



ANC 6D

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Near Southeast/Southwest

Advisory Neighborhood Commission 6D

March 22, 2015

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VIA E-MAIL: zcsubmissions@dc.gov

RE: ZC 06-46B – Modification to Previously Approved Plans in Zoning
Commission Order ZC 06-46 / 06-46A

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Roger Moffatt

Vice Chairperson
Andy Litsky

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SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

On March 9, 2015 a quorum of ANC 6D voted 4 to 0 with two abstaining to send the Zoning Commission this letter in support of the proposal by Half Street Residential PJV, LLC to modify Case 06-46/06-46A, previously approved plans for a mixed-use building located at the northeast corner of Half Street, SE and N Street, SE (Square 701 Lots 857, 858, and 859)

ANC 6D supports the modified design presented by the development team and the increase in the amount of retail space that will be provided. ANC6D is glad to see mixed-use construction that will draw foot traffic, retail, and more residents—both owners and renters—to our community. ANC 6D would like to see increased architectural differentiation between the condominium and rental sections of the property.

It is ANC 6D's understanding that the proposed modifications to the approved plans for the site either eliminate or reduce the need for relief from the architectural criteria of the Capital Gateway Overlay, with the exception of modification to the rooftop structure. After viewing renderings of the new roof structure, ANC6D supports a special exception from the requirement that all penthouses and mechanical equipment be placed in a single enclosure. Allowing one elevator core and one egress stairway on the roof level of the southern wing of the proposed building would make the rooftop structure less visible, improving views from the street level and nearby structures, and increasing light and air in the building's courtyard.

The modified design has 1,090 fewer square feet of gross floor area and an overall FAR of 7.31 instead of the approved project's 7.35. The modified design provides more retail space, and if a hotel does become part of the development program, it will have fewer rooms than in the approved plans. Given the number of hotels operating or in the planning or construction phases in ANC 6D, we support this change.

ANC6D supports mixed-income communities and affordable housing. We understand that the development is not obligated to follow the District's Inclusionary Zoning law or to supply any affordable housing units. However, we are disappointed that this development is 100% market rate.

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CASE NO. 06-46B
EXHIBIT NO. 5
ZONING COMMISSION
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ANC 6D supports green building and is pleased to see that the project is targeted to receive LEED or similar certification. Furthermore, ANC 6D requests that in keeping with the Audubon Society's Bird-Safe Building guidelines,¹ glazing reflectivity on the building's retail areas be reduced and "visual noise" such as bird-deterrent window films or etching be introduced. These actions could also help the project receive credit for LEED SSc5 1, Site Development—Protect or Restore Habitat.

ANC 6D supports the establishment of Monument Place as a pedestrian promenade rather than a vehicular street, as was previously proposed. This will eliminate the need for a curb cut along Half Street so pedestrians can more safely walk between the Navy Yard Metrorail station and the ballpark. ANC 6D notes that access to parking and loading will remain along Cushing Place, a 30-foot wide public alley, and that the project will meet the parking requirements under either of the proposed development scenarios. ANC 6D understands that parking for the retail component of the project will be located in the existing underground garage that was constructed with the office building located at 55 M Street. A total of 87 parking spaces will be devoted to the retail/commercial uses in the proposed building through a Reciprocal Easement Agreement (REA) that has been established between Half Street Residential PJV, LLC and the owner of the 55 M Street office building. The project will also require creation of an effective loading plan for deliveries and when residents move in and out. ANC 6D expects that Half Street Residential PJV, LLC will negotiate a traffic management plan with DDOT for deliveries, and that Half Street Residential PJV, LLC or any successor owner/operator of the site will submit the plan to the ANC before it is enacted.

ANC 6D supports efforts to encourage pedestrian, bicycle, and public transit access to the site, such as bicycle racks, benches, and special paving materials to increase the draw and character of the street. ANC understands that Half Street Residential PJV, LLC will pay the cost of the special paving materials and other special streetscape elements. ANC 6D suggests Half Street Residential PJV, LLC consider rubberized or other soft paving materials for the sidewalk streetscape.

Respectfully submitted,



Roger Moffatt
Chair, ANC 6D