



Government of the District of Columbia

ADVISORY NEIGHBORHOOD COMMISSION 5A

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COMMISSION REPORT

Re: Zoning Commission Case No. 19-01 – PUD & Map Amendment, Wesley Hawaii LLC – **ANC 5A Resolution in Support**

Dear Chairman Hood and Members of the Commission:

On August 21, 2019, at a duly noticed special public meeting, Advisory Neighborhood Commission 5A (“ANC 5A”) considered the application of Wesley Hawaii LLC (“Wesley”) in Zoning Commission Case 19-01 for a planned unit development and corresponding map amendment (“Application”) regarding the property located at 1 Hawaii Avenue NE (“Property”). With a quorum of six (6) out of seven (7) Commissioners in attendance, ANC 5A voted unanimously, by a vote of 6-0-0, to support the Application.

As part of the Application, Wesley proposes to construct a new all-affordable 70-unit apartment building (“Project”) at the Property. The Project will be four stories in height and will have 19 “family-sized” units that are 2 and 3 bedrooms. Most importantly, all of the units in the Project will be affordable, and Wesley has agreed to relocate existing tenants during construction and ensure that the tenants can return once the building is complete. The Project will also feature outdoor recreation space for residents, a children’s play area, and 14 parking spaces on the cellar level.

ANC 5A notes that Wesley has been an active and engaged member of the community during this process. Wesley has presented varying designs of the Project to ANC 5A and the Fort Totten Civic Association on numerous occasions during the past year. It was important to ANC 5A that Wesley first obtain support from the Fort Totten Civic Association, which has members that live near the Property, before the ANC voted on the Application.

Wesley has worked diligently to answer questions and make improvements to the Project plans based on community issues and concerns. Both the ANC and the Fort Totten Civic Association raised concerns as to Wesley’s original design submitted in the Application, which included 78 units in a five story building. The community’s concerns with the original design included too much density as well as negative impacts to traffic and parking due to the Property’s location on Hawaii Avenue and Rock Creek Church Road.

ANC 5A Commissioners (2019)

5A01 Frank Wilds

5A03 Emily Singer Lucio, *Corresponding Secretary*

5A05 Ronnie Edwards, *Chairperson*

5A07 Sandi Washington, *Treasurer*

5A02 Grace J. Lewis, *Parliamentarian*

5A04 Vacant

5A06 A. Jamaal Lampkin

5A08 Gordon-Andrew Fletcher, *Vice Chairman*

**Catholic University *Ft. Totten * Lamond-Riggs * Michigan Park *North Michigan Park *Park Place-Trinity Square *Pleasant Hills * Brookland*

ZONING COMMISSION

District of Columbia

CASE NO.19-01

EXHIBIT NO.31

In response to those concerns, Wesley worked with ANC5A over the last few months to reduce the Project from five stories to four stories, reduce the unit count from 78 units to 70 units, and increase parking from 12 to 14 spaces. These changes to the Project design directly addressed the ANC's concerns and resulted in our support for the Application and the Project.

The Fort Totten Civic Association voted to support the Application and ANC 5A received an oral summaries from both the civic association and the Tenant's Association prior to our vote on August 21st. During the meeting, Wesley promised to contribute an annual corporate sponsorship of \$2,500 to the Fort Totten Civic Association in addition to other benefits Wesley has proffered in the Application. Accordingly, ANC 5A feels that Wesley has operated in good faith with the community and has addressed all concerns raised in connection with the Application and the Project.

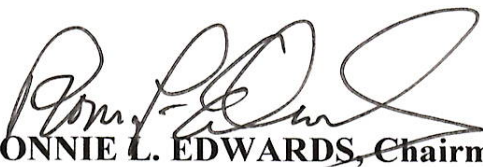
ANC 5A is excited about Wesley's planned redevelopment at the Property. ANC 5A believes that the Project offers positive enhancements for existing and new tenants, the Fort Totten neighborhood, and the broader community.

For these reasons, ANC 5A fully supports the Application and Wesley's proposed Project in Zoning Commission Case 19-01. The ANC commends Wesley for designing a building that is attractive but also harmonious with the surrounding neighborhood.

THEREFORE BE IT RESOLVED, that Advisory Neighborhood Commission 5A voted 6-0-0 to support Wesley Hawaii LLC's application in Zoning Commission Case 19-01 for a Planned United Development and corresponding map amendment at 1 Hawaii Avenue NE. ANC 5A07 Commissioner Sandi Washington and I are hereby designated as representatives of ANC5A regarding this matter.

ANC 5A is comprised of seven (7) Commissioners and therefore five (5) Commissioners constitutes a quorum. On August 21, 2019, at a duly noticed Public Meeting of ANC 5A, six (6) Commissioners attended the meeting. At the time of voting to adopt the above Resolution there were six (6) Commissioners present and voting. ANC 5A voted 6-0-0 to approve the Resolution; and specifically request that ANC 5A's Action be afforded the "great weight" authorized pursuant to the DC Home Rule Charter.

APPROVED: August 21, 2019


RONNIE L. EDWARDS, Chairman
Advisory Neighborhood Commission 5A