



Advisory Neighborhood Commission 1C

PO Box 21009, NW, Washington, DC 20009

www.anc1c.org

Representing Adams Morgan

Commissioners:

Amir Irani (1C01)

December 7, 2018

Hector Huevo (1C02)

Frederick L. Hill, Chairman

Ted Guthrie (1C03)

Board of Zoning Adjustment

A. Tianna Scozzaro (1C04)

441 4th Street, N.W., Suite 200-S

Wilson Reynolds (1C07)

Washington, D.C. 20001

Amanda Fox Perry (1C08)

RE: ANC1C Resolution Regarding BZA Application 19882
Jubilee Housing

Board of Zoning Adjustment:

At a duly-noticed meeting held on Wednesday, December 5, 2018, with a quorum present, Advisory Neighborhood Commission 1C passed the enclosed resolution supporting BZA application #19882 by a vote of 5-0-0.

Sincerely,

Hector Huevo, Esq.
Chair, ANC 1C

Resolution of ANC 1C
BZA Application #19882 (Jubilee Housing/Transcentury Building)
December 5, 2018

Whereas, Applicant Jubilee Housing (“Jubilee”) seeks to convert the existing commercial building at 1724 Kalorama Road NW into a mixed-use building that will include 25 much-needed affordable family housing units, as well as office space and an expansion of the Sitar Arts Center (“Sitar”);

Whereas, ANC1C is supportive of this request, as truly affordable housing, like that being proposed by this project, is needed to protect and preserve our diverse and family-friendly community;

Whereas, Sitar’s arts programs teach important life skills and foster personal and artistic growth in D.C.’s low-income youth;

Whereas, the parking requirements for the proposed project include ten (10) spaces: three (3) spaces for Sitar and seven (7) spaces for the residential portion;

Whereas, the viability of the Applicant’s project depends on obtaining complete relief from the parking requirements pursuant to 11-C DCMR 703.2;

Whereas, ANC 1C believes that the impacts of the special exception relief can and will be addressed by ongoing cooperation between ANC 1C, Jubilee, Sitar, DDOT, and local businesses;

Residential Parking

Whereas, Jubilee has provided ANC 1C with reliable historic data demonstrating that their residents are not reliant on personal cars for transportation;

Whereas, Jubilee predicts that at most, two (2) residents will have personal cars;

Whereas, the proposal includes eliminating the curb cuts at 1724 Kalorama Road, which would create three (3) new parking spaces;

Whereas, requiring the preservation of the existing parking inside 1724 Kalorama Road would not only be unnecessary, it would deprive the community of the benefit of an expanded Sitar Center;

Employee Parking

Whereas, Jubilee employees will retain parking spaces at offsite locations located within a ten (10) minute walk of the new office space at 1724 Kalorama Road;

Whereas, Sitar currently has eight parking spaces at 1700 Kalorama Road, which is sufficient to accommodate current and future employees who will drive to work;

Whereas, street parking in the immediately surrounding area will not be impacted as a result of Jubilee's new office space, nor by the addition of new Sitar employees;

Congestion/Flow Issues

Whereas, the community is concerned about the traffic flow and congestion issues that may be caused by an increase in visitors to the Sitar Center;

Whereas, Sitar estimates that approximately one-third of their visitors walk or bike to the Center, one-third take public transportation, and one-third drive, and those who drive are typically dropping off or picking up children;

Whereas, those who are dropping off or picking up smaller children sometimes park briefly to walk children in or out of the building, and those who are dropping off or picking up older children typically do not park;

Whereas, Sitar Center has expressed willingness to dedicate a staff person to oversee pick up and drop off operations during peak times;

Whereas, DDOT has indicated that it would likely approve the designation of two to three (2-3) parking spaces for Sitar drop offs and pick ups during peak hours, thereby reducing the likelihood of double parking or otherwise hindering the flow of traffic;

Whereas, ANC 1C believes that a pick up and drop off management plan is critical to ensuring that the proposed project does not have a negative impact on the community;

Neighborhood Parking Concerns

Whereas, members of this community have expressed their concerns about the potential impact this project will have on the already-limited supply of street parking in the surrounding neighborhood;

Whereas, ANC 1C believes that the availability of on street parking will not be threatened by this project, as most of the residents will not have cars and employees will not park on the street;

Whereas, members of ANC 1C met with representatives from Jubilee Housing and DDOT officials on November 28th to discuss possibilities for improving parking options in the neighborhood;

Whereas, these possibilities include the designation of two to three (2-3) spots for Sitar drop off and pick up vehicles during peak hours, as well as the possibility of converting half or all of Kalorama Road NW between 17th Street NW and Ontario Road NW to Residential Parking Permit (RPP);

Whereas, ANC 1C is currently engaged in outreach to local businesses to determine whether they are supportive of transitioning the road to RPP;

Whereas, ANC 1C is engaged in ongoing discussions with representatives from Jubilee, Sitar, and DDOT, regarding parking measures for this block, and are confident that an appropriate outcome will be reached.

Conclusion

Whereas, Jubilee Housing has presented their proposal to ANC 1C at two meetings of ANC 1C's Planning, Zoning, and Transportation (PZT) committee, on September 19, 2018, and again on October 17, 2018;

Whereas, following the PZT meeting on October 17, 2018, members of the community participated in a site visit and discussion/Q&A session at the Sitar Center;

Whereas, representatives from Jubilee and Sitar have been responsive to questions and requests from members of ANC 1C and the community;

Whereas, Jubilee and Sitar have been good neighbors in the past, and their conduct and responsiveness throughout this process assure us that they will continue to be good neighbors in the future;

Whereas, ANC 1C believes that the impact of this project is significantly less than we would experience if this property was being developed for market rate condos;

Whereas, there are other market rate housing development projects in the area that may impact the availability of street parking and increase congestion, but this proposal -- which will have a minimal footprint and will add real value to the neighborhood -- should not suffer for the problems caused by those developments;

Whereas, Jubilee's proposal would enable families and other low-income residents to remain in Adams Morgan;

Whereas, this proposal would enable Sitar's programs to reach even more students and families across the district;

Therefore, ANC 1C resolves to proudly support this proposal, and

Furthermore, ANC 1C supports the existing transportation subsidy provided to Jubilee employees;

Furthermore, ANC 1C resolves to encourage BZA to grant Jubilee's request for special exception relief.