



Government of the District of Columbia

Advisory Neighborhood Commission 6C

October 7, 2015

Ms. Sara Bardin, Director
D.C. Zoning Commission
441 Fourth Street N.W. Suite 200 S
Washington, D.C. 20001

Re: 315 H Street N.E., ZC 15-07

Dear Ms. Bardin:

This is to request a waiver for late filing. On September 10, 2015, at a duly noticed, regularly scheduled monthly meeting of ANC 6C, with a quorum of 4 out of 6 commissioners and the public present, the above-mentioned matter came before us. The commissioners voted unanimously (4-0) to conditionally support the above-referenced PUD application subject to the terms set forth below.

In general, ANC 6C supports the concept of mixed-use development (residential over ground-floor retail) on the site in question. However, as the applicant concedes, the proposed project has the potential for significant impacts on nearby residents. These include

- **Increased motor vehicle traffic in the alley.** Because vehicular access to the site is possible only from the alley off 4th St., and because that alley is extremely narrow, the ANC has significant concerns about the overall increase in alley traffic and about the potential damage that might be inflicted by large trucks attempting to access the site. Accordingly, ANC 6C voted in support of several measures to mitigate these impacts, as set forth in items (a), (b), (c), and (e) in Attachment 1 (concerning maximum truck size, truck alley routing, alley reconstruction, and location of retail loading/deliveries).

In a related vein, given the applicant's request for relief from the minimum parking requirements, ANC 6C felt that additional measures will also be necessary to encourage residents to use alternative transportation modes instead of relying on personal motor vehicles. ANC 6C therefore recommends that the project's benefits and amenities be required to include a lease prohibition against tenants obtaining zone 6 residential parking permits (RPP); both interior and exterior bike racks; and certain transit and bike- and car-sharing benefits for residents (as set forth in Attachment 1, items (g), (h), (i) and (k)).

- **Alley security.** The ANC is especially concerned that the proposed open area at the rear of the property may become a magnet for illicit activity, especially after dark. ANC 6C supports the applicant's proposal for improved alley lighting, but also feels that a horizontal security gate (running east-west) separating the rear "alcove" from the alley is essential to maintaining order, although we also felt that the gate could be left open during the busiest daytime hours. See items (j) and (o) in Attachment 1 for specifics.

- **Adverse impacts on the residents of Capitol Place.** Immediately to the south of the site lies a large alley-dwelling community, Capitol Place. Both the construction of the project and its subsequent presence are likely to have material adverse impacts on the owners and occupants of these row dwellings. Accordingly, ANC 6C voted in support of several measures to mitigate these impacts, including anti-reflective glazing on the south-facing windows of the project; repair of the wall on the property line; retention by the applicant of a landscape architect to supervise various improvements; rerouting electrical wires on nearby utility poles; and negotiation of a Construction Management Plan. See items (f), (p), (q), (r), (s), and (t) in Attachment 1 for specifics.

In addition, the ANC feels that the project should include further improvements to the public realm, both for the benefit of future occupants of the project and for the benefit of nearby residents and visitors to the H St. corridor. These include new street trees and a minimum depth-of-view requirement for retail windows along H St. (See items (l) (m).)

In the same vein, ANC 6C recommends that the applicant explore the feasibility of relocating the tall traffic-signal pedestal box on the southwest corner of 4th & H Sts., which is awkwardly located directly in the center of the sidewalk. Although ANC 6C did not insist that this amenity be a requirement for the project, we think it highly desirable, and recommend that the Zoning Commission closely question the applicant about the feasibility of this amenity. (See item (n).)

The ANC, which has no office or other storage facility, also requests a secure, lockable room of modest size (100sf minimum) for its use to store records and other materials as needed. (See item (d).) So long as the room is reasonably accessible, we do not require any specific location, and understand that the applicant proposes to provide such a room in the basement.

Finally, we note that the applicant expressly agreed to all of the above conditions, as detailed in Attachment 1, as part of our September 10 deliberations prior to the vote.

The September 10 vote also included delegating Commissioner Mark Eckenwiler to represent ANC 6C at the Zoning Commission hearing on this matter. Thank you for giving great weight to the recommendations of ANC 6C.

On behalf of ANC 6C,



Karen Wirt
ANC 6C chair

Attachment 1

Conditions of ANC 6C Support for ZC 15-07

- a. 30' size restriction on trucks accessing the site via the alley.
- b. Routing requirement that all such trucks use only the 4th St alley for ingress and egress, and not attempt to circumnavigate the long U-shaped alley to 3rd St.
- c. All retail loading and deliveries shall occur in the curbside loading zone on 4th St., and not via the alley.
- d. A secure, accessible 100sf ANC storage room.
- e. Reconstruction of the alley and alley drain adjacent to the project (with consideration of adding a second drain in the west 20'-wide portion of the alley and repair of the drain at the south end of the nearby north-south alley).
- f. Anti-reflective glazing on south-facing windows (insofar as it can be provided consistent with LEED Silver certification).
- g. Two-tier racks for 32 bikes on first floor near lobby.
- h. New inverted-U bike racks on H St. (four) and on 4th between H St. and the alley (two).
- i. Lease prohibition on RPP for tenants.
- j. Improved alley lighting.
- k. Bikeshare/Metro/Zipcar benefits for residents for 2 years.
- l. Minimum depth of view of six feet (6') for H St. storefronts for 50% of area between 3' and 8' above grade.
- m. Two new street trees (one each at 769 3rd St. and on H St.).
- n. Relocate traffic-signal pedestal box from current position in center of sidewalk at 337 H St NE (4th St side), or provide to the Zoning Commission a convincing explanation for why this is infeasible.
- o. Installation of a horizontal security gate at the rear of the property to prevent the alcove area from becoming a magnet for illicit activity, with the gate optionally open during daytime hours (e.g., 6am to 8pm) and closed at other times.

- p. Repair Capitol Place wall along property line.
- q. Applicant to retain a landscape architect for the purpose of creating a master landscape plan for the Capitol Place property, to be approved by the Capitol Place HOA, whose approval is not to be unreasonably withheld.
- r. In coordination with the landscape architect, applicant to provide the following items:
 - a new irrigation system for the Capitol Place HOA (water taps and drains to be determined by Capitol Place HOA);
 - three new trees in Capitol Place HOA;
 - replacement railroad ties for planting beds with decorative concrete;
 - three new lights to be installed to replace existing lights; and
 - improved tree boxes on 3rd Street between H and G Streets (subject to DC and DDOT approvals).
- s. Rerouting low voltage wires on nearby utility poles, subject to DC agency approvals.
- t. Applicant will negotiate a Construction Management Plan with the CPHOA, which will include commitments regarding an excavation schedule, times of the day for pile driving and temporary fencing/security while any portion of the CPHOA wall is down, as well as a commitment to keep the alley open and accessible after 5 pm each day.