



Southwest / Navy Yard / Buzzard Point Advisory Neighborhood Commission 6D

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July 14, 2020

Anthony Hood, Chair
DC Zoning Commission
441 4th Street, NW, Suite 200S
Washington, DC 20001

OFFICERS

Chairperson
Gail Fast

Vice Chairperson
Andy Litsky

Secretary
Edward Daniels

Treasurer
Ron Collins

Re: ANC 6D Final Report - ZC No. 17-05B Modification of Significance of Order No. 17-05 and 17-05A for 2121 First Street SW (Square 613, Lot 10)

Via email: zcsubmissions@dc.gov

Dear Chairman Hood and Members of the Zoning Commission,

COMMISSIONERS

SMD 1 *Gail Fast*
SMD 2 *Anna Forgie*
SMD 3 *Ronald Collins*
SMD 4 *Andy Litsky*
SMD 5 *Fredrica Kramer*
SMD 6 *Rhonda Hamilton*
SMD 7 *Edward Daniels*

At a regularly scheduled and properly noticed public meeting on July 13, 2020, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 6-0-1 to continue to provide opposition to ZC No. 17-05B, Modification of Significance of Order No. 17-05 and 17-05A for 2121 First Street SW (Square 613, Lot 10).

ANC 6D contends that the Applicant still has not sufficiently demonstrated that the change is in concert with the original concept that was put forward and approved by this ANC and the DC Zoning Commission as a residential rental apartment building. Nor does this ANC believe that the Applicant has met the standard required under the regulations that would allow them to make such a change.

In the Applicant's original submission, Exhibit 1 dated October 2019, they "expected to deliver the first units in Buzzard Point." And while that may have been true in 3Q 2019, **it is not now**. Two new residential buildings, Peninsula 88, a 110-unit condominium and 1900 Half Street SW, a 453-unit luxury residential building are both currently selling and leasing units.

The Applicant's basis for their modification rests on the premise that they will not, *"have the foot traffic that retailers or other prospective street fronting tenants, as well as prospective residential tenants want to see before*

committing to that location.” ANC 6D would argue that with more than 500 new residential units (calculated out to approximately 750 new residents) on either side of this project (neither of which required a temporary hotel to activate their developments) there will be enough foot traffic to satisfy the Applicant’s retailers.

A new Community is also rising in Buzzard Point. 1900 Half Street, SW will deliver Eagle Academy Charter School in its 19,000 sq ft of retail space. Eagle’s plan will draw 250 students, their parents and faculty to the area, only adding to the vibrancy of Buzzard Point.

At the June 23, 2020 Zoning Hearing, the Applicant chose not to speak and instead let the WhyHotel, their “anointed” community benefit make their case. ANC 6D will argue again, that this type of operation causes us concern, specifically how this paradigm changes the overall vision for Buzzard Point, and specifically for the other developers that have chosen to invest in and gain appropriate regulatory approval for actual, licensed hotel space.

While the ANC appreciates WhyHotel providing a revised neighborhood benefit, **they are not the Applicant**, who has repeatedly demonstrated their refusal to discuss adding any changes to their project that could balance this significant change to a project that has already been reviewed and approved by both the ANC and the Zoning Commission. Our testimony included a statement from the DC Housing and Community Development declaring, “that allowing the Applicant to put a hotel on site, only lowers the availability of apartment units in the building and keeps rental prices of such units artificially high.” What is before you today is an attempted regulatory dodge of the highest order.

As ANC 6D stated in its testimony, and has reiterated here, it strains credulity that either Akridge or *any* of their partners in this project are struggling entrepreneurs. The landscape of Buzzard Point has changed significantly since October 2019 and for that reason alone, their Modification of Significance should be denied.

ANC 6D strongly believes that the Zoning Commission should deny the requested Modification of Significance and let market forces prevail. We appreciate your consideration and urge you to give our recommendations great weight under law.

Should you have any questions, please contact me at 6D01@anc.dc.gov or 202-554-1795.

Sincerely,



Chair, ANC 6D
Southwest, Navy Yard, & Buzzard Point