



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

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December 11, 2018

Anthony Hood, Chairman
Zoning Commission
441 4th St. NW, Suite 200/210-S
Washington, DC 20001

OFFICERS

Chairperson
Meredith Fascett
Vice Chairperson
Andy Litsky
Secretary
Gail Fast
Treasurer
Ronald Collins

Transmitted via IZIS

RE: Zoning Cases: 03-12E/03-13E, 03-12O/03-13O, and 07-08C

Dear Chairman Hood and Members of the Zoning Commission:

At a regularly scheduled and properly noticed public meeting on December 10, 2018, with a quorum being present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 5-0-2 to support the following, subject to the comments and conditions below:

COMMISSIONERS

SMD 1 *Gail Fast*
SMD 2 *Cara Shockley*
SMD 3 *Ronald Collins*
SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

1) Modification of Consequence of PUD 03-12E/03-13E and Case 03-12O/03-13O to allow the continued use of Squares 767, 768, and 882 as temporary surface parking lots and

2) Text Amendment (ZC 07-08C) to modify Subtitle C, 718.1-718.3 and 718.7(a) to allow for an extension of the expiration date for the certificates of occupancy for temporary surface parking lots at Squares 767, 768, and 882 for a period of five years.

ANC 6D believes it has taken the DC Housing Authority (“DCHA”) an inordinate and unacceptable amount of time to complete the Arthur Capper/Carrollsborg HOPE VI (“ACC”) Planned Unit Development. While the ANC understands the complexity and challenges inherent to implementing such a large-scale redevelopment with deeply affordable units, the ANC believes that DCHA is failing to fulfil its commitment to return the displaced Arthur Capper/Carrollsborg residents to the community in a reasonable time frame. It is egregious that more than two hundred residents have been waiting upwards of twenty years to return. The pace of the redevelopment has effectively prevented a generation of ACC residents from growing up in their community.

The ANC is supporting the aforementioned modification of consequence and text amendment neither because there is a need for temporary parking nor because we are happy with the extension, but **solely because the ANC knows that that DCHA is not ready or able to move forward with the redevelopment of Squares 767, 768, and 882 at this time.**

The ANC states for the record that it will not support any future extensions for this PUD.

The ANC believes it is imperative to get the redevelopment of the remaining parcels right and incorporate the lessons learned from the completed ACC sites. The ANC and the community expect DCHA to use this additional time to ensure that the forthcoming redevelopment plans meet and exceed the ANC and the community's expectations.

As is a requirement for the ANC's support of all projects, DCHA has agreed to hold pre-construction meetings for the community in advance of or concurrent with the commencement of construction at Squares 767, 768, and 882. DCHA has also agreed to give the ANC advance notice of all after hours construction permit applications and work to obtain the ANC's support for these permit applications.

Square 767

The ANC understands that DCHA expects to file its development plans for Square 767 in Spring 2019. In order to ensure that DCHA and the Zoning Commission know the ANC's priorities for this redevelopment, the ANC is outlining its requirements below. The ANC has discussed these issues with DCHA and EYA in meetings over the past four years. To date, however, it is unknown to the ANC how DCHA will incorporate the ANC's comments in its project plans. Thus, the ANC requests the Zoning Commission's assistance in ensuring that these comments are addressed in the final building design and/or community benefits agreement for Square 767.

For the Commission's reference, Square 767 is planned to have two buildings: 1) a 90' 125-unit condominium building that steps up from six stories on 3rd St. SE to its maximum height facing Canal Park and 2) a five-story, 55-unit 100% affordable housing building. The buildings' aesthetics are designed to coordinate and will use the same exterior materials. The buildings will have shared underground parking and loading and a shared interior courtyard.

The ANC's goals are to ensure that DCHA and EYA build residences that are conducive to creating an inclusive, mixed income community and provide amenities, design elements, resources, and services that position all residents for success. The ANC believes that the incorporation of the feedback outlined below is critically important in achieving these priorities.

Building Design – Setbacks

The ANC appreciates the efforts of the developer to set back the building from 3rd St. SE as it ascends in order to soften the impact on the Capitol Quarter townhomes. The ANC and the community expect DCHA to provide another opportunity for community input before the submission to the Zoning Commission.

Building Design – Interior Courtyard

The ANC has grave concerns about the design, use, and management of the interior courtyard. The ANC believes that the courtyard, in its current design, is destined to generate substantial strife among

residents. The ANC requires that the space be designed with a specific use in mind, leveraging placemaking best practices in order to ensure that residents can have a shared understanding of the intended use of the space. Careful planning for its access, landscaping, furnishing, hours of operations, and uses must be done now.

