



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

**ZC # 16-06A (Application for Modification of Significance to Plans), Square 666, Lot 15, Lot 15,
CG/W-2 Zoning, Jemal's Lazriv Water, LLC, Douglas Development**

***Testimony by Roger Moffatt, Commissioner, ANC6D05, on behalf ANC6D before the DC
Zoning Commission, December 18, 2017***

Good evening to Chairman Hood and distinguished members of the Zoning Commission of the District of Columbia; and good evening, fellow citizens of the District of Columbia. My name is Roger Moffatt, and I serve as Commissioner for Single Member District (SMD) 6D05, the location of this proposed development. I am here tonight to speak on behalf of ANC 6D (the ANC).

Due to receipt of information and drawings in dribbles, the ANC submitted two reports to the Zoning Commission. For that reason, I will attempt through testimony and by answering any questions to clarify any position of ANC 6D on this issue that might not have been made clear in our second submission.

At its September 11 meeting the ANC voted in support of the applicant's requested modification to approved plans, including changes to façade and penthouses as well as a reduction of number of units from 427 to 415. As was stated in its updated report, 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.

A second vote was taken relating to the subject at the ANC meeting of November 13th. That vote was rescinded in a third vote at the ANC meeting of December 11, 2017. The vote of December 11 also included affirmation of the vote of September 11, 2017, all conditioned on several items agreed to by the applicant in the report. Also included in the list of conditions is the restoration of the retail space on the ground floor to which the applicant has not agreed.

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.

ANC 6D has not asked the applicant to meet the new guidelines, because we had already voted in support of the previous amount of retail space. However, the ANC is adamant concerning the reestablishment of the retail space on the ground floor. And that is why it is the key for our support.

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 while it contains such a dearth of retail space.

Thank you for allowing me to speak at this hearing on behalf of ANC 6D.