



Near Southeast/Southwest

Advisory Neighborhood Commission 6D

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1101 Fourth Street, SW
Suite W 130
Washington, DC 20024
202 554 1795
Email office@anc6d.org
Website www.anc6d.org

Anthony Hood, Chairman
Zoning Commission of the District of Columbia
441 4th Street, NW
Washington, DC 20001

OFFICERS

Chairperson
Roger Moffatt
Vice Chairperson
Andy Litsky
Secretary
Stacy Cloyd
Treasurer
Meredith Fascett

VIA E-MAIL: zcsubmissions@dc.gov

RE: ZC 15-11 Application, SQ700 Trust LLC, Capitol Gateway Overlay District

Dear Chairman Hood and Members of the Zoning Commission

On June 8, 2015, with a quorum present, a quorum being four (4), Advisory Neighborhood Commission 6D (ANC 6D) voted 5-0-1 to send DDOT this letter in support of the application by SQ700 Trust LLC to construct an office building at the southeast corner of South Capitol Street and M Street, SE (Square 700, Lots 43 and 866) The proposed street address of this building is 1 M St SE

COMMISSIONERS

SMD 1 *Margone Lightman*
SMD 2 *Stacy Cloyd*
SMD 3 *Rachel Reilly Carroll*
SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

ANC 6D views the intersection of South Capitol and M Streets as a gateway to our community The planned reconstruction of the Frederick Douglass Bridge and reconfiguration of South Capitol Street into a boulevard make it even more necessary that design and construction in the area be of high quality

ANC 6D supports the proposed design, though it strongly prefers the portions of the façade featuring curved glass to the portions of the building involving precast concrete panels with windows The concrete is most visible on the western and northern elevations, which are where most people will encounter the building The glass is better able to reflect the church on the north side of M Street in a way that draws together the disparate architectural styles of the two buildings.

ANC 6D does not oppose SQ700 Trust LLC's request for a variance of the setback requirement (1604.3) for building's northern façade on the third floor and above This will provide a marker for the building entrance ANC 6D also does not oppose the request for an exception from the roof structure setback requirements (630.4(b)) The regulations require a setback from the exterior wall and the planned roof structure meets this in all but a small portion of the penthouse, which still provides a 38.5-foot setback from South Capitol Street. This exception allows the penthouse to accommodate the building's curving façade along M St SE ANC 6D requests that any antennae or broadcast dishes that are installed in or on top of the building not be visible from the street.

ZONING COMMISSION
District of Columbia
CASE NO. 15-11
ZONING COMMISSION
District of Columbia
EXHIBIT NO. 17
CASE NO. 15-11
EXHIBIT NO. 14

ANC 6D supports green building and is pleased to see that the project is targeted to meet the guidelines for at least LEED Silver certification. ANC 6D would prefer to see the building meet the guidelines for LEED Gold or Platinum certification, which would be achievable depending on the number of “maybe” items in the Preliminary LEED Scorecard (pp.39-41 of 6/15/15 submission) that are accomplished. Furthermore, ANC 6D requests that in keeping with the Audubon Society’s Bird-Safe Building guidelines, glazing reflectivity on the building’s glass facades 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, which is listed as a “maybe” item on the Preliminary LEED Scorecard.

ANC 6D supports efforts to encourage pedestrian, bicycle, and public transit access to the site. ANC 6D appreciates that the proposed development provides more bicycle parking than is required by zoning, with U-shaped bike racks in the proposed streetscape and bicycle parking spaces on all three levels of the garage. Providing more covered bicycle parking and/or clustering spots on Level B1 (the uppermost level of the garage), would further encourage bicycle commuters. ANC 6D supports the proposed electronic message board in the office building lobby that will indicate real-time transit information. The trees and sidewalks provided in the streetscape design will be welcome additions to the neighborhood, adding benches to the streetscape could make the site even more amenable to pedestrians. ANC 6D urges consideration of permeable and pliant paving materials around the site.

ANC 6D’s October 2014 letter to the Zoning Commission in support of the JBG Companies’ mixed-use development at 1244 South Capitol St. SE (Case 14-15) stated “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.” ANC 6D encourages SQ700 Trust LLC to work in concert with JBG and other developers and landowners to ensure that Van Street SE is paved in an attractive and consistent manner.

The project will require creation of an effective construction management plan, especially in light of its proximity to other development projects and to Nationals Park. Construction traffic should be managed in a manner that minimizes impact on pedestrian, bicycle, bus, and other vehicular traffic near the site. The loading management plan suggested on p.13 of Exhibit B appears to protect the safety and traffic flow of streets surrounding the development, which are often heavily used during events at Nationals Park. ANC 6D expects that SQ700 Trust LLC will consult with DDOT on their final plans for construction and loading, and that SQ700 Trust LLC or any successor owner/operator of the site will submit those plans to the ANC before they are enacted.

Respectfully submitted,



Roger Moffatt
Chair, ANC 6D