

Mr. Anthony J. Hood
DC Zoning Commission
Washington, DC 20001
September 12, 2013

RE: Z.C. Case No. 13-05

Dear Chairman Hood and Members of the Zoning Commission:

We are writing to express ANC-6D's support for Forest City Washington's proposed DC Water Sites PUD, Z.C. Case No. 13-05.

At the ANC's request, Forest City has refined the design for the F1 building by adding a green wall, has considered creative and dynamic lighting effects other than the rainbow panels originally proposed incorporating changes to those panels, and considered alternative materials selections for the F1 façade.

In addition, the Applicant has subsequently agreed to the following points – all of which conditioned our motion of support on that evening:

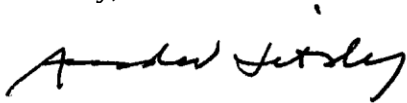
1. Forest City acknowledges that, despite the language in the introductory letter of the submission, the design committee never specified a color direction for the light panels (indicated as “muted purple” in their letter), only that the development team consider creative and dynamic light effects other than the rainbow panels originally proposed.
2. Forest City agrees to continue to consider the alternate design direction for the movie theater presented in their latest design submission, which replaces the white Corian band with a wood accent panel, a move that would soften the building's connection to the landmark Beaux-Arts DC Water building next door, and strengthen the site's connection to its location along the neighborhood's natural landmark the Anacostia River.
3. Forest City agrees to re-program the undefined retail / residential space flanking the residential lobby on the northeast and southeast corners of parcel G1 to be specifically for retail use, and cannot be given over to residential or residential amenity space, as shown. Making this change will strengthen the retail identity of 1 ½ Street SE and draw people to the site from the river and to the river from the site.
4. Forest City agrees to use the same level of preservation program on the preserved Fleet Maintenance Building façade as it did at the Boilermaker Shop building recently completed in The Yards, despite this façade not being designated as a

- historic building. This includes preservation and restoration of existing brick, walls, window and door openings, windows – with allowances made to retrofit this into a viable retail building, and – distinct from how this was handled at Boilermaker – preservation of some of the existing diverse and mottled window-pane look there currently, a look given to the building as individual panes have been replaced over time. It would be unfortunate to strip the windows of this interesting and character-defining look in an effort to clean up the building.
5. Forest City agrees to seriously consider preserving the windows, bricks, and other “character-defining” building materials of the existing industrial heritage buildings proposed to be demolished on the site, and to reuse them elsewhere – both/either as interior or exterior elements in the DC Water or Yards redevelopment, as mapped on submission page S-06: the Welding Shop, the Concrete Prefabrication Shop, and the Carpenter Shop. We understand that these buildings stand in the way of the proposed Potomac Avenue SE extension through the site, as well as the redevelopment of the G2 parcel. However, these buildings represent the humble industrial nature of the Navy Yard area waterfront and should not be completely lost during this process. The industrial architectural heritage of the Navy Yard area waterfront is one of the neighborhood’s biggest anchors and draws, and we look forward to seeing how Forest City can work with these existing character materials in future buildings on the site. See attachment (1) for a recent example of JBG doing this at their Atlantic Plumbing site near U Street NW.
 6. Forest City agrees to seriously consider relocating one or more of the existing smaller industrial heritage buildings proposed to be demolished on the site – the Concrete Prefabrication Shop and the Carpenter Shop – to parcel G3 where a similarly sized new pavilion building is proposed, or elsewhere in the Yards redevelopment.
 7. Forest City agrees to include two dedicated electric car-charging stations within the newly constructed public space. These spaces can be co-located or separate, on 1 ½ Street SE, Potomac Avenue SE, O Street SE, or N Place SE.
 8. Forest City agrees to include dedicated playground equipment, at the high level of design expected on the waterfront, within their extension of Diamond Teague Park at the south end of the PUD site. Such features could include one or preferably more features such as: slides, swings, and climbing equipment.
 9. Forest City agrees to program the roadway of Potomac Avenue SE and 1 ½ Street SE in such a way as to visibly express the roadways as shared between a variety of users, most notably bicyclists and automobile drivers. On Potomac Avenue SE, the most appropriate way to do this may be with “sharrows”, as there is a dedicated bicycle lane on the same street between 1st Street and South Capitol Street, SE.

10. Forest City agrees to enter into a MOU with ANC 6D and/or the ANC 6D Community Benefits Coordinating Council regarding supported employment and jobs (20003 and 20024 zip codes) for 6D residents that will focus on training, placement, and retention of candidates. Additionally Forest City Washington will work to amend their existing First Source Agreement or sign a new First Source Agreement with the DC Department of Employment Services.

