202-724-TIPS (8477) | Email: hotline.oig.dc.gov | Web Page: www.oig.dc.gov



If you need a reasonable accommodation for a disability under the Americans with Disabilities Act (ADA) or Fair Housing Act, please complete a Form 155 - Request for Reasonable Accommodation.

District of Columbia Office of Zoning
441 4th Street, N.W. Ste. 200 S, Washington, D.C. 20001
(202) 727 6311 * (202) 727 6072 fax * www.dcoz.dc.gov * dcoz@dc.gov



ADVISORY NEIGHBORHOOD COMMISSION 4C

www.anc4c.org

Phone: 202-723-6670

Email: 4C@anc.dc.gov

Attachment to Form 130- ANC Setdown Form for Petition for Approval of a Zoning Map Amendment, 1125 Spring Road, NW (ZCC Case #17-27)

Advisory Neighborhood Commission 4C supports the Spring Flats redevelopment proposal as submitted by Victory Housing, Brinshore Development, and Bank of America Community Development Corporation (“the Development Team”).

Bennett Hilley
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SMD 4C06

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The Commission fully supports the redevelopment of this District-owned parcel into 187 units of housing, including 150 affordable units. This proposal meets the shared community priority of providing 88 units of dedicated, affordable senior housing in the former, historic Hebrew Home building while also providing 99 new units through the construction of additional multifamily housing on the former Robeson School portion of the site.

ANC 4C recommended this proposal be selected to the Deputy Mayor for Planning and Economic Development (DMPED) through a resolution passed at its July 2017 meeting. Following its recommendation as well as that of ANC 1A, the Spring Flats proposal was selected by the Mayor.

The Commission expresses its support for the proposed map amendment to permit the development team to move forward with implementation of the Spring Flats project proposal. Under the site’s current zoning, it cannot be redeveloped into the multifamily housing as proposed and recommended by the Commission. Considering the site’s proximity to the Georgia Avenue/Petworth metro station, to multiple bus lines, as well as its location within walking distance of retail amenities, the Commission notes that the site’s highest and best use is to be used for more units of housing than would be permitted under its current designation of RF-1.

However, the Commission notes that its approval is contingent on the following:

- The Development Team and ANC 4C entering into a community benefits agreement prior to the Zoning Commission’s approval of the proposed map amendment.
- The Development Team’s implementation of an inclusive, effective outreach process regarding the redevelopment in order to gain meaningful input to inform the community benefits agreement.
- The Development Team’s commitment to physically flyer all occupied properties within ¼ mile of the development site for the final community meeting(s), as determined necessary by the ANC, to discuss the draft community benefits agreement. These flyers should be written in both English and Spanish and be passed out with a minimum notice of 10 calendar days prior to the meeting dates.
- The Development Team’s creation of a public website to provide construction and

P.O. Box 60847
Washington, DC 20039

801 Shepherd Street, NW
Washington, DC 20011

other significant updates on the status of the redevelopment to the local community.

- The Development Team will bring the final architectural design of the newly constructed buildings before the Commission for approval before the submission of building permits. The community has noted that it is important that the design of new multifamily units do not detract from the historic facade of the Hebrew Home and that they fit within the context of the surrounding neighborhood.
- Considering limited ANC capacity to monitor enforcement for any long-term requirements contained therein, the ANC recommends that DMPED include the community benefits agreement in its Land Disposition Agreement and then within the long-term lease or convents entered into with the Development Team for the site disposition.

And be it finally resolved that: The Chair of Advisory Neighborhood Commission 4C or any member of the Executive Committee in their absence, shall be authorized to communicate this resolution to the members of the Council of the District of Columbia and all governmental agencies.

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Certification:

After providing sufficient notice for and with a quorum of 9 present at its January 10, 2017, meeting, Advisory Neighborhood Commission 4C voted, with 8 Yeas, 1 Nos and 0 Abstentions, to adopt the above resolution.



Bennett Hilley
Chairperson, ANC 4C



Charlotte Nugent
Vice Chair, ANC 4C