



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

November 4, 2015

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

VIA EMAIL · zcsubmissions@dc.gov

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Re: ZC 15-23 Application, Square 700 Trust LLC, Capitol Gateway Overlay District

Dear Chairman Hood and Members of the Zoning Commission,

At a regularly scheduled and properly noticed public meeting on October 19, 2015, with a quorum present (a quorum being four commissioners), Advisory Neighborhood Commission (ANC) 6D voted 4 yes, 0 no, and 2 abstaining to send the Zoning Commission this letter in support of the application by SQ700 Trust LLC to construct a residential building which would occupy the southern portion of lot 48 in Square 700. The proposed street address of this building is 10 Van St. SE.

ANC6D is glad to see 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 lot occupancy and loading design as they were proposed. 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 and especially three bedroom units are in relatively short supply in ANC6D and this project includes several such units. Although the unit mix has not been finalized, the ANC understands that all 13 townhouses and some of the apartment-style units will have at least two bedrooms, with one townhouse and four apartments currently designed as 3-bedroom units.

ANC 6D does not oppose SQ700 Trust LLC's request for a variance of the lot occupancy requirement (11 DCMR 634.1 and 1601.1). Constructing the project with 88.2% lot occupancy instead of 80% lot occupancy allows for a design that minimizes curb cuts. The project includes a large green roof on its south side, which ANC 6D requests be designed with plantings that can reduce stormwater runoff and tolerate the lighting conditions that will occur both when the building is first constructed and if the lot to the south is redeveloped to include a taller structure. The project is close to the Anacostia River. Therefore, ANC 6D urges consideration of permeable paving materials and appropriate landscaping around the site to further minimize the effects of increased lot occupancy on stormwater runoff.

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ZONING COMMISSION
District of Columbia
CASE NO. 15-23
EXHIBIT NO. 16

ANC 6D

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ANC 6D does not oppose SQ700 Trust LLC's request for a variance from 11 DCMR 2201.1. Van Street is too narrow to accommodate a 55-foot truck, and ANC 6D opposes loading from South Capitol Street. If 55-foot trucks will not be able to serve the building, then it is not appropriate to build a 55 foot deep loading berth. A berth that is 30 feet deep will accommodate the trucks serving the building. The loading management plan suggested on pp 12-13 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 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.

In addition, 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. ANC 6D expects that SQ700 Trust LLC will consult with DDOT on their final plans for construction, and that SQ700 Trust LLC or any successor owner/operator of the site will submit those plans to the ANC before they are enacted.

ANC 6D supports efforts to encourage pedestrian, bicycle, and public transit access to the site. ANC 6D appreciates that the proposed development provides 60 spaces of bicycle parking and 16 spaces of visitor bicycle parking, more than is required by zoning. It is notable that all interior bicycle parking spaces are on the highest (P1) level of the garage, which is more accommodating to cyclists.

When One M Street had its original Overlay Review (ZC Case 15-11) on June 4, 2015, the project proposed 165 residential units with 101 spaces. On September 9, 2015, SQ 700 Trust LLC applied for review and approval of only the residential component of the project (later assigned ZC Case number 15-23), proposing 163 residential units with 92 parking spaces. The applicant's most recent filing proposes 170 residential units with 92 parking spaces (Appendix B, p 11). This decrease of parking ratio from 0.61 to 0.56 to 0.54 spaces per unit is of concern to ANC 6D. The plans used at the June 4 review involved 64 units without parking (assuming one space per other unit) and the current plans would involve 78 such units. This change will likely increase demand for neighborhood parking by residents and visitors to the site. ANC 6D realizes, however, that the current plans still exceed the required parking ratio (2101.1). To reduce the burden 10 Van Street SE will place on street parking in the neighborhood, SQ700 Trust LLC has agreed not to petition the District to designate any additional Residential Parking Permit (RPP) blocks on the streets adjacent to this building. In addition, the developers have agreed to include in all condominium offering materials a statement that the property is not eligible for RPP as it is not on the RPP registry.

ANC 6D is concerned that residents of the townhouses along South Capitol Street will be tempted to use the rightmost lane of South Capitol Street for loading, deliveries, and boarding and disembarking from taxis and other vehicles. Locating the building's address and an entrance on Van Street may reduce, but not fully eliminate, this issue. ANC 6D and SQ700 Trust therefore support the District of Columbia using signage and other methods to dissuade stopping on the 1200 block of South Capitol Street SE.

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), and its June 2015 letter to the Zoning Commission in support of SQ 700 Trust's office building at One M St SE (Case 15-11) both supported the idea of paving Van Street SE with special materials to increase the draw and character of the street, with the understanding that they 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. ANC 6D and SQ700 Trust LLC also support the installation of additional street lighting on Van Street.

ANC6D supports affordable housing in our community, and we understand that 10 Van Street provides the minimum it is allowed. ANC6D would prefer to see more units designated as affordable to households with a lower income, especially those with whose income is below 60% of Area Median Income. 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 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 (p. 8 of Attachment A, Architectural Plans, 10/16/15 submission) that are accomplished. According to the scorecard, the project could also attain three additional points if it fulfilled the requirements of SSc4.3, Alternative Transportation—Low-Emitting and Fuel Efficient Vehicles, which requires alternative fuel refueling stations or preferred parking for low-emitting and fuel-efficient vehicles.

Furthermore, ANC 6D requests that in keeping with the Audubon Society's Bird-Safe Building guidelines,¹ glazing reflectivity on the building's glass facades be reduced and "visual noise" such as bird-deterrent window films or etching be introduced.

Respectfully submitted,



Roger Moffatt
Chair, ANC 6D

Attachment: initialed agreement from SQ700 LLC

¹ <http://www.nycadubon.org/our-publications/bird-safe-buildings-guidelines>

Agreement of SQ 700 Trust LLC regarding 10 Van St. SE (ZC Case 15-23)

I F. Russell Hines (name), on behalf of SQ 700 Trust LLC, agree to the following. I understand that this document will be submitted as an attachment to ANC 6D's letter to the Zoning Commission regarding 10 Van Street SE (ZC Case 15-23). This letter will be voted on at its October 19, 2015 meeting, and submitted to the Zoning Commission before it considers Case 15-23 on November 5, 2015.

FCH SQ700 Trust LLC will consult with DDOT on their final plans for loading and construction management, and SQ700 Trust LLC or any successor owner/operator of the site will submit those plans to the ANC before they are enacted.

FCH To reduce the burden 10 Van Street SE will place on street parking in the immediate neighborhood, SQ700 Trust LLC will not petition the District now or at any time in the future to designate any additional Residential Parking Permit (RPP) blocks on the streets adjacent to 10 Van Street SE.

FCH SQ 700 Trust LLC will submit a copy of this agreement to DDOT prior to the matter being heard before the Zoning Commission or BZA.

FCH All condominium offering materials will include a statement that the property is not eligible for RPP as it is not on the RPP registry.

FCH SQ700 Trust LLC supports the District of Columbia using signage and other methods to dissuade stopping on the 1200 block of South Capitol Street SE.

FCH SQ700 Trust LLC commits to working with developers of adjacent parcels to provide specialty paving on Van Street SE to increase the draw and character of the street, with the understanding that they and adjacent developers will pay the cost of the special paving materials.

FCH SQ 700 Trust LLC supports the District of Columbia's installation of additional street lighting on Van Street SE.

See Below
Signature

10/22/15
Date

SQ700 Trust, L.L.C.

By: Monument Realty, LLC [its authorized agent]

By: 
Name: F. Russell Hines
Title: President