



**Government of the District of Columbia
Advisory Neighborhood Commission 4B**

7720 Alaska Avenue, NW, Room 106
Washington, DC 20012

**DRAFT RESOLUTION #4B-19-04XX
Supporting Zoning Exception for Walter Reed Building
IJ
Adopted April 22, 2019**

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

- TPWR Developer LLC (Hines-Urban Atlantic-Triden partnership, “HUT”) has requested ANC 4B support of a Board of Zoning Adjustment special exception regarding non-residential occupancy in Building IJ, located within the WR-2 zone, at the Parks at Walter Reed development.
- Title 11, Chapter 9 of the DC Municipal Regulations addresses the Walter Reed zones. Under 11-K DCMR § 902.1, the WR-2 zone is intended to:
 - Create a vibrant and pedestrian-oriented commercial and residential center to serve as a housing, commercial, and retail anchor for the Walter Reed campus, adjacent neighborhoods, and the District[;]
 - Promote an engaging streetscape to activate adjacent uses and users;
 - Encourage clear visibility of retail uses along 12th Street from Georgia Avenue; and
 - Create new passive and active open space amenities to accommodate residential and retail uses.
- Under 11-K DCMR § 902.7(e), on Elder Street, NW, “no single non-residential occupancy shall occupy more than fifty (50) consecutive linear feet of ground-floor building frontage.”

- HUT has carefully designed the town center, comprised of Buildings IJ, O, and P around a central plaza with double-sided retail on 12th Street, NW, to create a vibrant and pedestrian-oriented commercial and residential center.
- HUT has carefully designed the ground floorplate of Building IJ to accommodate an anchor retail space and to achieve the zoning intent of a varied and engaging retail center by introducing multiple retail spaces along 12th Street, NW, creating an engaging main street.
- As Elder Street, NW, is planned as a residential corridor, with townhomes planned to the north of Building IJ and multifamily to the west, HUT incorporated residential townhouse-style apartments fronting Elder Street, NW, to reduce the length of retail storefront to the extent possible while maintaining usable retail space behind small 12th Street, NW, retail shops such that the corner retail space would be leasable.
- The storefront length of a single occupant at the corner of Building IJ is representative of typical corner retail conditions in the area.
- HUT has requested ANC 4B support for an exception to the fifty (50) consecutive linear feet limitation on Elder Street, NW, to allow for a corner retail space at 12th Street, NW, and Elder Street, NW, within the Building IJ footprint.

RESOLVED:

That Advisory Neighborhood Commission 4B supports the application for a special exception for Walter Reed Building IJ and recommends that it be approved.

FURTHER RESOLVED:

That the Commission designates Commissioner Geoff Bromaghim, ANC 4B07, to represent the Commission in all matters relating to this resolution.

FURTHER RESOLVED:

That, in the event the designated representative Commissioner cannot carry out his 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:

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 show of hands vote at a regular public meeting (notice of which was properly given, and at which a quorum of _____ of nine members was present) on April 22, 2019 by a vote of ____ yes, ____ no, ____ abstain.

