



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

1101 Fourth Street, SW
Suite W 130
Washington, DC 20024
202.554.1795
Email: 6d@anc.dc.gov
Website: www.anc6d.org

October 18, 2021

Anthony Hood, Chair
DC Office of Zoning
441 4th St NW, #200
Washington, DC 20001

OFFICERS

Chairman
Edward Daniels
Vice Chairperson
Fredrica Kramer
Secretary
Jared Weiss
Treasurer
Ron Collins

VIA Email: Anthony.Hood@dc.gov

Re: Conditional Approval of ZC Case 20-12

Dear Chair Hood:

ANC 6D, at a duly noticed public meeting on October 18, 2021, with a quorum present, a quorum being four Commissioners, **voted 6-0-0 to provide conditional approval for ZC Case 20-12, the Planned Unit Development (PUD) for Westminster Church Living.**

COMMISSIONERS

SMD 1 *Andrew Bossi*
SMD 2 *Jared Weiss*
SMD 3 *Ronald Collins*
SMD 4 *Andy Litsky*
SMD 5 *Fredrica Kramer*
SMD 6 *Rhonda nHamilton*
SMD 7 *Edward Daniels*

WHEREAS, the Southwest Small Area Plan defines the community's commitment to be an "exemplar of equity and inclusion," and redevelopment must serve Southwest residents across the demographic spectrum of income, age, race and household types;

WHEREAS, ANC 6D is committed to ensuring that current Southwest residents can age in place and contribute to the iconic diversity that has made our community unique, and this PUD promises the Southwest community 123 housing units for seniors 55 and older of entirely new housing stock in Southwest at no more than 60% MFI in the heart of our new town center and in addition to other below market rate housing the Applicant may develop in Southwest;

WHEREAS, this PUD also promises a new church building, which will ensure that Westminster Presbyterian Church will be able to continue the outstanding services and programs that have strengthened the intergenerational, interracial foundation of Southwest, for which the Southwest community owes the church leadership deep gratitude and respect;

WHEREAS, the Applicant for this PUD promises to build the three components of this project—the Senior tower, the church, and the market rate tower, as a whole, thereby ensuring that no one component might jeopardize completion of another component because of future lack of funding or any other reason;

WHEREAS, the Senior units will be open to all, separate and apart from the church, with separate ownership, and regardless of any resident's relation to the church;

WHEREAS, the Applicant for this PUD promises to bring in their own arborist to assess the project's impact on the trees in the public space and plans for preservation of the Heritage Tree and other Special Trees, and prior to the issuance of a building permit, the Applicant will have received approval from the DDOT Urban Forestry Division and implement the tree preservation plan for those trees;

THEREFORE, BE IT RESOLVED, that ANC 6D approves the PUD proposal with the following conditions:

1. Prior to the Final Order, the Application will be required to produce a complete analysis of options for maintaining affordability after the expiration of the Low-Income Housing Tax Credits. After expiration of LIHTC, current residents in the affordable units shall not be subject to an immediate rent increase to market rate. Rather, they shall be subject for the life of their residency to rent increases only as is usual and customary in other DC all-affordable housing properties.

Further, senior affordable housing at below market rate within this project is proffered as the most significant community benefit in this PUD. ANC-6D expects that, after the expiration of LIHTC, continued affordability shall remain no less than double the 2021 IZ requirement of (8% -10%) and that shall continue for the life of the building.

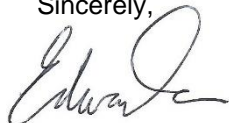
2. The Final Order will require the completion of a curbside management plan prior to issuance of a building permit. The plan will be developed by DDOT in consultation with the Applicant, will ensure safe access and egress at building entrances, segregation, and management of bicycle traffic in the protected bike lanes that front the building, and will include the final decision for the placement of the no-parking entrances on I St. SW or Makemie Place.

3. ANC-6D opposes the current design of the light tower, which is non-functional and is solely a decorative embellishment. ANC-6D recognizes that, as such, it is inconsistent with the strong policy the Commission has embraced regarding other non-functional lighting in Southwest, Navy Yard and Buzzard Point. To embrace this 90-foot light tower would create a terrible precedent as when others come before our Commission. We ask that the Zoning Commission reject this tower.

ANC 6D also requests that an illustrative model of specific in-unit senior accommodations, as well as consideration of a second common laundry facility in addition to the one facility on the third floor, be provided as part of the Final Order.

As by law, our request should be given great weight in your response.

Sincerely,



Edward Daniels
Chairman, ANC 6D