Government of the District of Columbia
Advisory Neighborhood Commission 4B

[DRAFT] RESOLUTION #4B-23-10XX

Supporting Application for Zoning Modification to Board of Zoning Adjustment Order No. 19897-B for 5501 1st Street, NW
Adopted October 23, 2023

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Advisory Neighborhood Commission 4B (Commission) takes note of the following:

- CR Studios (the Applicant) submitted an Application for Minor Modification to the Board of Zoning Adjustment's Order No. 19897-B on August 14, 2023. The application relates to the property located at 5501 1st Street, NW (previously 71 Kennedy Street, NW).

- The original proposal provided a 46-unit mixed-use building with approximately 3,923 sq ft. of ground floor retail and 22 below-grade parking spaces. Advisory Neighborhood Commission 4B previously considered this project at its November 25, 2018, meeting and approved a Resolution supporting the project at the Commission's February 25, 2019, meeting. *See* Resolution 4B-19-0201, Recommendations to the Board of Zoning Adjustment Regarding an Application for Special Exception from the Zoning Regulations at 71 Kennedy Street NW (BZA 19897) (Feb. 25, 2019) (attached).

- The proposed changes in the current Application for Minor Modification include the elimination of commercial space, an increase of residential units from 46 to 47, and a reduction in parking spaces from 22 to 17. According to the Applicant, these changes relate primarily to geotechnical concerns, including "significant water-related issues when excavations go beyond about 28ft underground," which requires eliminating one underground level. The Applicant also states: "With the removal of the commercial/retail space, the demand for parking will considerably decrease."

- The Applicant presented at the September 6, 2023, meeting of Advisory Neighborhood Commission 4B's Housing Justice Committee and the September 26, 2023, meeting of Advisory Neighborhood Commission 4B.

- At the Commission's Housing Justice Committee meeting, the Applicant expressed interest in focusing on building more housing units to address housing needs in the area and indicated that approximately 37-39 units will be affordable at 50% of Median Family income and that the project will also include five Inclusionary Zoning units at 80% of Median Family income if the Applicant is successful in its application for funding for affordable housing from the District Department of Housing and Community Development. In addition, the Applicant responded to Commissioner questions about the application's reference to geotechnical concerns.

- At the full Commission's September 26th meeting, the Applicant discussed the project's sustainability goals, noting the redesign includes solar, green roof, bike storage, and three electric vehicle charging stations that will serve up to six vehicles. In addition, the project will meet the 2020 Enterprise Green Communities Certification Plus if the Applicant is successful in its application for funding for affordable housing from the District Department of Housing and Community Development.

RESOLVED:

➢ That Advisory Neighborhood Commission 4B supports the proposed Application for Minor Modification to the Board of Zoning Adjustment's Order No. 19897-B for 5501 Kennedy Street, NW.

FURTHER RESOLVED:

That the Commission designates Commissioner Alison Brooks, ANC 4B08, and Commissioner Erin Palmer, ANC 4B02, to represent the Commission in all matters relating to this Resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioners cannot carry out their representative duties for any reason, the Commission authorizes the Chair to designate another Commissioner to represent the Commission in all matter relating to this Resolution.

FURTHER RESOLVED:

That, consistent with DC Code § 1-309, only actions of the full Commission voting in a properly noticed public meeting have standing and carry great weight. The actions, positions, and opinions of individual commissioners,

insofar as they may be contradictory to or otherwise inconsistent with the expressed position of the full Commission in a properly adopted resolution or letter, have no standing and cannot be considered as in any way associated with the Commission.

ADOPTED by voice vote at a regular public meeting (notice of which was properly given, and at which a quorum of _ members was present) on October 23, 2023, by a vote of _ yes, _ no, _ abstentions.

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