



Government of the District of Columbia
**Advisory Neighborhood
Commission 6C**

December 12, 2019

Anthony Hood, Chair
Zoning Commission
of the District of Columbia
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: ZC 19-20

Dear Chairman Hood,

On December 11, 2019 at a duly noticed, regularly scheduled monthly meeting of ANC 6C, with a quorum of 6 out of 6 commissioners and the public present, the Commission voted 6-0 to support this application as discussed below. In doing so, the Commission also voted unanimously to submit the accompanying party-status request and to authorize Commissioner Mark Eckenwiler (6C04) to represent ANC 6C before the Commission in this matter.

ANC 6C reviewed this application yesterday after consideration by 6C's Planning, Zoning, and Economic Development Committee on December 4. Adopting the committee's recommendations, ANC 6C found that the proposed project attractive in design and a welcome improvement to the streetscape (and associated pedestrian experience) over the site's current use as a surface parking lot. We also concluded that the proposed use as a dormitory for students who will not have personal automobiles, as well as the site's proximity to Union Station and other nearby transit, warrants the proposed special-exception relief from the minimum parking requirements.

Our sole proposed condition for the project relates to the glass façade and interior depth of view. The application makes reference multiple times to its plan to provide for transparent views through the H St. façade through the building and into the green space to the north. *See* Applicant's Statement in Support (Exh. 2) at 5 ("The front of the building will be designed allow visibility through the building to the rear courtyards, providing views of green space from the front of the building and creating a connected and open street-level atmosphere."); *id.* at 8 ("[T]he ground level design of the Project will promote active street life and will feature transparent views into the Project's ground floor, extending through the building to the green space in the rear.").

ANC 6C's zoning committee agreed that this is a desirable feature and recommended that ANC 6C propose a condition similar to the minimum depth-of-view standards we have requested (and the Zoning Commission has approved) for certain large-scale projects on H St. NE. In response, the applicant graciously proposed the following language:

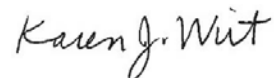
The ground story shall devote at least 50% of the surface area facing H Street to display windows or pedestrian entrances having clear low-emissivity glass and ensure that the view through the display windows and pedestrian entrances is not blocked for at least 10 feet in from the building face.

ANC 6C's vote of support incorporated this language verbatim. We note that in its supplemental hearing submission filed today (Exh. 14), the applicant has stated its support for this same language.

Finally, in connection with the attached Form 140 request for party status, ANC 6C respectfully requests a waiver of the 14-day advance filing requirement set forth at 11-X DCMR § 404.4. No party would be prejudiced by the granting of this relief, as ANC 6C is in support of the application and, as explained above, the applicant has agreed to the one condition proposed by ANC 6C.

Thank you for giving great weight to the views of ANC 6C.

Sincerely,



Karen Wirt
Chair, ANC 6C

CERTIFICATE OF SERVICE


I hereby certify that on December 12, 2019, I served a copy of this letter, along with the accompanying request for party status, on the following persons by electronic mail:

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Mark Eckenwiler