



ANC 6D

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Near Southeast/Southwest Advisory Neighborhood Commission 6D

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October 26, 2014

OFFICERS

Chairman
Roger Moffatt

Vice Chairman
Andy Litsky

Secretary
Sam Marrero

Treasurer
Rachel Reilly Carroll

Anthony Hood, Chairman
Board of Zoning
441 4th Street, NW,
Washington, DC 20001

VIA E-MAIL: zcsubmissions@dc.gov

RE: **ZC 14-15 1244 South Capitol Residential LLC Capitol Gateway Overlay**

Dear Chairman Hood & Distinguished Members of the DC Zoning Commission:

On October 20, a quorum of ANC 6D voted 7 to 0 to send the Zoning Commission this letter in support of the JBG Companies' proposed project at 1244 S. Capitol St. SE (Case 14-15).

COMMISSIONERS

SMD 1 - Sam Marrero
SMD 2 - Vacant
SMD 3 - Rachel Reilly Carroll
SMD 4 - Andy Litsky
SMD 5 - Roger Moffatt
SMD 6 - Rhonda Hamilton
SMD 7 - David Garber

ANC6D is glad to see mixed-use construction that will draw foot traffic and more residents to our neighborhood in general and South Capitol Street in particular. We are not opposed to the setback and penthouse design as they were proposed, and we support the alley closure that is required for the project to proceed. As South Capitol Street transitions from a highway to a boulevard in the next several years, a project that enlivens the street will be especially welcome. In addition, two bedroom units, both with and without dens, are in relatively short supply in ANC6D and this project includes 41 such units.

ANC6D supports affordable housing in our community, and we understand that the 8% of the units at 1244 South Capitol St. SE would be designated affordable up to 80% of Area Median Income. That is the minimum allowable under District law; ANC6D would prefer to see some of the units designated as affordable to households with a lower income, and/or set aside more than 8% units for affordable housing. This would be beneficial to preserve or even increase the economic diversity of our community.

ANC 6D supports green building and is pleased to see that the project is targeted to receive LEED Gold certification. It would be especially for the project to take necessary steps to receive points for criteria like stormwater management and water use reduction that are especially appropriate given the site's proximity to the Anacostia River. Furthermore, ANC 6D is glad that the project has been adapted to be safer for birds. As recommended by the Audubon Society's Bird-Safe Building guidelines,¹ glazing reflectivity on the building's retail areas should be reduced and "visual noise" such as bird-deterrent window films or etching should be introduced. These actions could also help the project receive credit for LEED SS5.1, Site Development—Protect or Restore Habitat. Furthermore, the deep sills of dark gray brick on the building's upper levels may need to be narrower or include some sort of avian deterrence device lest the sills become stained with bird waste.

ZONING COMMISSION
District of Columbia

CASE NO. 14-15

EXHIBIT NO. 14

ZONING COMMISSION

District of Columbia

CASE NO. 14-15

EXHIBIT NO. 14

October 26, 2014

The project will require careful design of the parking lot for safe residential and retail use, as well as creation of an effective loading plan. To minimize impact on parking in the neighborhood, the applicant should include information about residents' inability to apply for Residential Parking Permits (RPPs) in leases and enforce that residents abide by that lease term. Furthermore, should RPP rules change in the future; the applicant will not request RPP for the building.

ANC 6D supports efforts to encourage pedestrian, bicycle, and public transit access to the site. ANC 6D also supports the idea of paving Van Street SE with special materials to increase the draw and character of the street, with the understanding that JBG and adjacent developers will pay the cost of the special paving materials, and supports the closing of the alley required for the project's design and the variance to change the loading bay for a 55-foot truck to a loading bay for a 20-foot truck and a loading bay for a 30-foot truck, with the understanding that JBG will negotiate a traffic management plan with DDOT for deliveries with larger trucks, and that JBG will submit the plan to the ANC before it is enacted.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Roger Moffatt". The signature is fluid and cursive, with the first name "Roger" being more prominent than the last name "Moffatt".

Roger Moffatt
Chair, ANC 6D

CC: Dennis Hughes dennis.hughes@hklaw.com