



## *Southwest / Navy Yard / Buzzard Point* Advisory Neighborhood Commission 6D

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January 12, 2018

Anthony Hood, Chairman  
Zoning Commission  
441 4th St. NW, Suite 200/210-S  
Washington, DC 20001

### OFFICERS

Chairperson  
*Meredith Fascett*  
Vice Chairperson  
*Andy Litsky*  
Secretary  
*Gail Fast*  
Treasurer  
*Ronald Collins*

Transmitted via DCOZ- ZCSubmissions@dc.gov

**RE: ZC 15-23 Request for Minor Modification – Penthouse Habitable Space, Square 700**

Dear Chairman Hood:

### COMMISSIONERS

SMD 1 *Gail Fast*  
SMD 2 *Cara Shockley*  
SMD 3 *Ronald Collins*  
SMD 4 *Andy Litsky*  
SMD 5 *Roger Moffatt*  
SMD 6 *Rhonda Hamilton*  
SMD 7 *Meredith Fascett*

At a regularly scheduled and properly noticed public meeting on January 8, 2018 with a quorum being present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 for the motion to conditionally support Zoning Commission Case #15-23, Request for Minor Modification – Penthouse Habitable Space, Square 700 by Monument Realty (“the Applicant”) at 1210 Van Street SE contingent on the creation of an on-property dog walk of sufficient size and design to accommodate the Applicant’s residents’ pets.

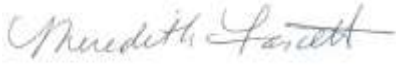
As part of its proposed penthouse modifications, the Applicant’s submission calls for the removal of a roof top dog walk in order to create penthouse residential units. The ANC’s support of this change requires the creation of an alternate on-property dog walk that will serve the needs of 50 dogs<sup>i</sup> that are expected to live in the Applicant’s building. Without such an on-property dog walk, these additional 50 dogs will place a significant burden on the neighborhood’s limited public green space, which already cannot support/absorb the waste from the neighborhood’s existing population of pets.

The Applicant has agreed to this requirement as outlined in Attachment A. The Applicant is expected to provide further details on the revised on-property dog walk in a forthcoming submission.

Thus, the ANC is providing conditional support for the modifications contingent the creation of an appealing, durable, sanitary, cost-efficient, 850-1000 square foot, on-property dog walk.

Should you have any questions, please contact me at [6D07@anc.dc.gov](mailto:6D07@anc.dc.gov) or 202-750-0295.

Sincerely,

A handwritten signature in cursive script, appearing to read "Meredith Fascett".

Meredith Fascett  
Chair, ANC 6D  
Southwest, Navy Yard, & Buzzard Point

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<sup>1</sup> This calculation assumes 170 residential units at the Applicant's building and multiplies that number by the rate of dog ownership in the neighborhood (30%) as determined by the Capitol Riverfront BID's 2016 Perception Survey.

**AG/MR SQ700 Residential Owner, L.L.C.,**

**Minor Modification for Penthouse Habitable Space  
(ZC Order 15-23/Modification Application 15-23A)**


AG/MR SQ700 Residential Owner, L.L.C., appreciates Advisory Neighborhood Commission (ANC) 6D's consideration of its Minor Modification Application to the Zoning Commission (15-23A) in efforts to provide additional residential use of the penthouse level of the apartment building under construction at 1210 Van Street, SE. We likewise appreciate the ANC's comments and concerns expressed at its January 8, 2018, public meeting, where the ANC voted to provide a conditional recommendation of approval of the application to the Zoning Commission.

As we noted at the ANC's meeting, we are studying alternative locations for the dog walk within the building, understanding that this is both a priority for the ANC and an important amenity for future residents of the building. There are a number of architectural, engineering and sustainability issues that need to be addressed to ensure that we can provide a meaningful and welcoming dog walk/play space elsewhere in the building while still adequately addressing waste removal issues and providing the required amount of sustainability features within the building to fulfill Green Area Ratio and LEED certification obligations.

We intend to circulate updated plans next week showing the proposed relocation for the dog walk. We can confirm that the new dog walk will be located on the property and will measure between approximately 850 and 1,000 square feet (whereas the approved dog walk measures approximately 560 square feet). The on-property dog walk will be designed to be appealing, safe, durable and sanitary for pets and pet owners. The materials and features will allow for cost-efficient cleaning and maintenance. Cleaning and maintenance of the dog walk will be the responsibility of building management for the building, and we will ensure that this maintenance obligation is included in the services agreement with building management upon our selection of a management team.

AG/MR SQ700 Residential Owner, L.L.C.

By: Monument Realty LLC, [its authorized agent]

By:   
Name: F. Russell Hines  
Title: President

Date: *January 16, 2018*