



## *Near Southeast/Southwest*

Advisory Neighborhood Commission 6D

December 12, 2017

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Anthony Hood, Chairman  
Board of Zoning  
441 4th Street, NW,  
Washington, DC 20001

### OFFICERS

Chairperson  
*Andy Litsky*

Vice Chairperson  
*Cara Shockley*

Secretary  
*Gail Fast*

Treasurer  
*Meredith Fascett*

VIA E-MAIL: zcsubmissions@dc.gov

**RE: ZC 16-06A, 1900 Half Street SW, Sq 666, Lot 15, CG/W-2 Zoning, Jemal's Lazriv Water, LLC, Douglas Development**

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

*Note that ANC 6D submitted a Report dated September 23, 2017 (Exhibit 7) in support of requested modification to application including changes to façade and penthouses as well as a reduction of number of units from 427 to 415. ANC 6D Commissioners did not have the architectural drawings that were submitted 10/13/2017 (Exhibits 8A1 & 8A2), nor were we told until the latter part of October that this modification would include a major reduction in an already deficient amount of space devoted to retail.*

*Consequently, the reduction in retail demanded that a second vote be taken to address that loss. That vote is shown directly below. Additionally, further below is the final vote taken by ANC 6D to clarify its position and to serve as update to the ANC Report of September 23, 2017.*

At a regularly scheduled and properly noticed public business meeting on November 13, 2017, with a quorum being present (a quorum being 4), Advisory Neighborhood Commission (ANC) 6D voted 5-0-1 to withhold support of the proposed Application for a Modification of Significance to Plans Approved under the Capitol Gateway Design Review Provisions in Z.C. Case No. 16-06A, 1900 Half Street, SW (Square 666, Lot 15) based on the following:

1. Poor design because of the major reduction of space devoted to retail.
2. The requests to allow a 10% reduction or addition to residential units and parking spaces without further approval by any Commission

Relating to the Application for a Modification of Significance to Plans Approved under the Capitol Gateway Design Review Provisions in Z.C. Case No. 16-06A, 1900 Half Street, SW (Square 666, Lot 15), at a regularly scheduled and properly noticed public business meeting on December 11, 2017, with a quorum being present (a quorum being 4), Advisory Neighborhood Commission (ANC) 6D voted 5-0-1 to rescind its vote of November 13, 2017, and affirm its vote of September 11, 2017, provided the applicant meets the following conditions:

ZONING COMMISSION  
District of Columbia  
CASE NO. 16-06A  
EXHIBIT NO. 14

### 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*

The Applicant stands by its previous commitment to provide the following: (i) 10 units of affordable housing in the building, set aside for 10 years to households earning up to 60% of the area median income; (ii) a 3,200-square-foot dog park on the property to the north of the building; (iii) continues to work with ANC 6D to establish an appropriate construction management plan as the project moves forward; and (iv) adds back to the building's ground floor, the originally planned space devoted to retail.

The ANC believes that the proposed design inappropriately uses space on ground floor for tenant amenities that do not activate the streets or provide services/goods, thereby not meeting criteria of the Capitol Gateway Overlay, §1600.2, nor the Buzzard Point Vision Framework + Design Review Guidelines.

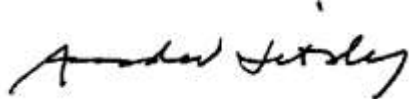
Criteria of the Capitol Gateway Overlay, §1600.2, Item (b) states that the purposes of the CG Overlay District are to: Encourage a variety of support and visitor-related uses, such as retail, service, entertainment, cultural and hotel or inn uses. With 16,542 sf of retail in a total development of 468,647 sf, a mere 3.5% is slated for retail with nearly a third of that being in the basement (P1).

The Buzzard Point Vision Framework + Design Review Guidelines as recently released by DC Office of Planning (OP) set up a guideline of .4 FAR devoted to ground floor retail in Buzzard Point development. At 16542 sf, retail constitutes .21 FAR. In addition, residential amenities will not serve to activate the area on Water, Half, and T Streets. Further, it will not provide much needed services and goods of various kinds for Buzzard Point, and it sets a bad precedent for those who follow.

We believe that the request for a 10% adjustment to residential units or parking spaces is a procedural matter that justifies review by the Zoning Commission, however we leave that matter to the discretion of the DC Zoning Commission.

As evidenced by our previous votes on this matter, we are impressed with much of this project, but we believe that ensuring availability of adequate goods & services for Buzzard Point residents and visitors is paramount; consequently, we cannot fully support this proposed design with such a dearth of retail space.

Respectfully submitted,



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