



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

May 23, 2016

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Anthony Hood, Chairman
Board of Zoning
441 4th Street, NW,
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VIA E-MAIL: zcsubmissions@dc.gov

OFFICERS

Chairperson
Andy Litsky

Vice Chairperson
Rachel Reilly Carroll

Secretary
Stacy Cloyd

Treasurer
Meredith Fascett

RE: **ZC 16-06, 1900 Half Street SW, Sq 666, Lot 15, CG/W-2 Zoning, Douglas Development**

Dear Chairman Hood & Distinguished Members of the DC Zoning Commission:

At a regularly scheduled and properly noticed public business meeting on May 9, 2016, with a quorum being present (a quorum being 4), Advisory Neighborhood Commission (ANC) 6D voted 5-0-0 to support the requested variances and special exception to setbacks at courtyard walls with the following concern and suggestions.

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*

ANC 6D is diverse and economics plays a huge part in that diversity. We want to maintain that diversity. Consequently, we want to make sure the stock of housing is diverse as well. However, if all new housing units are priced at market, we will lose that diversity. With that in mind, we asked the applicant to consider including low income or affordable units in the mix. Even a minimalist inclusion would demonstrate an effort is being made by them. The response is we don't have to.

Relative to landscaping and addressing pet comfort, we are extremely concerned that while the Buzzard Point *vision* calls for more than 6,000 new housing units, there has been *no plan* whatsoever put forth to say how this is going to be managed. One of the items that need to be addressed is containment of pet excrement that will directly affect the Anacostia and the Potomac. We requested that the developer work alone or with other developers to create dog comfort areas that provide places where animals can run without destroying public green space, to provide dog bag dispensers where supplies are maintained & readily available, while at the same time ensuring waste containment. They are amenable to this idea.

While we realize that this is for design review, the fact that it is a retrofit of a building constructed before the January 7, 2005 date allowing many exemptions from the W-2 Zoning prompting us to ask the Commission whether, with exemptions applying causes the applicant to be subject to adhering to previous Zoning in place when the building was constructed or does it have afford them "a free hand"?

Page 1 of 2



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Parking and driveways facing the water come to mind as an example. Quite frankly there is already too much parking inside this building. As a rule we do not discourage extra parking. However, we believe that with the lack of ingress and egress to Buzzard Point, it is not prudent to encourage building additional parking on Buzzard Park. The applicant has assured us that the design will not be changed to allow access from the front not withstanding their application having the statement that requirement does not apply to them. Having said that and considering the fact that this is somewhat of a retrofit where the building has the parking, we do not want this to be precedent setting and we ask the Commission to make that clear.

Future development on Buzzard Point should be minimalist where parking is concerned, emphasizing public transport and developer/owner provided shuttle service for residents. The southern portion of Buzzard Point should be slated to be an area where vehicular access is limited to certain times of day with access for residents only during those hours.

In addition, ANC6D requests DDOT to require and carefully review a construction management plan for this building that is located close to other major construction sites and an already existing residential community nearby. Further, ANC 6D expects that all work required to fulfill this building will be done during normal construction hours and the ANC will be notified at office@anc6d.org and 6d05@anc.dc.gov if an after-hours permit is requested. ANC 6D also expects that all DDOT rules requiring pedestrian and bicycle access around construction sites will be followed.

In closing, we heartily applaud the developer's plans for including much needed three bedroom units in the planned development.

Respectfully submitted,

Andy Litsky
Chairperson, ANC 6D
Southwest, Navy Yard & Buzzard Point