

ANC 8F

Advisory Neighborhood Commission 8F

Navy Yard



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OFFICERS

Chairman
Edward Daniels

Vice Chair
Rick Murphree

Secretary
Brian Strege

Treasurer
Nic Wilson

June 18, 2024
July 15, 2024 (Addendum A)
July 23, 2024 (Final Comments)

Anthony Hood, Chairman
Commissioners May, Miller, and Imamura
DC Zoning Commission
441 4th St. NW, Suite 200S
Washington, DC 20001

Via email: zcsubmissions@dc.gov

RE: Final Comments from ANC 8F, Offering Conditional Support of ZC 03-05A, Tingey Street SE Affordable Housing Development

Dear Chair Hood and Commissioners:

COMMISSIONERS

SMD 8F01, Nic Wilson
SMD 8F02, Rick Murphree
SMD 8F03, Brian Strege
SMD 8F04, Edward Daniels
SMD 8F05, Clayton Rosenberg

At a regularly scheduled and properly noticed public meeting on July 23, 2024, with a quorum present, a quorum being three Commissioners, **Advisory Neighborhood Commission (ANC) 8F voted 5-0-0 to offer conditional support for the proposed development at the intersection of New Jersey Ave. SE & Tingey St. SE, Sq. 770, Lot 804 and the modification of significance requested by the developer.**

As of July 23, 2024, ANC 8F has met with the developers (NRP) of this site and are appreciative of the redesign of the property with entrance facing New Jersey Avenue SE, instead of Tingey Street SE, as well as considerations for public safety concerns brought forth by the ANC as it pertains to pedestrian, cyclist, and vehicular safety around the site.

- ANC 8F is in **acceptance of the proffers** put forth by the developer.
- ANC 8F is asking that the Final Order include language from the developer stating that, as soon as leasing begins, their **property's website** will contain clear information as to how potential residents may apply for units within the property and which housing support programs they will accommodate for qualifying residents.

- Our final request is that **DDOT ensures that the approved transportation plans submitted before Zoning on July 25, 2024, are the actual plans** that will be installed once construction begins. We have numerous blocks of transportation hazards created by DDOT after specific Zoning plans have been established during final zoning hearings.

The following is an ADDENDUM to ANC 8F's previously submitted resolution (below) regarding ZC 03-05A. Please find our comments, post-hearing (7.1.24) and post-ANC 8F Administrative Meeting (7.11.24), attached.

At a regularly scheduled and properly noticed public meeting on June 18, 2024, with a quorum present, a quorum being three Commissioners, **Advisory Neighborhood Commission (ANC) 8F voted 5-0-0 to offer conditional support for the proposed development at the intersection of New Jersey Ave. SE & Tingey St. SE, Sq. 770, Lot 804, with very specific requests for review before Zoning Commission approval.**

ANC 8F welcomes affordable housing to our neighborhood, which is one of many District neighborhoods that faces a lack of truly affordable housing.

Whereas, the project presents **several transportation and pedestrian safety hazards due to the project's location** at the intersection of New Jersey Avenue SE & Tingey Street SE, an area recently redesigned to improve traffic and pedestrian flow as part of the newly developed Yards West;

Whereas, the project's **lack of any on-site parking** coupled with existing conditions that **do not offer a pick-up and drop-off zone, nor a loading zone nor a curb cut, will certainly exacerbate an already problematic intersection** which is only feet away from the Thompson Hotel, a development that is currently causing major pedestrian crosswalk hazards and vehicular congestion that have been cited by ANC 8F and have yet to be addressed by the District Department of Transportation;

Whereas, the parcel's current condition lies adjacent to a **bike lane that would need to be removed** should this development proceed. Users of this lane, positioned near the main entry point of the proposed development, would be in direct conflict with vehicular traffic should the lane remain alongside the site;

Whereas, the applicant has presented a **loading plan and a pick-up and drop-off plan that would exacerbate several problems** that currently exists at the site, those being

- DPW's current inability to keep up with illegally parked vehicles which occupy stadium zone spaces, daily, due to staffing limits;

- In order to alleviate loading concerns, the applicant proposes a public loading zone which has, also, traditionally shown to fail due to lack of enforcement and congestion of travel lanes due to simultaneous request for use of said zones

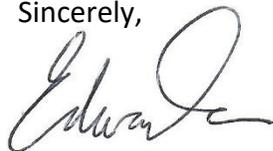
Therefore, ANC 8F is requesting

- the applicant to seek **private use of public space for the purposes of a dedicated loading zone** for the property, thereby allowing the property owner and management the ability to more-effectively enforce the high-demand zone needed for their residents.
- that DDOT **remove the current bike lane** at Tingey Square in order to accommodate the development
- that DDOT **guarantee the PUDO and Loading plan that is agreed upon by the applicant and ANC 8F**
- that DDOT approves **the removal of part of the current vegetation landscaping along the New Jersey Avenue SE** portion of the project, to accommodate a private loading zone that is paid for by the applicant.

ANC 8F asks that the Zoning Commission grant our Commission the great weight afforded to us under the laws of the District of Columbia.

Please contact Commissioner Edward Daniels at 202-930-3720 or edward.daniels@anc.dc.gov should you have any questions or concerns.

Sincerely,

A handwritten signature in black ink, appearing to read 'Edward Daniels', written in a cursive style.

Edward Daniels
Chairman, ANC 8F
Navy Yard

Addendum A (Comments from ANC 8F):

- ANC 8F appreciates the changes that the developer has made to the scope of this project, notably the change of the property's main entrance from Tingey Street SE to NJ Ave SE.

- ANC 8F asks the developer to seek private use of the loading zone from DDOT, such that use of this zone is specific to their property.
- ANC 8F asks that, when leasing of the property begins, the developer include a link on their website that points potential residents to all income-based programs that will be accepted by the property's leasing office (i.e. Inclusionary Zoning, DCHA vouchers, etc.).
- ANC 8F asks the developer to ensure that the installation of a "yield to pedestrians" sign is clear along the bike lane in front of the building.
- ANC 8F asks that final zoning order include the tenure for which the property is completely affordable.
- ANC 8F asks that DDOT not protect the bike lane that is currently installed along Tingey Street SE and, rather, remove this lane, as it currently produces transportation hazards caused by vehicular traffic and delivery congestion caused by the Thompson Hotel. Our ANC foresees further congestion of this travel lane as use increases due to this income-reserved property and future retail development of the neighboring Building 170.