



Near Southeast/Southwest

Advisory Neighborhood Commission 6D

ZC # 18-13, Sq. 656, Lot 53,

1530 1st St. SW by TM Jacob, LLC

***Testimony by Roger Moffatt, Commissioner, ANC6D05
on Behalf ANC 6D and Rhonda Hamilton, Commissioner, ANC6D06
before the DC Zoning Commission, November 15, 2018***

Good evening Chairman Hood and all other Commissioners of the Zoning Commission of the District of Columbia; and good evening, fellow citizens of the District of Columbia. My name is Roger Moffatt, and I serve as Commissioner for Single Member District (SMD) 6D05, I am here tonight to speak on behalf of ANC 6D and Rhonda Hamilton, Commissioner for SMD 6D06, who was unable to attend tonight's hearing.

As stated on the ANC Report, ANC 6D voted 7-0-0, in support of ZC Case 18-13. A unanimous vote is indicative of the support for low income housing on the Commission. And as the Report states, the ANC is extremely impressed with the Applicant's proposal that includes 100% affordable housing at 1530 First Street, SW. It is for that reason that the ANC not only wants to offer a report but also has a Commissioner here to verbally state our position.

Affordable housing options are desperately needed in our community and throughout the District as the demand for affordable housing far exceeds the existing supply, and with the zoning changes that allow a greater and more lucrative densification of Buzzard Point with few protections beyond an insufficient inclusionary zoning requirement, the stock of affordable housing is disappearing fast.

The creation of 101 affordable housing units at this site demonstrates to prospective developers, the fact that affordable housing is not only needed but that it can work for them. Regarding design review, the ANC is supportive of the project design overall and believes the project works well within the neighborhood and is complimentary to the design of the Applicant's adjacent building at 1550 1st St. SW. The ANC supports the Applicant's request for variance relief from the plaza requirement of Subtitle K § 504.13 because were the Applicant to provide the plaza, an odd, dark space would be created that would be neither inviting to pedestrians nor enhancing to the commercial viability of the proposed retail space.

Also, such a plaza would create a jagged streetscape because it would be bounded by the blank wall of 1550 1st St. SW and potentially by another blank wall to the south if that property redeveloped.

The ANC also supports the Applicant's request for variance relief from the loading requirements of Subtitle C § 901.1, because the narrow nature of the alley system does not allow for a 30 foot loading bay and the proposed 20 foot service space should be sufficient.

The ANC also supports the Applicant's request for special exception relief from the lot occupancy and court requirements of Subtitle K §§ 504.6 and 504.10 because the minor, lot occupancy relief is only required for the building's third floor because the building narrowly exceeds the CG-4 zone's lot occupancy requirement (on that floor alone). The ANC believes that the court relief is necessary although the two courts do not satisfy the court area requirements, they are compliant in court width.

The ANC is, however, increasingly concerned about the impact of the project's construction on the environment and quality of life of Near Buzzard Point residents. This neighborhood is designated as an environmental justice area of concern according to the Community Health and Safety Study health risk assessment conducted by the Department of Health prior to the construction of nearby Audi Field.

ANC 6D requests that the Zoning Commission also consider the health and environmental impacts of the simultaneous construction projects on the nearby residents, particularly residents in low-rise residential apartments.

Accordingly, the ANC asked in the report that the Zoning Commission require applicant to submit items 1-4, below, in a post-hearing submission prior to issuing a final order in this case. ***I am pleased to state that the Memorandum of agreement is now a part of the record for ZC 18-13.***

The only item left out of the agreement is item 2-Parking Plan - The Applicant will provide ANC 6D with a plan as to how they will address nearby resident concerns of the extremely limited parking that will be provided onsite at the project.

1. Neighbor Agreement - The Applicant will submit and sign a Neighbor Agreement with ANC 6D to address the concerns of impacted residents. This will include conducting before and after video surveys of nearby homes.

2. Parking Plan - The Applicant will provide ANC 6D with a plan as to how they will address nearby resident concerns of the extremely limited parking that will be provided onsite at the project.
3. Dust & Air Quality Plan - The Applicant will provide a Dust & Air Quality Plan (DAQP) to ANC 6D to address the concerns of dust and debris on nearby homes and the impacts on the health of residents. The DAQP should include and not be limited to silk fencing, air monitoring at site, indoor air filtration units placed in affected homes, frequent watering at the site during raze of the building and throughout the construction of the project.
4. Coordination Agreement with 69 Q St. SW - The Applicant will coordinate with the neighboring developer of 69 Q Street to address environmental concerns including air quality impacts (indoor and outdoor), truck traffic, exhaust fumes and other quality of life issues and concerns.

Thank you for your time and for allowing me to present testimony this evening.