



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

1101 Fourth Street, SW
Suite W 130
Washington, DC 20024
202.554.1795
Email: office@anc6d.org
Website: www.anc6d.org

May 9, 2017

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

OFFICERS

Chairperson
Andy Litsky
Vice Chairperson
Cara Lea Shockley
Secretary
Gail Fast
Treasurer
Meredith Fascett

VIA E-MAIL: zcsubmissions@dc.gov

RE: **ZC 17-05, 2100 2nd Street, SW, Sq. 613, Lot 10, 2100 2nd Street SW, LLC**

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

At a regularly scheduled and properly noticed public business meeting on May 8, 2017, with a quorum being present (a quorum being 4), Advisory Neighborhood Commission (ANC) 6D voted 6-0-0 to offer support with concerns and suggestions re the Capitol Gateway Overlay District Design review and variance relief sought by the application noted above.

We base our support on the changes to the project by the developers based on ANC Feedback including:

Affordable Housing: The Applicant originally proposed paying into the Housing Affordable Trust Fund in lieu of providing affordable units at the project. However, the applicant has agreed to provide the affordable units onsite. It will provide approximately 5,850 square feet of affordable housing within the project. Over half of the units will be available to households with an annual income no greater than 50% AMI and the remainder will be available to households with an annual income no greater than 60%.

Pet Relief Area: The developers have identified two locations to address this issue – one inside the building at the Garage Level and one exterior to the building on First Street, designed to ensure pet waste does not enter the Anacostia. Although the Applicant is addressing this issue on-site for its residents, they will continue to work with other Buzzard Point developers with the goal of developing a coordinated and comprehensive response to this issue as development continues in the neighborhood.

Retail Space Use: The retail spaces along V Street are ideal for neighborhood serving retail spaces and the Applicant is actively pursuing a number of neighborhood serving retailers such as a food market, coffee shop and pharmacy. Depending on the retailers that they ultimately secure, this space could be dedicated entirely to a market or be broken up into 4 smaller, distinct retail spaces. While the developers cannot commit to providing a specific retailer, they recognize that in order to make this building attractive to potential tenants, they need to be sure that they have convenient access to the day-to-day goods and services.

ZONING COMMISSION
District of Columbia
CASE NO.17-05
EXHIBIT NO.15

COMMISSIONERS

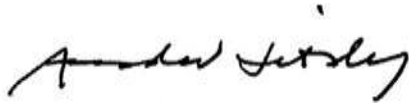
SMD 1 *Gail Fast*
SMD 2 *Cara Lea Shockley*
SMD 3 *Ron Collins*
SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

Consequently, they are focusing their efforts on targeting neighborhood-serving retailers for these spaces. Additionally, to demonstrate a great emphasis on neighborhood retail, they are in active negotiations with retailers for both sides of V Street. Akridge, the owner of the property on the north side of V Street, is also a partner in this development, creating a unique opportunity to line the V Street and First street corridors with neighborhood serving retail

As we have stated on previous filings, development on Buzzard Point should be minimalist where traffic & parking are 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, ANC 6D requests DDOT to require and carefully review a construction management plan for this building and all others 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.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "Andy Litsky". The signature is fluid and cursive, with a small mark above the "y".

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