Accordingly, at a properly noticed ANC-6D meeting held on September 9, 2013, at which a quorum was present, the Commissioners voted 5-0 to support this development with the conditions (outlined in the ten points above) to which the applicant subsequently agreed in a letter dated September 11, 2013. ANC-6D requests that the members of the Zoning Commission provide our recommendation with great weight in this regard. We look forward to testifying at your hearing on September 19, 2013 to more fully explore our reasons for supporting this important project.

Sincerely,

A handwritten signature in black ink, appearing to read "Andy Litsky". The signature is fluid and cursive, with a small dot above the 'y' in "Litsky".

Andy Litsky
Chairman, ANC 6D

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September 11, 2013

ANC 6D
1101 4th Street, SW
Washington, DC 20024

Re: Z.C. Case No. 13-05 – Forest City Commitments

Dear Chairman Litsky and Members of the Commission:

Forest City appreciates the input and guidance provided by ANC 6D regarding the design and other features of the proposed PUD and hereby offers the following letter to memorialize the commitments that have been made to ANC 6D. Some of these commitments are already reflected in the revised designs submitted to the Zoning Commission on August 30, 2013. At the ANC's request, Forest City has refined the design of the F1 building to add a green wall, consider creative and dynamic light effects other than the rainbow panels originally proposed and incorporate changes to those panels, and consider alternative materials selections for the F1 façade. Forest City will present the alternative wood panel design to the Zoning Commission at the September 19, 2013 public meeting.

Forest City will incorporate the remaining commitments into the PUD as well. To do so, Forest City will request that the Zoning Commission adopt these commitments as conditions of approval of the PUD as set forth below.

1. Forest City shall program the northeast and southeast corners of the G1 Building for retail use rather than residential or residential amenity space in order to further strengthen the retail identity of 1 ½ Street SE.
2. Forest City shall use the same level of preservation program on the preserved Fleet Maintenance Building façade as it did at the Boilermaker Shop building that was recently completed in The Yards, despite this façade not being designated as a historic building. This includes preservation of the existing brick, walls, window and door openings - with allowances made to retrofit this into a viable retail building, and, distinct from how this was handled at Boilermaker, preservation of some of the existing diverse and mottled window-pane look. The specific preservation plan will be incorporated into the future second-stage submission for the G1 Building
3. Forest City shall seriously consider the preservation of the windows, bricks, and other "character-defining" building materials of the existing industrial heritage buildings proposed to be demolished

on the site (that is, the Welding Shop, the Concrete Prefabrication Shop, and the Carpenter Shop), and to reuse such materials elsewhere as interior or exterior elements within the PUD.

4. Forest City shall seriously consider the relocation of one or more of the existing smaller industrial heritage buildings proposed to be demolished on the site (that is, the Concrete Prefabrication Shop and/or the Carpenter Shop) – to the G3 Parcel.
5. Forest City shall provide on-street dedicated electric car-charging stations either (a) on public space adjacent to the PUD on 1st Street and N Place SE or (b) on the proposed private streets within the PUD that include 1 ½ Street SE, Potomac Avenue SE, or O Street SE. These spaces shall be provided in conjunction with future phases of the PUD when the private road network and related streetscape improvements have been completed.
6. Forest City shall include dedicated playground equipment, at the high level of design expected on the waterfront, within the proposed extension of Diamond Teague Park on the G3 Parcel. Such features could include one or preferably more features such as: slides, swings, and climbing equipment. The proposed equipment will be incorporated into the design of the future second-stage PUD submission for the G3 Parcel.
7. Forest City shall program the proposed private streets Potomac Avenue SE and 1 ½ Street SE within the PUD as “complete streets” that are shared among a variety of users, most notably bicyclists and automobile drivers. Among other measures, Forest City shall consider the use of “sharrows” along Potomac Avenue SE. Such detail shall be incorporated into future second-stage PUD applications.
8. Prior to the issuance of a building permit for the F1 building, Forest City shall amend their existing First Source Agreement or sign a new First Source Agreement with the DC Department of Employment Services.
9. Prior to the issuance of a certificate of occupancy for the F1 building, Forest City shall enter into a Memorandum of Understanding with ANC 6D and/or the Community Benefits Coordinating Council regarding a Workforce Intermediary Program that will provide supported employment and jobs for ANC 6D residents (20003 and 20024 zip codes) with a focus on training, placement, and retention of candidates for jobs created by the PUD.

Again, we greatly appreciate ANC 6D’s support for the proposed PUD and look forward to continued collaboration in the future.