The ANC can easily foresee scenarios for conflict when some residents want to use the space as a children's play area, others want to use it as an on-property dog walk, and others want to use it for adult gatherings. Perhaps all of those uses can be accommodated IF there is good governance of the space and sufficient resources to maintain the space. This is especially important as dozens of units directly overlook the courtyard and will be affected by noise, smoke, and activity in the space. The ANC has no confidence that DCHA or EYA have developed a viable plan for this space and notes that DCHA and EYA have yet to determine if this will be a shared amenity or an amenity for the primary/exclusive use of residents of the affordable housing building. These details must be determined thoughtfully and pragmatically, with an intent to promote inclusive community-building.

Building Design – Parking Allocation

The ANC is very concerned that insufficient parking has been allocated to the affordable housing building. The ANC understands that there will be parking for 18 vehicles for the 55 rental units and the property management staff. The ANC notes that this building is NOT eligible for the Residential Parking Permit Program. Thus, garage parking is the only parking option available to residents of the building. The ANC is concerned that 18 spaces is not sufficient to accommodate residents who work jobs that cannot be reached via public transportation, e.g. as home health aides in residential areas or as after hours security guards, or the home health aides of residences with health challenges and/or disabilities.

The ANC has asked DCHA to survey the residences living in the completed ACC units in order to extrapolate what percentage of Square 767 residents will have a critical need for parking. In the event that 18 parking spaces will not be sufficient to meet this need, the ANC would like for DCHA to make the private street parking on the 1100 Block of 6th St. SE an affordable parking option for Square 767 residents.

Building Design – Ventilation and Fresh Air In-Take

The ANC consistently receives complaints from residents of the Capitol Quarter apartments that their homes are filled with odors/smoke from neighbors smoking marijuana in their units or in the shared hallways. The ANC wants DCHA and EYA to develop a ventilation design that ensures that residents' homes will not be adversely affected by smoke or other odors emanating from their neighbors' homes or the courtyard.

Resident Services – Value-Added Property Management & Social Services

The ANC has been incredibly frustrated with the lack of resident services available to returning ACC residents. The ANC has found that Edgewood Property Management (Capitol Quarter, 400 M St. SE and 900 5th St. SE) struggles to provide basic property management services and has no ability to provide value-added assistance to help families succeed and improve their educational and economic opportunities.

The ANC believes that it is imperative that the property manager be funded, trained, and incentivized to provide high quality resident services; connect residents with programming, services, and organizations that can be of assistance; and generally add value to enhance the quality of life of the returning ACC

residents. The ANC expects DCHA to commit to this level of property management services and/or ensure that its Resident Services team or its partners are actively engaged with the returning ACC residents.

Resident Amenities

The ANC believes that the affordable housing building should provide a properly outfitted amenity space for residents to engage with services, programming, and community-building activities. These spaces should be outfitted with free wifi, computers, printers, classroom materials, other elements conducive to social services programming, and spaces for community gathering and socializing. The ANC would also like to see DCHA partner with OCTO to pilot free basic wifi throughout the building so that children can do their homework and adults can access the Internet from within their homes.

Resident Empowerment – Tenant Association

The ANC believes it is imperative that the DCHA rental building have a Tenant Association that can represent the tenants in discussions with the property manager and the building's ownership. The ANC believes that residents' ability to be represented by their Tenant Association can be an important tool for ensuring that residents' voices are heard and that the property manager is held accountable for high quality services and proper management.

The ANC believes that it is equally imperative that the Tenant Association to be positioned to work directly with the adjacent condominium association. The ANC does not think it is appropriate, beneficial, or effective for the condominium association to only be able to coordinate with the property manager. The two buildings need mechanisms for property governance that fosters neighbor-to-neighbor, association-to-association problem-solving and community building.

The ANC also believes that the building's ownership should provide some training and capacity building for the Tenant Association and the condominium association in order to facilitate a productive and constructive ongoing relationship.

Affordable Ground Floor Retail

The ANC believes that the ground floor retail space planned for the condominium building should be leased to a business or organization that provides goods or services that are accessible to community residents across the income spectrum. The ANC believes that in keeping with the intent of the ACC redevelopment, this business/retailer should be a place where all residents can come together to enjoy/purchase a good or service. A high-end boutique would not be an inappropriate retailer for this space. A coffee shop, a fast casual food retailer, or a community-based non-profit would be a much better potential tenant for this location.

Eligibility and Process Transparency

The DCHA should be more transparent and communicative about the process for returning residents to apply for units in the Square 767 residential building. The ANC has found it very challenging to gain visibility into the process for returning residents to apply for units in the ACC redevelopment. The ANC believes that this situation must be rectified immediately.

The ANC looks forward to working with DCHA and EYA in advance of and throughout the zoning process in order to achieve the best possible outcomes for the future residents of Square 767 and the remaining ACC parcels. Thank you in advance for your expertise and insights as you evaluate the forthcoming

applications. Should you have any questions, please contact me at Meredith.Fascett@gmail.com or 202-750-0295.

Sincerely,

A handwritten signature in cursive script that reads "Meredith Fascett".

Meredith Fascett
Chair, ANC 6D
Southwest, Navy Yard, & Buzzard Point

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