



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

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September 24, 2020

Anthony Hood, Chairman
Zoning Commission of the District of Columbia
441 4th Street, NW, S200
Washington, DC 20001

Submitted via IZIS

With a copy emailed to DCOZ-ZCSubmissions@dc.gov

Post Script to ANC 6D Design Review for Z.C. CASE NO. 20-14

Dear Chairman Hood and Members of the Zoning Commission,

Although ZC Case No. 20-14 is a design review and ANC 6D has based its advice solely upon the design elements discussed within our Report to the Commission on this case, each of the Commissioners of ANC 6D *specifically* wanted to be on the record before this body on this point even though it not the basis for our objection to the project as presented.

While ANC 6D recognizes that the IZ requirements are not part of the Zoning Commission's purview with respect to design review, it is the wish of the Commission and the general public to note that the Applicant initially informed ANC 6D that they would not offer *any* affordable units –in either scheme– because, as they stated to us, “It is not required and we don't *have* to.”

Truthful as that statement may be, the difference between “is” and “ought to” in this circumstance -- in the District of Columbia where affordable housing is in crisis -- is a concept that that most well mannered children could define and embrace. For those who remember the magazine “Highlights,” this is simply a Goofus and Gallant moment. JBG Smith's affordable housing contribution for this project based upon their penthouse habitable space should be an epic embarrassment.

After all, the Applicant proudly announced this week that they will be spending upwards of \$25,000,000 just to provide 5G at their project at National Landing. One would think that JBG Smith would see the intrinsic value in a community desperate for affordable housing to provide an appropriate level in a building of either 349 or 615 apartments.

Now that JBG Smith is a member company on the New York Stock Exchange, and has become the landlord to much of what will be the East Coast headquarters for Amazon, one wonders whether they have completely forsaken the corporate commitment that they boldly state on their website: "At JBG SMITH, we know that prioritizing diversity and inclusion is not only the right thing to do, but the smart thing to do. We are committed to building an organization reflective of the tenants, residents, stakeholders and communities we serve."

Ought it not follow that their public commitment to diversity and inclusion extend to the properties and the communities in which they do business as well?

And so, in the face of repeated pleas from ANC 6D to address the dire housing crisis in the District of Columbia, Holland & Knight returned with a proposal from their client with an offer of one affordable unit in the residential scheme. That's one affordable unit out of 615.

The Applicant then announced at the ANC 6D September meeting that they would offer, depending upon which of the two designs eventually proved financially efficacious, 5 affordable units out of 349 in the mixed use, or 8 affordable out of 615 units in the residential. That represents 1.4% and 1.3% of units, respectively. However, this verbal commitment cannot now be located anywhere within the Applicant's Pre-Hearing Submission.

Sincerely,



Gail Fast

Chair, ANC 6D

Southwest, Navy Yard, & Buzzard Point