Sincerely,



Sarah B. Forde

Repurposing V Street's Atlantic Plumbing, Within Limits

[CP washingtoncitypaper.com/blogs/housingcomplex/2013/05/21/repurposing-v-streets-atlantic-plumbing-within-limits/](http://washingtoncitypaper.com/blogs/housingcomplex/2013/05/21/repurposing-v-streets-atlantic-plumbing-within-limits/)

Posted by Aaron Wiener on May. 21, 2013 at 12:39 pm



But sometimes, a developer determines that one of these buildings just isn't salvageable. Take the Atlantic Plumbing building, next to the 9:30 Club at the corner of 8th and V streets NW. The JBG Companies and New York architect **Morris Adjmi** are preparing to turn it and a vacant building across the street into a big residential complex. But before that happens, they're going to tear the buildings to the ground.

Why? First, it's a matter of scale: The Atlantic Plumbing building takes up a tiny fraction of the space the new 10-story, 290,000-square-foot, 310-apartment building will occupy on the lot that's currently home to a lot of empty space and a couple of smaller vacant buildings; likewise with the building on the south side of V Street that'll become a six-story, 67,000-square-foot, 65-unit apartment building. Second, the buildings are in rough shape—when I visited last week, a portion of the ceiling in the Atlantic Plumbing building had just collapsed, making it dangerous to go inside.



But that's not to say that the old structures will be forgotten entirely. Adjmi, who's repurposed industrial buildings in New York but hasn't yet done a project in D.C., says his plans incorporate many of the grungier elements of the site. The bricks are in the process of being removed one by one to be installed in the interior of the new buildings. The brick lettering of the Atlantic Plumbing sign above, as well as the graffitied bricks from the southern building (below—they'll likely be reconfigured into a different pattern in the new space) and the steel strewn around the lot (second photo below), will be included in the buildings' public spaces. Adjmi says he may even try to cull the weeds from the lot for use in one of the new development's rooftop or patio gardens.





In a rendering of the Atlantic Plumbing lobby, the bricks are easy to spot; the steel beams, less so. (They're in the wall behind the receptionist.)



The graffiti on the southern building actually helped inspire the plans for the development, which will include about 4,000 square feet of subsidized artist studios along 8th Street. "The catalyst of the whole discussion for bringing art into the building was all the graffiti art in the area," Adjmi says. "The idea was that the artists are always a little bit ahead of the city in terms of neighborhoods."

The 8th Street strip was chosen for studios because it's not a sufficiently visible and visited stretch for retail, though JBG hopes that the artists, who will be required to open up their studios for occasional public displays, will bring foot traffic to the area, particularly during daytime hours when the 9:30 Club isn't attracting crowds. Still, JBG's **Caitlin Leary** says the goal of the studios isn't to make the development more attractive in order to jack up rents. "We're not assuming that it's going to add

a ton of value to other aspects of the project," she says.

The two buildings will feature studio, one-bedroom, and two-bedroom rental apartments at rates comparable to others in the neighborhood. The larger building will have more amenities, including a rooftop pool, that will be available to residents of both buildings. There will also be ground-floor retail—likely restaurants and bars—along V Street and a small movie theater in the southwest corner of the Atlantic Plumbing building. Leary says JBG is currently in negotiations with a "nationally known movie theater" but declines to name the theater. It'll be about 11,000 square feet, she says, with more than one screen.

JBG expects to break ground in mid-June. Delivery of apartments in the smaller, southern building is anticipated for the fall of 2014, with the larger Atlantic Plumbing building following shortly thereafter. The project complies with existing zoning regulations, meaning that JBG was not required to secure any special approvals, but Leary says JBG presented its plans to the local Advisory Neighborhood Commissioner anyway and got a "positive reaction."



A rendering of the Atlantic Plumbing development, with the 9:30 Club on the left.

What does Adjmi, who places a premium on adaptive reuses of old buildings with a lot of character make of D.C.'s contemporary architecture, with its often squat, boxy designs and glassy facades? Adjmi hedges for a long time on this question before answering diplomatically. "I think there are a lot of interesting buildings," he says. "I think there are a lot of not-so-interesting buildings."

But Adjmi thinks he can bring a little extra spice to D.C.'s streetscape. "I like the industrial/post-industrial aesthetic," he says. "That's why we're bringing it here."

Photos by Aaron Wiener. Renderings courtesy of JBG.



Adjmi with a rendering and model of the development, in front of a small vacant building on the Atlantic Plumbing site.
Pay no attention to that man in the glass shard.