



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

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October 16, 2020

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

OFFICERS

Chairperson
Gail Fast

Vice Chairperson
Andy Litsky

Secretary
Edward Daniels

Treasurer
Ronald Collins

Submitted via IZIS.

Re: Case No 20-18 (1319 South Capitol Owner, LLC) Design Review

Dear Chairman Hood and Members of the Commission,

At a regularly scheduled and properly noticed public meeting held on October 13, 2020, with a quorum present, a quorum being four Commissioners, Advisory Neighborhood Commission (ANC) 6D voted to support ZC Case No. 20-18 with stipulations, a design review case located in ANC 6D on South Capitol Street (Capitol Gateway Overlay).

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 has been working with the applicant for several years to address concerns about the project, including those of impacted residents, historic preservation of existing row homes, affordable housing and the impact of the overall design of the project on the Southwest community. The applicant has worked with the residents directly affected, Southwest Neighborhood Assembly (SWNA), Historic Preservation Office and ANC 6D to develop formal agreements to address the concerns of neighbors and preserve historic elements of the homes the developer owns on site, including two Good Neighbor agreements, a crane swing agreement, and a SWNA agreement, and has agreed to the rededication to public use of the alley adjacent to the site after project construction.

The developer has also worked with ANC 6D and SWNA to honor the historic character of the row homes on South Capitol and N streets, and added elements to the larger structure to reflect and integrate the homes into the larger Project. Further, we are glad that the developer will commit the homes on N street to rental units at 60% of MFI, as part of their IZ requirements for the entire project, which will contribute to the pressing need for more affordable and family-sized housing within the community.

As a result of the efforts of all of the parties to arrive at mutual understandings and a design that we feel will benefit the community, the ANC supports the project with the following conditions:

- The developers will fully comply with all terms agreed upon in the four agreements that are attached to the application and referenced above. The plan for the N Street homes endorsed by SWNA and the ANC to maintain the homes as four independent houses, will be executed by the applicant; an alternative plan for four “flats” (loft apartments) behind the historic façade will not be adopted.

The applicant will implement the “vertical rowhouse” style for the N Street houses, with the rears of the houses reconstructed to create larger, family-sized, units and integration into the larger Project, including direct access to Project amenities and a sense of membership with the rest of the tenancy, and standing by their commitment to rent these homes at 60% of the FMI. While the application still references the alternative “flats” style, our chosen redesign for the N Street homes will allow them to continue as separate 2-story dwellings with true historic integrity, which would otherwise result in vestigial non-functional front doors and retain no other elements of the historic working-class housing that we sought in the first place to preserve.

- The applicant will provide copies of the Voluntary Clean-up Action and Health & Safety Plan as a part of their participation in the Voluntary Clean-up Program (VCAP), including plans for the safe remediation of chemicals and contaminants from the project site, to ANC 6D and the affected residents prior to the clean-up start. The applicant will schedule a meeting with the company performing the clean-up, ANC 6D, community members and DOEE staff in order to walk through the Plan and the steps that will be taken to protect the health and safety of the immediately affected residents and the broader community.
- The applicant agrees to place no neon, digital signage/lighting on the building.

Other issues remain of concern to the ANC and we ask that these be a part of considerations between the Zoning Commission and the applicant.

- We ask that the applicant reconsider adding the Kings Mill brick design to the side of the new building that faces Half Street to better blend with neighboring complexes and reduce the impact of the building’s massive scale on the lower row houses below. The same brick might be used immediately above or partially in the first 2-3 stories above the N Street homes to reduce the dominance of the glass on the sanitary housing and nearby Syphax Village and James Creek.
- We ask that the details for maintenance and cleanup of the pet relief area at the building’s South Capitol Street entrance and rooftop be made part of the Final Order. Similarly, we ask that an on-going landscape management plan be included in the Order, to address long-term maintenance of trees, shrubs and groundcover, flood prevention, and storm water management based on DOEE recommendations.
- We ask that the applicant provide the ANC with a Construction Management Plan prior to the start of construction, including a plan for management of truck arrival and departure that will not disrupt traffic flow from the South Capitol Street Bridge.
- We ask that the applicant include appropriate signage on both N Street and South Capitol rowhouses to narrate their history, including a brick outline of the footprint of the houses that are removed.
- We ask that the applicant consider providing air purifier units to affected residents whose homes are on and near the Project site to help maintain indoor air quality during the voluntary clean-up on site.
- We ask that the developer provide regular updates to ANC 6D on the status of the project, including any changes that will occur to the design of the N Street homes, overall IZ unit mix, and price and occupancy of live/work units. If the live/work concept is not successful, the developer will consider retail options in consultation with ANC 6D. If commercial use is not successful for the historic South Capitol Street homes, the developer will consider future conversion to additional affordable units.

We ask that the Commission give our comments “great weight” as provided under law.

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

Sincerely,

A handwritten signature in cursive script, appearing to read "Kyle Fisher".

Chair, ANC 6D

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