



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

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### **Testimony of Gail Fast, Chair, ANC-6D**

**Before the Zoning Commission of the District of Columbia**

**RE: ZC No. 20-18, (1319 South Capitol Owner, LLC)**

**(Sq. 653, Lots 14,15, 53,54, 60-64, 68, 70, 810, 811 & 831)**

**October 26, 2020**

#### **OFFICERS**

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*Gail Fast*

Vice Chairperson  
*Andy Litsky*

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Good afternoon Chairman Hood and Zoning Commissioners. I am Gail Fast, Chair of ANC 6D, representing Southwest, Navy Yard and Buzzard Point.

As stated in our report filed with the Zoning Commission, ANC 6D voted 7-0-0 to support ZC Case No. 20-18, Design Review located on South Capitol Street and part of the Capitol Gateway Overlay.

#### **COMMISSIONERS**

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While ANC 6D has been in negotiations with the Applicant for the past 3-years to create a Project that honors the historical character of Old Southwest, there are still some details yet to be resolved.

The Southwest Neighborhood Assembly (SWNA) has led the preservation of the current sanitary homes on N Street and South Capitol. Their executed agreement with the Applicant specifies on page 3 that the N Street homes, "shall have the appearance of four (4) separate row dwellings and function as four (4) single-family housing units within the larger multi-family Project." ANC 6D is wondering why, given our support, as well, for the vertical rowhouse style on page 20A of Exhibit 12A1, the Applicant would still put forth "flats" that would result in vestigial nonfunctional front doors and retain no other elements of the historic working-class housing?

This vertical rowhouse style, of the likes we have not seen in any other Southwest project in the past 19-years, affords the opportunity for family-sized units something rarely seen in multi-unit development. Carpe Diem, let's seize the moment!

In addition, ANC 6D did not see in the Applicant's submission their commitment to rent these homes as part of their IZ requirement at 60% MFI even though it is also found on page 4 of their executed agreement with SWNA?

Preserving the historical integrity of this Project is paramount. ANC 6D requests the Applicant reconsider the Kings Mill brick design to the side of the new building that faces Half Street so there is a seamless blend with neighboring complexes and reduces the impact of the building's massive scale on the lower row homes below. Another recommendation would be to use that same brick 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.

While the Applicant has verbally agreed there will be no neon, digital signage/lighting on the building, ANC 6D has been misled on previous projects such as the Meridian, the Kelvin and especially the Novel, where each night the magnificent view northward along South Capitol Street toward the Capitol Dome is marred by a 130-foot iridescent blue slash. We strongly request the Zoning Commission require the Applicant to put their promise in writing and to also commit to appropriate signage/curation on both the N Street and South Capitol rowhouses to narrate their history, including a brick outline of the footprint of the houses that are to be removed.

DOEE confirmed that there is total Petroleum Hydrocarbon (TCP) contamination, PAHs, PCB's and RCA metals in the soil and groundwater at the Project site. Any time there is a need for an environmental clean-up, there are concerns of the overall impact it will have on the residents who live nearby. ANC 6D was glad that the Applicant agreed to-, and will develop-, a Voluntary Clean-up Action and Health & Safety Plan as a part of their participation in DOEE's Voluntary Clean-up Program (VCAP). In an attempt to mitigate health risks to nearby residents and/or businesses, ANC 6D is requesting the Applicant provide silk fencing placed around the site and provide air purifiers to anyone who requests one. The Applicant will also commit to scheduling a meeting with the company performing the clean-up, ANC 6D, community members and DOEE staff in order to walk through the Plan prior to the start of the clean-up and provide additional reports of the clean-ups progress, upon request by the ANC.

ANC 6D still has some concerns about how the two-pet relief area are to be managed. Therefore, we are requesting the Applicant provide a checklist of their maintenance and clean-up procedures be included in the Final Order.

Since the Project has some special trees, ANC 6D is requesting that details of any tree marked for removal and replacement or as a new planting, be reviewed by the ANC. In addition, we ask that an on-going landscape management plan be included in the Final Order, to address long-term maintenance of trees, shrubs and groundcover, flood prevention, and storm water management based on DOEE recommendations.

As with all the development projects happening in Southwest, ANC 6D is requesting the Applicant provide a detailed 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.

With respect to the parking issues raised in DDOT's report, ANC 6D supports the number of parking spaces proposed by the Applicant and disagrees with DDOT's suggestion to reduce that number. First, the Applicant has proposed more multiple family-sized units than many recent developments, for which we are very grateful, since this supports the demographic diversity that the community aims for and the Southwest Small Area Plan underwrites. Second, while we have supported increasing protected bike lanes and scooter corrals throughout Southwest, we are losing on-street parking that many residents still depend on. We lost 30-35 spaces on P Street in conjunction with the Anacostia River Trail bike lanes, and DDOT's proposal for two crosswalks on Canal Street have already been dismissed by both DDOT and ANC 6D since even DDOT agreed it eliminated too many parking spaces. We ask that DDOT continue to work with ANC 6D on finding the proper balance between the competing needs of all our residents.

ANC 6D also thinks that the Applicant has made appropriate distinctions between the alley on South Capitol Street for only pick-up and drop-off, and the alley on N Street for access to the parking garage. However, we ask that more detail be provided to ensure that garage traffic does not create traffic issues on N Street. We also ask that pick-up/drop-off from South Capitol be managed appropriately, with signage or otherwise as DDOT has suggested, so that stopping or standing on South Capitol does not become a problem. We do not agree with the DDOT's request that the easement behind the houses on South Capitol Street extend to the parcels that wrap around the corner from the end houses on South Capitol, the corner store, and end houses on N Street, which the Applicant does not own and may be developed at some future point. Those parcels also include a parking lot, which permits access, and should be addressed at the later date, with that developer, if the combined lots are redeveloped at the same time. ANC 6D requests the traffic patterns that have been proposed by the Applicant be clarified and adopted in the Final Order.

Finally, as we have said, this has been a long process however the result is executed Good Neighbor Agreements with Adjacent owners and the Syphax Village Condominium, Crane Swing Agreements, a rededication to the public

use of the alley adjacent to the site after project construction, and an agreement with SWNA that helps preserve the historic character of Old Southwest.

That concludes ANC 6D's testimony. I look forward to answering your questions.