



ADVISORY NEIGHBORHOOD COMMISSION 3E

TENLEYTOWN AMERICAN UNIVERSITY PARK FRIENDSHIP HEIGHTS
CHEVY CHASE WAKEFIELD FORT GAINES

c/o Lisner-Louise-Dickson-Hurt Home 5425 Western Avenue, NW Washington, DC 20015
www.anc3e.org

RESOLUTION OF SUPPORT IN BZA #20638, 5151 WISCONSIN AVE, NW

WHEREAS:

1. Harrison Wisconsin Owner, LLC, a subsidiary of Donohoe Development Company (“Applicant” or “the Applicant”), seeks to build a 6-story mixed-use development (“Project”) at 5151 Wisconsin Ave, NW (“Property”).

2. The Applicant has applied for a special exception to enable it to build the Project. The proposed special exception asks the Board of Zoning Adjustment (“BZA”) to shift a 35-foot section of the Property from R-2 to MU-4.

3. Although the requested special exception sought for the Project allows additional density above what can be built by right, the Property is less than two blocks from a Metro station and is situated entirely within a Mixed-Use Residential Medium Density / Commercial Moderate Density Development zone on the Comprehensive Plan’s [Future Land Use Map](#) (“FLUM”).

4. Accordingly, in our view, the height and density sought for the Project are appropriate *if* the Applicant provides additional amenities commensurate with the Project’s scope. We believe the Applicant has met that burden.

5. This applicant previously appeared before ANC 3E with a proposal¹ for a more comprehensive project covering the entire lot that would have included more market rate and workforce (IZ) units and additional benefits in the form of improvements around the lot and possible community benefits associated with a PUD which would have required just one planning process and one construction project. Now the applicant only proposes to develop a portion of the lot at this point in time as part of a smaller project with fewer housing units and no formal community benefits package. ANC 3E believes a single planning process incorporating the entire lot resulting in a single construction project which would have also addressed most if not all nuisances associated with the property would have been better for the community while delivering additional market rate and workforce housing.

6. The Project as proposed does nonetheless feature some amenities beyond what is required under the Comprehensive plan including the following:

- a. Provide 11% of the gross floor area for workforce housing (IZ) which is more than the 10% required by law, including 5 fully accessible units
- b. Restrictions on the retail use which include prohibitions on:
 - i. Any use involving the sale of any pornographic material, either as a principal or accessory use
 - ii. Bank or check cashing establishment
 - iii. Convenience store

¹ <https://dc.urbanturf.com/articles/blog/fox-news-an-early-look-at-the-proposal-for-broadcast-companys-headquarters/14834>

- iv. Drug store
- v. Drycleaners
- vi. Fast food establishment
- vii. Pawnbroker
- viii. Mattress store
- ix. Night club, and
- x. Office.

7. Achieve LEED Gold certification including a green roof and solar panels.

8. The new residences and attractive retail space the Project will afford will enhance the vibrancy of the neighborhood. Furthermore, the Project consists of a mix of unit sizes, some of which should be suitable for small families as well as singles and several of which will be fully accessible units which exceeds the requirement in the zoning code.

9. The applicant has agreed to a construction management program above what is required by DCRA.

10. Applicant has committed to remove a surface parking lot on the site if plans have not been finalized for the re-development of the remaining portion of the lot when they seek their Certificate of Occupancy.

11. Taken together, the amenities proffered by Applicant justify the relief sought given the Project's location in a Medium Density zone.

12. We note that the FLUM designates this lot as a mix of moderate density and medium density and in net this proposal will generate less housing than is allowed under the FLUM if the entire lot were developed.

13. The Applicant has embodied the foregoing promises and others in a Memorandum of Understanding (MOU) executed contemporaneously with this resolution (attached hereto) and has agreed to ask the BZA to embody the terms of the MOU in any BZA order regarding this matter.

NOW THEREFORE BE IT RESOLVED:

1. In reliance on the promises contained in the attached MOU and materials submitted in connection with the above-referenced application, ANC 3E supports the application, and respectfully joins the Applicant in asking the BZA to incorporate each and every provision in the MOU in any order issued in connection with the above-referenced application.

2. ANC 3E authorizes Commissioners Jonathan Bender and Tom Quinn to testify for the ANC at any proceedings connected to the above-referenced application.

The resolution passed by a vote of 4=0-0 at a properly noticed meeting held on February 9, 2022, at which a quorum was present, with Commissioners Bender, Cohen, Hall, and Quinn in attendance.

ANC 3E

by Jonathan Bender
Chairperson