

VILLAGE OF FRIENDSHIP HEIGHTS

VILLAGE COUNCIL

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RESOLUTION OF THE FRIENDSHIP HEIGHTS VILLAGE COUNCIL SUPPORTING THE PROVISIONS OF THE FRIENDSHIP HEIGHTS SECTOR PLAN RELATING TO PARCEL 4

WHEREAS, the 1998 Friendship Heights Sector Plan sets forth goals, objectives, recommendations, planning principles and guidelines governing development of Parcel 4;

WHEREAS the purpose of these goals, objectives, recommendations, planning principles and guidelines is to assure (1) open space sufficient to offset the density of nearby buildings, (2) green open space for public use, and (3) development that preserves views from apartment residences and is otherwise compatible with existing structures;

WHEREAS examples of these provisions include the following:

- "In densely built-up areas like Friendship Heights, open space is critical to the quality of life" (p. xxvii);
- "[T]he offsetting public use space to the east [on Parcel 4] contributes to the public health and welfare" (p. 77);
- "Retain open space to offset surrounding high densities" (p. 77);
- "Create a highly visible green open space for public use and enjoyment..." (p. 77);
- "Preserve and enhance the environment for residents of high-rise buildings...by limiting the height of new buildings close to the high-rise apartments to preserve views...." (p. 31);
- "Provide adequate setbacks on all sides for compatibility with adjoining residential structures...." (p. 77);
- "Cap development at 132,000 square feet of total development unless the site is redeveloped" (p. 77);
- "Provide a mid-rise residential structure if, in the future, redevelopment occurs under an optional method" (p. 77);

THEREFORE, BE IT RESOLVED by the Friendship Heights Village Council that the Council affirms its support for and commitment to the goals, objectives, recommendations, planning principles and guidelines of the Sector Plan relating to Parcel 4 and aimed at assuring compatible development and redevelopment that include the continuing presence of public green open space on Parcel 4 and the preservation of views.

The above resolution was adopted at the regular meeting of the Friendship Heights Village Council on June 12, 2017, by a vote of 7-0.