



GOVERNMENT OF THE DISTRICT OF COLUMBIA

# ADVISORY NEIGHBORHOOD COMMISSION 6E

ANC 6E01: Alexander M. Padro, *Chair*  
ANC 6E02: Anthony Brown  
ANC 6E03: Frank S. Wiggins, *Vice Chair*  
ANC 6E04: Lily M. Roberts, *Secretary*  
ANC 6E05: Alexander T. Marriott, *Treasurer*  
ANC 6E06: Alvin O. Judd, Sr.  
ANC 6E07: Kevin M. Rogers

PO Box 26182, LeDroit Park Station  
Washington, DC 20001

March 22, 2017

ANTHONY HOOD  
CHAIRMAN  
DISTRICT OF COLUMBIA ZONING COMMISSION  
441 4TH ST NW STE 210S  
WASHINGTON DC 20001

Dear Chairman Hood:

Regarding ZC Case No. 16-24, Application of 1336 8th Street SPE, LLC, 1336 8th Street NW (Square 399, Lot 68):

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, March 7, 2017 at the Watha T. Daniel/Shaw Library, 1630 7th Street, NW, to consider the above application.

At the Commission's meeting, duly noticed and with this case listed in the notice, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted unanimously (5 in favor, 0 opposed, and 2 abstentions) to support a Planned Unit Development (PUD) for construction of a new mixed-use building at 1336 8th Street NW, and to communicate that support in writing to the Board of Zoning Adjustment. Commissioners Brown and Padro were not present for the presentation, deliberations and vote.

In considering this case, and as a result of questioning of the applicant's representatives present at said meeting, the Commission determined the following:

- 1) The site in question is located in Single Member District 6E03 and in the Shaw Historic District.
- 2) 1336 8th Street SPE, LLC, under Subtitle X, Chapter 3 of the 2016 District of Columbia Zoning Regulations, has applied for a Consolidated PUD and Related Map Amendment to rezone the property from MU-4 to MU-6 in order to construct a mixed use, mixed income, transit oriented and

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- 3) environmentally-friendly building. The applicant also seeks flexibility related to minimum rear yard, minimum open court width, penthouse setback, maximum lot occupancy, and minimum loading requirements, as well as proportionality of affordable units and other aspects. A waiver from the minimum land area requirements for a PUD of 11 DCMR Subtitle X § 301.1 is also requested.
- 4) The development will consist of 80 condominium units and ground floor retail, and 20 below grade parking spaces. Thirty percent of the units will be affordable, as required by the land disposition agreement with the District of Columbia government, with the affordable units equally split between 50% and 80% of Area Median Income. The architectural design of the project both respects the historic fabric located immediately to the south and demonstrates the award-winning Modern character of the design of the City Market at O project immediately to the north.
- 5) The project is not inconsistent with the Comprehensive Plan.
- 6) The Commission supported the Historic Preservation Review Board's approval of the design concept for the project.
- 7) The project will generate jobs for District of Columbia residents, environmental and sustainability benefits, including improved landscaping, improved transportation infrastructure, including bicycle parking and the widening of the alley on the west side of the project by five feet.
- 8) The project will achieve LEED Gold certification.
- 9) The proposed community benefits package includes:
  - Twenty-five parking spaces that will be made available to Immaculate Conception Catholic Church, with an estimated value of \$750,000;
  - A parish office for Immaculate Conception Catholic Church that will be included in the development, with an estimated value of \$960,000;
  - A \$25,000 donation to be made to the Friends of Kennedy Playground, Inc., to support programming at the adjacent Kennedy Recreation Center;
  - The establishment of a neighborhood retail promotion fund in the amount of \$100,000.
- 10) The applicant has agreed to provide black-painted metal tree guards for the tree boxes surrounding the project.
- 11) The Commission's Zoning, Planning and Transportation Committee recommended support for the PUD and map amendment, with the proviso that black-painted metal fencing and gates be provided at the property line along the 8<sup>th</sup> Street, NW side of the project, in keeping with the existing fencing associated with the historic buildings to the south.
- 12) The Commission accepted the Committee's recommendations and supports the application.
- 13) No objections to the Commission's support for the application were raised either before or at the Commission's meeting.

For the reasons listed above, Advisory Neighborhood Commission 6E recommends that the District of Columbia Zoning Commission accord ANC 6E's opinion the Great Weight provided for in the ANC statute and approve this application.

Sincerely,



Alexander M. Padro  
Chair, ANC 6E