

April 9, 2021

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

Re: Letter in Opposition of ZC Case 20-12  
Submitted via [DCOZ-ZCSubmissions@dc.gov](mailto:DCOZ-ZCSubmissions@dc.gov)

Dear Chairman Hood and Members of the Zoning Commission,

As the former Chair of ANC 6D and ANC Commissioner representing 6D01, I was the ANC Commissioner who initially met with the Applicant to discuss the project at 400 I Street SW. My admiration for Westminster runs deep as they have always been the SW communities “go-to” congregation whether it is their infamous Monday Blues and Friday Jazz nights; or their hospitality for community forums and meetings; or their partnership with ANC 6D, the Southwest Neighborhood Assembly and others to host community events. They are good neighbors.

However, after hearing the Applicant’s presentations on both March 8 and March 30, 2021, I still have the following concerns and therefore cannot support the project as described in those presentations.

1. **Senior Affordable Housing Proffer** – clarification needs to be included in the final order that the Applicant will proffer 123 units of affordable senior housing and that Bozzuto (or any of the other partner in this Application) will not offer these units to any other current or future development project. I believe ANC 6D’s report called it “double dipping.”
2. **Lack of Unit Mix of Senior Housing Units** – lack of 2-bedroom units in the mix of senior housing. Many seniors aging in place are physically challenged and may need a live-in health aide or family member to stay with them. Eliminating any 2- bedrooms from the unit mix is a mistake.
3. **Lack of Deep Affordability** - Southwest’s senior population is larger than the city-wide average, and so is the poverty level (SW Small Area Plan – pgs 47-48). The affordability level of 60% MFI will exclude many of SW’s seniors from benefiting from this project. If the senior housing piece is the **only** Community Benefit – how does the Southwest senior community benefit if they cannot afford to live there? Affordability levels could be tiered with some units at 30% MFI.
4. **Market Rate Building’s Lack of IZ Units and Homeownership** – lack of IZ units in the West Tower (market rate building). Even OP agrees that the West Tower should include

IZ units. If the senior building is approved at 60% MFI, then the IZ requirement in the market rate building should be included in the final order. Also, discussions with the Applicant indicated the West Tower would be built as condominiums however no commitment is included in their pre-hearing submission. Finally, the West Tower will have wonderful views of the Southwest Duck Pond, which has recently been revitalized. The lack of balconies should be revisited for the design aesthetic as well as what we have learned during this pandemic. People want open space and balconies provide that in an urban environment.

5. **Senior Pick Up and Drop Off Area** – clarification on how the Applicant envisions pick up and drop off for both towers, particularly the senior building which may regularly require Metro Access buses and/or emergency vehicles. It was not clear from either the Applicant or DDOT on how they plan to make the front door of both buildings (though especially the senior building) accessible if/when they implement their proposed protected bike lane project on I Street SW.
6. **Support from Amidon Bowen PTA Missing** – Amidon Bowen is directly across the street from this project. While I was told Westminster is an active community partner at the school, I am concerned that there is no letter of support from them for this project.

Sincerely,



Gail Fast

Former ANC Commissioner for 6DO1 (2016-2020)

Former Chair, ANC 6D (2018-2020)