



ADVISORY NEIGHBORHOOD COMMISSION 3C
GOVERNMENT OF THE DISTRICT OF COLUMBIA

CATHEDRAL HEIGHTS • CLEVELAND PARK
MASSACHUSETTS AVENUE HEIGHTS
MCLEAN GARDENS • WOODLEY PARK

Single Member District Commissioners
01-Lee Brian Reba; 02- Gwendolyn Bole; 03-David Valdez
04- Arthur Barkmann; 05- Margaret Siegel; 06-Carl Roller
07- Victor Silveira; 08-Catherine May; 09-Nancy MacWood

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ANC 3C Resolution No. 2016-040
Resolution Modifying ANC3C Resolution 2016-032 Regarding Proposed
Changes to the Conditions of Zoning Order 08-15A, the PUD for Cathedral
Commons Development

Whereas, ANC 3C approved a resolution, No. 2016-032, supporting with conditions modification of Zoning Order 08-15A, Condition 5 (b), pertaining to the limitation on restaurants occupying no more than 20% of the linear street frontage in the PUD area, and supporting exemptions from the PUD sign regulations; and

Whereas, in consideration of the additional zoning waivers requested, ANC 3C sought additional public benefits, namely, 20 free parking spaces for John Eaton Elementary School teachers or staff, who have been challenged daily to find legal on-street parking on neighborhood streets where demand exceeds supply and almost every block has restricted parking (RPP); and

Whereas, the Zoning Commission asked ANC 3C to submit additional information about proposed conditions after consulting with the applicant, the neighborhood party, and John Eaton Elementary School; and

Whereas, the ANC unintentionally approved hours for the new condition that did not conform to the hours that would permit the teachers to use the benefit, namely, 7am to 6pm, and the proposed duration of the parking benefit does not represent the time needed to seek Council support and funding for an underground garage at the school as part of a planned renovation of the school with planning currently scheduled to begin in 2020; and

Whereas, the ANC requested in the above referenced resolution a report on usage of the Zoning Condition 8 that is a condition that should truly benefit the community by stabilizing the non-PUD restaurants and retail and by removing their customers' cars from neighborhood street parking spaces, and applicant provided the report which revealed that the free parking benefit for non-PUD restaurants and retail is significantly under used; and

Whereas, after discussions with the restaurants, the ANC has begun discussion with the applicant about issues related to the parking program benefit; and

Whereas, the ANC required as a material element of its conditional support for the PUD in original Case No. 08-15A that the applicant fund an escrow in the amount of \$500,000 for traffic calming and pedestrian safety enhancements on streets and intersections in the vicinity of Cathedral Commons, to mitigate in part the impact of increased traffic and street parking demand resulting from the PUD; and

Whereas, the amended zoning order instead provided for an escrow of only \$100,000; and

Whereas, contrary to testimony at the hearing, the 3400 and 3442 block of Wisconsin, the north block of Cathedral Commons, has RPP despite no petition being filed and the DDOT ban on approving the program for commercial property or property with metered parking, which could contribute to parking demand especially from visitors; and

Whereas, the applicant seeks to increase the allowable linear frontage for eating and drinking establishments from approximately 300 to 350 feet of frontage, an increase of approximately 20% in the allowable frontage, which can be assumed to result in an increase in customers and traffic to Cathedral Commons, which is not fully operational at this point; and

Whereas, there have been ongoing safety and speeding issues with the Wisconsin/Idaho/Ordway intersection engineering and other traffic and safety issues are anticipated when the development is fully operational and when the large and popular Silver arrives:

Therefore, Be It Resolved that ANC 3C amends its previous resolution, No. 2016-032, in the following way:

1. The teacher parking benefit should extend from 7am to 5pm for a period of 6 years or less if a DCPS garage is built at the school or other parking arrangements are made for the teachers and staff;
2. Proffers concerning the non-PUD restaurant and retail parking benefit, Condition 8(f), should be supported. The proffer would delete the limit of 30 daily revolving spaces over a period and replace them with 180 hours of daily parking beginning at 6pm and an additional 60 hours beginning at 8pm, and the addition of a 90-minute parking validation period with the customer paying the overage charge, which will provide predictability for businesses and customers;
3. The escrow account should be increased by 20% or \$20,000, which was the request of the party, Wisconsin Newark Neighborhood Committee (WNNC), to fund in part

traffic mitigation measures on residential streets and intersections in proximity to Silver and on other streets and intersections in the vicinity, and such mitigation measures should be determined by DDOT in consultation with ANC 3C;

Be It Resolved that the Chair and the 3C09 commissioners are authorized to represent the commission on this matter.

Attested by

A handwritten signature in blue ink, appearing to read 'Carl Roller', is written over the printed name.

Carl Roller

Chair, on September 19, 2016

This resolution was approved by a voice vote on September 19, 2016 at a scheduled and noticed public meeting of ANC 3C at which a quorum (a minimum of 5 of 9 commissioners) was present.