



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

1101 Fourth Street, SW  
Suite W 130  
Washington, DC 20024  
202.554.1795  
Email: [office@anc6d.org](mailto:office@anc6d.org)  
Website: [www.anc6d.org](http://www.anc6d.org)

November 12, 2018

D.C. Zoning Commission  
441 4<sup>th</sup> Street, NW Suite 200  
Washington, DC 20001

### **OFFICERS**

Chairperson  
*Meredith Fascett*  
Vice Chairperson  
*Andy Litsky*  
Secretary  
*Gail Fast*  
Treasurer  
*Ronald Collins*

RE: TM Jacob, LLC  
1530 1<sup>st</sup> Street, SW  
Case #18-13 (Sq 656, Lot 53) Ward 6  
CG Design Review- 1530 1<sup>st</sup> Street, SW

Dear Chairman Hood and Members of the Zoning Commission:

At a regularly scheduled and properly noticed public meeting on October 15<sup>th</sup> 2018 with a quorum being present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 in support of the project at 1530 1<sup>st</sup> St. SW by TM Jacob, LLC (the "Applicant") subject to the comments below.

The ANC is extremely impressed with the Applicant's proposal for a 100% affordable housing project at 1530 1<sup>st</sup> Street SW. Affordable housing options are desperately needed in our community and throughout the city as the demand for affordable housing far exceeds the existing supply. The creation of 101 affordable housing units at this site is greatly appreciated by the ANC.

Regarding design review, the ANC is supportive of the project design overall and believes that the project works well within the neighborhood and is complimentary to the design of the Applicant's adjacent building at 1550 1<sup>st</sup> St. SW.

The ANC supports the Applicant's request for variance relief from the plaza requirement of Subtitle K § 504.13 because were the Applicant to provide the plaza, an odd, dark space would be created that would be neither inviting to pedestrians nor enhancing of the commercial viability of the proposed retail space. Also, such a plaza would create a jagged streetscape because it would be bounded by the blank wall of 1550 1<sup>st</sup> St. SW and potentially by another blank wall to the south if that property redeveloped.

### **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*

The ANC supports the Applicant's request for variance relief from the loading requirements of Subtitle C § 901.1, because the narrow nature of the alley system does not allow for a 30'-loading bay and the proposed 20'-service space is sufficient.

The ANC also supports the Applicant's request for special exception relief from the lot occupancy and court requirements of Subtitle K §§ 504.6 and 504.10 because the minor, lot occupancy relief is only required for the building's third floor because the building narrowly exceeds the CG-4 zone's lot occupancy requirement (on that floor alone). The ANC believes that the court relief is necessary although the two courts do not satisfy the court area requirements, they are compliant in court width.

The ANC is, however, increasingly concerned about the impact of the project's construction on the environment and quality of life of Near Buzzard Point residents. This neighborhood is designated as an environmental justice area of concern according to the Community Health and Safety Study health risk assessment conducted by the Department of Health prior to the construction of nearby Audi Field. The ANC 6D requests that the Zoning Commission also consider the health and environmental impacts of the simultaneous construction projects on the nearby residents, particularly residents in low-rise residential apartments.

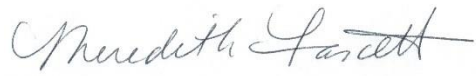
**Accordingly, the ANC asks that the Zoning Commission require the submission of the following materials in a post-hearing submission prior to issuing a final order in this case:**

1. Neighbor Agreement - The Applicant will submit and sign a Neighbor Agreement with ANC 6D to address the concerns of impacted residents. This will include conducting before and after video surveys of nearby homes.
2. Parking Plan - The Applicant will provide ANC 6D with a plan as to how they will address nearby resident concerns of the extremely limited parking that will be provided onsite at the project.
3. Dust & Air Quality Plan - The Applicant will provide a Dust & Air Quality Plan (DAQP) to ANC 6D to address the concerns of dust and debris on nearby homes and the impacts on the health of residents. The DAQP should include and not be limited to silk fencing, air monitoring at site, indoor air filtration units placed in affected homes, frequent watering at the site during raze of the building and throughout the construction of the project.
4. Coordination Agreement with 69 Q St. SW - The Applicant will coordinate with the neighboring developer of 69 Q Street to address environmental concerns including air quality impacts (indoor and outdoor), truck traffic, exhaust fumes and other quality of life issues and concerns.

ANC 6D expects the Applicant to fulfill these requirements promptly, likely in advance of the hearing on November 15<sup>th</sup>. In the event that these deliverables are not yet finalized, the ANC requests that the Zoning Commission require the aforementioned submissions before the issuance of a final order.

Should you have any questions, please contact Commissioner Rhonda Hamilton (6D06) via the ANC 6D Office at [6d@anc.dc.gov](mailto:6d@anc.dc.gov).

Sincerely,

A handwritten signature in cursive script that reads "Meredith Fascett".

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

CC: ANC Commissioner Rhonda Hamilton  
Neil Mutreja, TM Jacob, LLC, [nmutreja@tmadevelopment.com](mailto:nmutreja@tmadevelopment.com)  
Meredith Moldenhauer, Cozen O'Connor, [MMoldenhauer@cozen.com](mailto:MMoldenhauer@cozen.com)  
Samantha Mazo, Cozen O'Conner, [SMazo@cozen.com](mailto:SMazo@cozen.com)