



Advisory Neighborhood Commission 4A
Government of the District of Columbia
Washington, DC 20012

RESOLUTION #4A-02-02-21-05
Supporting Modification of the Townhome Development of
Parcel WXY, Parks at Walter Reed
Adopted February 2, 2021

Advisory Neighborhood Commission 4A (the Commission) takes note of the following:

- Parcel WXY was originally proposed in the Reuse and Small Area plans as three, 4-story, multi-family buildings with multi-modal access connecting to both Aspen Street to the South and Main Drive to the North.
- The original proposal recommended 58 townhomes instead of the multi-story buildings originally proposed in the Reuse and Small Area Plans.
- ANC recommended approval of the modification to 58 townhouses in its Resolution r4a-18-06-06, dated June 18, 2018.
- Hines-Urban Atlantic-Trident, Master Developer is requesting a further modification to the Design Concept of Parcel WXY.
- The revised proposal recommends approximately 50 townhomes instead of the 58 originally recommended for approved by ANC in its resolution the Reuse and Small Area Plans.
- The revised town home proposal community helps mitigate concerns related to the development density along Aspen Street.
- The existing zoning in WR-7 allows for 1.25 FAR and a maximum 112,884 square feet. The proposed townhome development is within the parameters of matter of right development for this zone.
- ANC 4A03 held a special “WXY” design concept meeting on January 28, 2021. The meeting was duly noticed and open to the community.
- Overall, the community expressed no major concerns or objections to the proposed modifications. But there were 3 items the community wanted considered:

