



Government of the District of Columbia  
**ADVISORY NEIGHBORHOOD COMMISSION 5E**  
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**RESOLUTION**

**Jair Lynch Development Partners - Modifications to a Previously Approved Consolidated Planned Unit Development, Square 3128, Lot 800, Z.C. Case #13-14B**

WHEREAS, on November 19, 2013, ANC 5E previously approved and voted 6 in favor, 2 opposed, 2 abstain with 10 members present to support the Master Plan for the McMillan Reservoir Slow Sand Filtration Site Redevelopment as approved by the Historic Preservation Review Board and the Zoning Commission in the Stage 1 and the Consolidated Planned Unit Development (PUD) and related Map Amendment in ZC Case No. 13-14 with modifications.

WHEREAS, the Applicant has identified Harris Teeter as the grocery store tenant. The Approved PUD modifications include a variety of refinements to the design of the Parcel 4 Building. Certain operational conditions are imposed by the Zoning Commission to accommodate the programmatic requirements that are specific to the identified grocery store tenant that could not have been anticipated during the initial review of the Approved PUD.

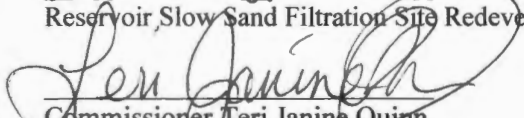
Whereas: The proposed design and operational modifications include the following:

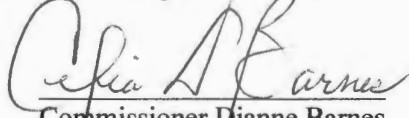
- Addition of the interior mezzanine of no more than 3,300 square feet to support a café' use;
- Conversion of a previously approved residential terrace to a small outdoor terrace of no more than 1,200 square feet to support the café' use;
- Modification to the location of the below-grade parking entrance along Evarts Street;
- Modification to the loading facilities to provide four smaller loading berths and one delivery space in-lieu of the previously approved two larger loading berths, one smaller loading berth, and one delivery space;
- Revisions to roof structure location and size to accommodate grocery store specific HVAC requirements; and
- Changes to the Loading Management Plan requirement prohibiting large vehicles requiring backing maneuvers into the loading dock on weekdays between 7AM-8:30AM.


Whereas: The Applicant will request a technical correction to Parcel 4 Building height as stipulated in ZC Order No. 13-14. The Applicant will request that the approved building height be changed from 77'-0" to 78'-8". The need for this correction is solely as a result of a graphical error made on the plans that were approved during the initial review of the Approved PUD.

Whereas: This technical correction will not result in any changes to the manner in which the Parcel 4 Building relates to the surrounding neighborhood and to other buildings proposed for the PUD site, as analyzed and shown in the plan and drawings of the Approved PUD.

**NOW, THEREFORE, BE IT RESOLVED** on this day 20<sup>th</sup> of October 2015, ANC 5E at a duly noticed public meeting, with 8 of 10 members present, 6 representing a quorum, voted 6 in favor, 0 opposed, with 2 abstain to support the modifications to Parcel 4 Building of the McMillan Reservoir Slow Sand Filtration Site Redevelopment.

  
 Commissioner Teri Janine Quinn  
 ANC 5E Chairperson

  
 Commissioner Dianne Barnes  
 ANC 5E09 SMD

  
 Commissioner Sally Nobaugh,  
 ANC 5E Recording & Corresponding Secretary

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