



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

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January 7, 2020

Anthony Hood, Chairman
Zoning Commission of the District of Columbia
441 4th Street, NW, S200
Washington, DC 20001

OFFICERS

Chairperson
Gail Fast

Vice Chairperson
Andy Litsky

Secretary
Rhonda Hamilton

Treasurer
Ronald Collins

Transmitted via email: zcsubmissions@dc.gov

RE: 80 M St SE Vertical Extension

Dear Chairman Hood,

At a regularly scheduled and properly noticed public meeting on December 9, 2019 with a quorum being present, a quorum being four Commissioners, Advisory Neighborhood Commission 6D (“ANC 6D” or the “ANC”) voted 6-1-0 not to oppose the proposed application for an addition of two floors plus a habitable penthouse (the “Project”) as submitted by Goulston Storrs (the “Applicant”) for the property located at 80 M Street SE, which the applicant has submitted to the Zoning Commission as a Design Review for Z.C. Case No. 19-23.

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*

ANC 6D notes that the proposed vertical changes to 80 M St SE will have the greatest impact on residents of the Velocity condominium building (located at 1025 1st St SE). The ANC held a November 12, 2019 meeting for Velocity residents with the Applicant and provided residents the opportunity to voice their opinion on the Project at the December 9, 2019 ANC meeting referenced above. In late December, the ANC received emails of opposition to the Project from more than one resident and we urge the Zoning Commission to take their opposition into account.

The ANC is mindful of concerns regarding additional construction in the neighborhood as well as the safety impact on the intersection of 1st St SE and L St SE. The ANC is actively working with DDOT to improve pedestrian safety at this intersection and urges the Applicant to participate in those discussions to ensure that the Project does not impede necessary safety improvements. Further, in response to the ANC’s request, the Applicant submitted a sun/shadow study on

January 2, 2020, which appears to show shadow on three additional floors of the Velocity condominium building during the three winter months.

The ANC supports the Project's use of sustainable materials and the incorporation of local geography, especially the confluence of the Anacostia and Potomac rivers, into its design. Further, the proposed extension will bring the building up to the height of its surrounding buildings and in that sense complements the existing neighborhood.

ANC support is contingent upon the Applicant's commitment to make available the public meeting area in the lobby of 80 M St SE for community meetings once a month. Further, the ANC notes that should the Zoning Commission deny, fail to support, or otherwise reject any portion of the Applicant's proposal, ANC6D will, as a consequence, withdraw its support for the Project.

In conclusion, the ANC does not oppose this Design Review application to the Zoning Commission because 1) it is within the height parameters of the surrounding neighborhood, 2) it incorporates local geography into its design and makes use of sustainable building materials, and 3) it is accompanied by a welcome community benefit in support of the neighborhood.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Gail Fast".

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