



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

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June 12, 2018

OFFICERS

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

Anthony Hood, Chairman
Zoning Commission
441 4th Street NW
Suite 200-S
Washington, DC 20001

Transmitted via IZIS

RE: Support for Modification (Modification of Consequence) of Approved PUD for Property Located at 250 M Street SE (ZC 03-12/03-13)

Dear Chairman Hood and Zoning Commission Members:

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*

At a regularly scheduled and properly noticed public meeting on June 11, 2018 with a quorum being present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 5-0-0 in support of a modification (Modification of Consequence) of the Consolidated PUD and Zoning Map Amendment approved by Zoning Order No. 03-12/03-13 (as modified) for the property located at 250 M Street SE as requested by Square 769, LLC (the "Applicant").

The ANC understands the Applicant intends to make the following modifications to the approved PUD:

- Use part of the ground floor as space for the proposed office tenant, including a multi-purpose conference room along M Street, SE, which reduces the overall amount of ground floor retail space provided in the project;
- Reduce the height and gross floor area of the building from 130 feet to 108 feet and from 234,182 square feet to approximately 189,000 square feet, respectively;
- Reduce the number of parking spaces from 197 spaces on four below-grade levels to 177 spaces on three below-grade levels; and

- Reduce the number of loading berths from three berths and one delivery space to two loading berths and one delivery space.

The ANC supports these modifications as they are specifically designed to secure a specific office tenant, which has long been the goal of the PUD, and they do not negatively impact the design goals and intent of the Capital Gateway Overlay District. The ANC concurs with the Applicant that the reduced size of the office building will help ensure that development of the project is economically feasible. The ANC also believes that the reduced number of parking spaces can sufficiently accommodate the tenant's fleet of vehicles and other parking needs. The ANC is also comfortable with the proposed changes to the loading facilities and appreciates the Applicant's commitment to "take all necessary actions to prevent cars and delivery trucks from parking in the shared private alley" and ensure that trucks using the alley "follow all District guidelines for heavy vehicle operations". The ANC also expects the Applicant to take all necessary action to prevent any loading or deliveries before 7AM that might be disruptive to adjacent residents and would like to see this commitment included in the Applicant's submission as well.

As noted in previous filings regarding the development of this property, the ANC believes that the Capitol Riverfront neighborhood needs a mix of office and residential buildings and wants 250 M Street SE to remain an office building, as planned throughout the PUD process. The modifications necessary to secure this office tenant for the PUD do not negatively impact the project, and therefore the ANC is supportive of the modifications.

The ANC also believes that the residents of the Capitol Riverfront should be able to attend ANC meetings in an accessible, functional space in the community. Accordingly, the ANC is very enthusiastic about the Applicant's commitment to "allow ANC 6D to utilize the ground floor conference room/training center for public meetings or programs, subject to approval of an annual schedule" at no cost. The ANC believes that this is an important benefit to the community.

ANC 6D believes that the proposed modifications are appropriately classified as a Modification of Consequence and that there is no need to hold a public hearing on these proposed modifications. ANC 6D agrees with the Applicant that any issues related to the proposed modifications can be properly addressed in written submissions to the Zoning Commission.

Should you have any questions, please contact me at 6D07@anc.dc.gov or 202-750-0295.

Sincerely,



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