



Government of the District of Columbia
**Advisory Neighborhood
Commission 6C**

October 21, 2021

Anthony J. Hood
Chair
Zoning Commission
of the District of Columbia
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: ZC 08-34L (Capitol Crossing)

Dear Chairman Hood:

We write to state ANC 6C's support¹ for this application, subject to one condition as discussed below.

ANC 6C believes that this second-stage PUD, with its affordable housing, truly exemplary design, and mix of uses carries out the intent of the project's original PUD order. All of the substantial approved public benefits and amenities have been retained, and we recommend approval.

Our sole condition for support goes to the proposed penthouse restaurant. ANC 6C supports the special exception request, but strictly conditions its support on the Zoning Commission's approval order imposing a prohibition against the use of any amplification device on (or to project sound into or onto) the roof terrace.

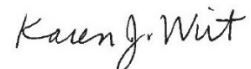
This condition arises from our concern over the potential for disruptive noise affecting nearby residents. We believe that conditioning our support in this fashion ensures compliance with the requirement not to adversely affect the use of neighboring property, *see* 11-X DCMR § 901.2(b), and the regulations permit the Commission to impose this requirement "to protect adjacent or nearby property" under 11-X DCMR § 901.4. We have taken this same position in a number of other recent cases. *See* BZA 20523, [Exhibit 35](#); BZA 20520, [Exhibit 44](#); BZA 20303, [Exhibit 41](#); and BZA 20168, [Exhibit 37](#).

¹ On October 13, 2021, at a duly noticed and regularly scheduled monthly meeting, with a quorum of six out of six commissioners and the public present via videoconference, this matter came before ANC 6C. The commissioners voted 6-0 to adopt the position set out in this letter and to authorize Vice-Chair Mark Eckenwiler (6C04) to present testimony.

Finally, we note that in its presentation materials the applicant has, like all of the applicants in the prior cases noted above, stated its agreement to this proposed condition. *See* Exhibit 29A1 at p. 9.

Thank you for giving great weight to the views of ANC 6C.

Sincerely,

A handwritten signature in cursive script that reads "Karen J. Wirt".

Karen Wirt
Chair, ANC 6C