



## Southwest / Navy Yard / Buzzard Point Advisory Neighborhood Commission 6D

1101 Fourth Street, SW  
Suite W 130  
Washington, DC 20024  
202.554.1795  
Email: [office@anc6d.org](mailto:office@anc6d.org)  
Website: [www.anc6d.org](http://www.anc6d.org)

December 15, 2018

Board of Zoning Adjustment  
441 4th Street, NW, Suite 200S  
Washington, DC 2000

### OFFICERS

Chairperson  
*Meredith Fascett*  
Vice Chairperson  
*Andy Litsky*  
Secretary  
*Gail Fast*  
Treasurer  
*Ronald Collins*

RE: BZA Case Number 19907, Special Exception – 861 New Jersey Ave SE Relief from Build-To Line Requirements

Dear Board of Zoning Adjustment:

At a regularly scheduled and properly noticed public meeting on December 10, 2018, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 5-0-2 in support of BZA case #19907, in which the applicant Greystar GP II, LLC, is requesting relief pursuant to 11 DCMR Subtitle X, Chapter 9, for a special exception under Subtitle I § 203.3 from the front build-to line requirements of Subtitle I § 203.1, to construct a hotel with ground floor retail uses in the D-5 Zone at premises 861 New Jersey Avenue S.E. (Square 695, Lots 820 and 823).

This site has a unique zoning requirement, unlike other typical lots in the District where the property line extends to the sidewalk and is considered public space, the build-to line requirement for this lot extends all the way to the street. As a result, this condition prevents the site from having a public sidewalk fronting the project site without zoning relief. Consistent with the adjacent project at 82 I Street SE, the Commission believes a sidewalk is necessary in this location and is supportive of the relief in order for the applicant to move forward with plans to construct a hotel with ground floor retail.

As a condition of the Commission's support for the above BZA relief, the applicant and ANC 6D have agreed to commitments as attached. Should you have any questions, please contact me at [6D@anc.dc.gov](mailto:6D@anc.dc.gov) or 202-750-0295.

Sincerely,

Meredith Fascett  
Chair, ANC 6D  
Southwest, Navy Yard, & Buzzard Point

Board of Zoning Adjustment  
District of Columbia  
CASE NO. 19907  
EXHIBIT NO. 29

### COMMISSIONERS

SMD 1 *Gail Fast*  
SMD 2 *Cara Shockley*  
SMD 3 *Ronald Collins*  
SMD 4 *Andy Litsky*  
SMD 5 *Roger Moffatt*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Meredith Fascett*

**BZA APPLICATION NO. 19907 AND PUBLIC SPACE COMMITTEE**  
**APPLICATION (DTOPS TRACKING NO. 321213) - PROPOSED**  
**DEVELOPMENT OF THE CSX EAST SITE**

In response to feedback received from ANC 6D, the applicant will create a Loading Management Plan and a Construction Management Plan for the project that is the subject of Board of Zoning Adjustment (BZA) Application No. 19907 and DTOPS Tracking No. 321213, and will submit such plans to BZA and the District Department of Transportation (DDOT) as part of those applications.

The Loading Management Plan will include the following elements:

- The hotel operator will encourage vehicular traffic coming to the hotel to use the interior street for the drop-off and pick-up of hotel guests.
- The applicant will seek approval from DDOT to establish a loading zone along New Jersey Avenue, SE in front of the hotel that would accommodate at least 3 vehicles.
- The applicant will start a dialogue with DDOT regarding the creation of a protected bike lane on the south-bound side of New Jersey Avenue, SE.
- The hotel operator will use best efforts to prohibit vehicles (taxis, Uber/Lyft) from double parking on New Jersey Avenue, SE when dropping-off/picking up guests of the hotel.
- The hotel operator will meet with ANC 6D and/or appropriate representatives of the nearby apartment buildings within six months after the hotel has started operations to evaluate the effectiveness of the New Jersey Avenue loading zone and to address general vehicular access issues.
- The hotel operator will designate an on-site employee as the loading dock manager who will use best efforts to require that all deliveries to the hotel arrive between the hours of 7:00 am – 7:00 pm.
- The loading dock manager will use best efforts to prohibit the idling of any trucks that are waiting to access the loading facilities of the building. The hotel operator will install signs in the truck loading areas noting that idling is prohibited.

The Construction Management Plan will include the following elements:

- The applicant's commitment to hold a pre-construction meeting with the surrounding community and the ANC 6D07 Commissioner. At the pre-construction meeting, the applicant will provide a copy of the Corrective Action Plan (CAP) that was submitted to the Department of Energy and Environment (DOEE) as part of the applicant's Voluntary Clean-Up Program (VCP). The applicant will also provide all current and available information as to where all excavated soils are anticipated to be taken off site.
- The applicant's commitment that it will work with the ANC 6D07 Commissioner to seek his/her support for all after-hours permit applications.
- The applicant's commitment that it will contact the property management companies of the nearby apartment buildings (with contact information provided by the ANC) in writing at least 24 hours prior to conducting any after-hours work.

- The applicant's commitment to help provide a safe pedestrian travelway along New Jersey Avenue, SE during construction activity on the site, acknowledging that the sidewalk on the west side of New Jersey Avenue, SE will be closed for approximately 15 months.
- In regard to air quality monitoring, dust particles are anticipated to be the primary concern during soil excavation. Therefore, dust control measures will be implemented to minimize potential exposure and will be monitored in real-time by on-site personnel. Excavation activities will be completed so that dust particles, aerosols and gaseous by-products from construction activities are controlled, including weekends, holidays and hours when work is not in progress, in compliance with federal, state and local regulations.

#### Additional Commitments of the Applicant

- The applicant will ensure that the design of the building along New Jersey Avenue, SE and the adjacent streetscape will prevent the possibility of pedestrians being hit by doors opening out into the pedestrian travelway.
- The applicant will investigate the need for security camera coverage across the entire site upon completion of the project.
- It is the applicant's intent to create a dog park, for the exclusive use by residents of the project and their guests, within the boundaries of the site.
- It is the applicant's intent to fully embrace and utilize the area underneath the freeway for amenity spaces that will be reserved for use by hotel guests and residents of the project.