

- 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 ___-___-___ 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