



Near Southeast/Southwest

Advisory Neighborhood Commission 6D

February 17, 2016

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Anthony J. Hood, Chairman
Zoning Commission
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OFFICERS

Chairperson
Andy Litsky

Vice Chairperson
Rachel Reilly Carroll

Secretary
Stacy Cloyd

Treasurer
Meredith Fascett

VIA E-MAIL: zcsubmissions@dc.gov

RE: Zoning Commission Case No. 16-01

Stadium District Lofts to be located at 1542 1st Street SW (Square 0656, Lot 813).

At a regularly scheduled and properly noticed public meeting on February 8, 2016, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 6-0-1 in favor of sending this letter of support for ZC 16-01.

COMMISSIONERS

SMD 1 *Marjorie 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*

The Applicant proposes to develop the property with a new four-story, eight unit residential building. No parking will be provided. The floor area ratio ("FAR") of the property will be approximately 3.35 FAR. The building height will measure approximately 55' feet. The property will be extensively landscaped. Loading access will be provided on 1st Street, S.W.

ANC 6D's support of this application is based upon the applicant's satisfaction of the Design Review Standards for the Capitol Gateway Overlay District and for the area variance standards for the reduction in the amount of parking spaces provided in the project.

ANC 6D recognizes that the applicant has no option for on-site parking, as the property is only 24ft wide with no alley access. Accordingly, ANC 6D voted to provide a special exception to our long standing policy of not supporting Residential Permit Parking (RPP) on new multi-family projects.

The ANC also believes that the proposed residential development, the architectural design and the location of the project on the site all further the goals, and policies of the Capitol Gateway Overlay District. The ANC supports the public space plan in the front of the building along with the planned use of building materials that reflect the industrial heritage of the community.

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ANC 6D also would like the Zoning Commission to take note of the Applicant's actions in working with ANC 6D Commissioner Hamilton to ensure that this project fits in the community and provides employment opportunities to local residents. Applicant is a 9 year resident of the neighborhood and small business owner (4 residential rental units) who is actively involved in the community and has a track record of using neighbors in maintaining his rental properties. ANC 6D applauds the Applicant's statements of intending to be a true partner in the ANC 6D community to be sincere. ANC 6D looks forward to the opening and operation of the residences at Stadium District Lofts.

ANC 6D Commissioner Rhonda Hamilton, the Single Member District Commissioner for the property is hereby authorized to represent ANC 6D before the Zoning Commission at the March 17, 2016 public hearing on this case.

Please feel free to contact me at 202-554-8070 with any questions you may have about this letter of support.

Sincerely,

Andy Litsky
Chairman, ANC 6D