

TO: District of Columbia Zoning Commission

FROM: Andy Litsky, Chairman, ANC-6D

DATE: January 21, 2016

SUBJECT: Final Report from ANC-6D

Case No. 11-3C (Wharf District Master Developer, LLC

Second Stage PUD for Parcel 1, Market Square & Market Shed

Summary Recommendations

Hoffman-Madison Waterfront , the Applicant and master developer, has submitted an application for a Second Stage PUD for the Southwest Waterfront for the portion of the approved first-stage PUD known as Parcel 1, Market Square, and Market Shed. ANC-6D has historically supported, by and large, the overall development and recognizes the economic importance of this project to our neighborhood, the District and the region. The Applicant request pertains to a First Stage PUD that ANC-6D supported unanimously in 2011.

On December 14, 2015, at a regularly scheduled public meeting, at which a quorum was present (a quorum being 4), and by a vote of 7-0-0, the Commissioners voted to support this application for the construction of a ten-story office building on Parcel 1 with attendant ground floor retail as well as an adjacent and improved open air plaza that will include Market Square and the Market Shed.

Architectural Elements

ANC-6D is very supportive of the overall office building design at 1000 Maine Avenue especially in its relation to the Washington Channel where the elegant façade will present the closest of the larger buildings at The Wharf complex visible upon approach from Virginia.

ANC-6D generally approves the flexibility that the Applicant has requested regarding penthouse setbacks however the Commission continues to have pause over a potential special exception that may be granted for the use of that space by a bar, cocktail lounge or restaurant that might utilize outside areas particularly where there may be live or amplified sound that would project into residential Southwest. While the Applicant well understands the Community's strong and long-standing objection

to the notion of a nightclub at The Wharf – as expressed in their pre-hearing statement submitted in October, 2015 stipulating that a nightclub use is not envisioned, should flexibility be provided – ANC-6D wants to ensure that the provision of this penthouse flexibility does not inadvertently approve a physical design which inexorably leads to the use of space in a manner the community has historically opposed. We appreciate that the Zoning Commission raised similar concerns however the ANC does not believe that the Applicant has sufficiently responded to their questions regarding noise attenuation in the pre-hearing submission and requests more complete answers.

ANC-6D has fully embraced the overall lighting and signage plans introduced in previous PUD submissions by The Wharf. Those discussions between the Applicant and ANC-6D and the subsequent approval by the Zoning Commission were focused on the sensitivity of the relationship of that lighting design and signage plan within the project as a whole.

Understanding that a District sign regulation review is now underway, ANC-6D urges the Zoning Commission to ensure that the Applicant's request for minor flexibility in their point 5 to "vary the design and location of building signage, including all retail signage, in accordance with the District of Columbia sign regulations in effect at the time of permit" will in no way encourage or present opportunity to significantly vary the handsome, thoughtful and well articulated lighting and signage designs incorporated with Wharf PUD plans previously approved by Zoning.

In particular, ANC-6D has expressed consistent concerns with the proliferation of large scale digital LED elsewhere in our ANC and wants to ensure that nothing that this "minor flexibility" requested by the Applicant provide – regardless of yet-to-be-announced signage codes – in any way, shape or form may present an opportunity for video signage similar to what we find at Seventh and H Streets, NW. ANC-6D would appreciate a clearly articulated vision from the Applicant as to what they may eventually request especially since nothing other than the request for flexibility – and no visuals – have been brought forward in the January 1, 2016 Hearing Submission documents absent a brief description of Transportation Information Center Display kiosks that will be internal to 1000 Maine Avenue.

ANC-6D has urged the Applicant, as we have with other projects, to use Audubon Society bird safety guidelines for all glass facades to lessen reflectivity and, to the extent possible, limit bird strikes.

ANC-6D has urged the Applicant to use rubber-based and other softer paving materials, particularly in and around Market Square and Market Shed, for the safety of both younger and older populations. The Commission recommends that those surfaces are pedestrian "fall-friendly" and in line with what's been incorporated within DC Age Friendly City livability recommendations.

ANC-6D appreciated that the Zoning Commission had questioned the level of flexibility necessary to change building materials. Our Commission is satisfied with the response provided by the Applicant in the pre-hearing submission limiting the nature of those changes.

ANC-6D had always embraced the Market Shed having a year-round active use and appreciates that the Zoning Commissioners have sought clarification to ensure that such use is clearly anticipated.

Transportation Elements

ANC-6D recognizes that Parcel One is the westernmost of the sites to be developed at The Wharf. As it encompasses the area where we have the most immediate confluence of automobile, bike and pedestrian traffic of any at The Wharf – certainly from the East, the Commission has always believed that this particular site presents the greatest challenge to safe and efficient movement within the project. While the consultant states that the general impact of traffic that is likely to be generated as a result of the development at Parcel One has been lessened by decreases in both commercial and office space, the ANC continues to express concern with the overall effectiveness transportation plan endorsed by DDOT in the Phase One PUD and certainly with the embrace of they envision to be Wharf traffic five and ten years out.

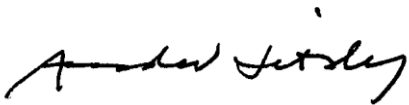
With respect to the Parcel One site, ANC-6D encourages DDOT to remain focused on the precision of traffic and crossing signalization, with particular attention to balancing the needs of automobile traffic along Maine Avenue and what is anticipated to be a surge in pedestrian movement down Tenth Street from the Mall and across at Banneker Overlook. In particular, we also encourage DDOT to ensure that and the overall placement of loading docks is appropriate on the Parcel One site as well as the hours projected for the delivery of goods and services.

In Summation

ANC-6D supports the plan put forward by the Applicant for the Parcel One PUD at The Wharf and urges the Zoning Commission to give great weight to the comments addressed in this ANC-6D Final Report on the matter.

ANC -6D had wished to testify in person this however a long-scheduled Southwest community meeting to address the District's environmental remediation plans for the soccer stadium site at Buzzard Point has been long planned for this evening and so we could not participate personally as we would have wished. Should the Commission or the Applicant have any questions for ANC-6D on this matter, we will attempt to provide answers as quickly as possible.

Sincerely

A handwritten signature in black ink, appearing to read "Andy Litsky". The signature is fluid and cursive, with a small dot above the "y".

Andy Litsky

Chairman, ANC-6D

Southwest, Navy Yard & Buzzard Point