



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

February 18, 2018

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Anthony Hood
Chairperson, D.C. Zoning Commission
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SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

Transmitted via IZIS

RE: ZC Case No. 07-13G – Randall School PUD Modification of Significance

Dear Chairman Hood:

At a regularly scheduled and properly noticed public meeting on February 12, 2018 with a quorum being present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 6-0-0 to approve the modifications of significance as proposed by Lowe for the Randall School.

The ANC believes that the proposed modifications of significance will enhance the project. The ANC supports the increase in the size of the central courtyard and the improvement of the functionality of the planned museum. The ANC believes that the changes to the glass entry way at the eastern end of the project are in keeping with the overall plan and that the terrace change – the removal of the brick fence on I Street which is not part of the historic structure – will activate the I Street SW frontage and make it more welcoming.

The ANC also supports the curb cut required for the turnaround area at the eastern end of the property, which will become the drop-off point for museum visitors. The ANC notes that it has asked Lowe to develop a curbside management plan as part of its next DDOT Public Space Application that includes elements such as parking for disabled individuals, demarcation for the pedestrian crossing at this curb cut, and detail on how bus traffic will be managed in order to prevent the blockage of the I Street SW bike and vehicular traffic lanes.

ANC 6D supports the Applicant's continued commitment to the approved benefits package and supports the change from the Corcoran-related benefits to free museum membership for all District residents.

ZONING COMMISSION
District of Columbia
CASE NO.07-13G
EXHIBIT NO.18

The ANC enthusiastically endorses Lowe's commitment to a higher level of sustainable design, with a minimum of LEED Gold for the residential building and LEED Silver for the museum building, both under the current V4 version of LEED.

Finally, **ANC 6D asks that the Zoning Commission support a change to the project's requirements for affordable housing in order to create units with deeper affordability, at 60% of Area Median Income ("AMI"), for the life of the Project.** ANC 6D maintains its commitment to affordable housing in our ever-changing community. Our belief is that affordable housing is the linchpin to thriving, inclusive neighborhoods. The ANC would like to amend the original requirements for affordable housing in the PUD. Eighty percent of AMI for 20% of the units at all sizes was the original promise. After discussion of options with the applicant, the ANC believes that creating affordable units at 60% of AMI makes more sense. The ANC recognizes that this change will reduce the overall number of affordable units available from 20% to approximately 14%. The ANC believes, however, that having fewer units at a deeper affordability will be a greater benefit to the community and the District. The ANC notes that the affordable units will still be spread over all price points and sizes. Also, in recognition of the fewer affordable units available, Lowe has offered to change the finite number of years now required in the agreement for affordable housing to "in perpetuity", ensconcing the deeper affordability over the long term. We applaud the developer, Lowe, for making this offer and gladly accept it.

The ANC has designated Commissioner Cara Shockley (SMD 6D02) as its authorized representative in this matter.

Should you have any questions, please let me know.

Sincerely,



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