



# ANC 6D

## *Near Southeast/Southwest*

Advisory Neighborhood Commission 6D

January 8, 2018

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Email: office@anc6d.org  
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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*

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*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:

Thank you for the opportunity to respond to the Applicant's Post-Hearing Submission of December 26, 2017.

### 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*

Mandates or guidelines---One might ask why bother to have guidelines when they are not going to be enforced? Yet, in this case, we are not asking for enforcement of .4 FAR. ANC-6D is merely asking the Commission to disallow a requested reduction of the square footage devoted to retail that had been previously approved.

ANC-6D believes that especially now that guidelines have been promulgated, it would set a terrible precedent for the Commission to allow reductions to project requirements that are already below those established formal guidelines.

ANC-6D previously outlined in our report and in testimony, the reasons that we believe that designing the ground floor to provide resident amenities simply does not follow the requirements set forth in both the South Capitol Overlay and the Buzzard Point Design Guidelines to activate the surrounding areas. ANC-6D wishes to make clear that providing space necessary for desperately lacking retail and services for the residents of Buzzard Point -- including potential infrastructure, health and safety facilities -- far outweighs the importance of adding a few more residential units to this particular project.

As we have stated in testimony, ANC-6D suggested to the applicant that they place the residential amenities on the second floor and reduce the number of units if necessary, thereby leaving space of the ground floor for vitally needed retail. Our Commission stands by that design recommendation.

Respectfully submitted,

Roger Moffatt  
Commissioner ANC 6D 05

ZONING COMMISSION  
District of Columbia  
CASE NO.16-06A  
EXHIBIT NO.20