



APRIL 19, 2020

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Anthony Hood, Chair
DC Zoning Commission

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VIA E-MAIL: zcsuggestions@dc.gov

RE: Zoning Case 20-06 ANC Setdown Report

Dear Chairperson Hood:

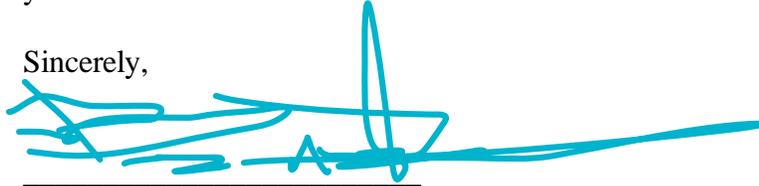
At its regularly scheduled, properly noticed, meeting on April 14, 2020, with a quorum present, Advisory Neighborhood Commission (ANC) 6B voted 6-0-2 to recommend that the Zoning Commission set down Case 20-06 with the following comments.

- 1) More renderings of the project are needed, especially along L Street SE and from other prominent points including Anacostia Park
- 2) Extensive shadow studies are needed, including rooftop elements, of L Street SE. While we understand the impact will be minimal between the spring and fall equinoxes, it's important for us to understand the exact impact on the residents.
- 3) Further refinement of the public space to the south is needed including an analysis of adding sidewalks now as well as design features of water street to ensure it continues to be a low stress connecting between 11th Street and the Anacostia Riverwalk Trail
- 4) OP's hearing report should include a detailed discussion on the value of public benefits and amenities vs. required mitigation. ANC 6B simply has no ability to place any value on these improvements or determine whether they're amenities or impact mitigation.
- 5) The mixed use path ("bike trail") to the north of M Street SE should have shade and landscaping where possible.
- 6) ANC 6B will continue meeting with the development team moving forward to ensure the views of the residents and neighbors are heard in this project. We will seek to enter into a MOU with the development team, as we have in our previous PUDs, to address construction impact, operations, and other items that may fall outside of the strict boundaries of a zoning order.

After reviewing the existing Settlement Agreement (SA) between ANC 6B and this Applicant operating at the premises listed above, the Commission has concluded that the SA requires no changes or modifications, and it is our intent that the existing SA remain in full force and effect.

Please contact Commissioner Corey Holman, ANC 6B's Planning and Zoning Committee Chair, at 301-664-4132 or 6b06@anc.dc.gov if you have questions or need further information. Thank you.

Sincerely,



Brian Ready
Chairman, ANC 6B

cc: via email

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