



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

March 10, 2021

1101 Fourth Street, SW
Suite W 130
Washington, DC 20024
202.554.1795
Email: 6d@anc.dc.gov
Website: www.anc6d.org

Anthony Hood
Chairman, DC Office of Zoning
Washington, DC

OFFICERS

Chair
Edward Daniels
Vice Chair
Fredrica Kramer
Secretary
Jared Weiss
Treasurer
Ronald Collins

Transmitted via Email: zcsubmissions@dc.gov

RE: ZC 20-34, 300 12th Street SW, Square 326, Lot 806

Dear Chairman Hood:

At a regularly scheduled and properly noticed public meeting on March 8, 2021, with a quorum being present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D **voted 5-1-1** to support the D8 Special Exception and Relief associated with ZC 20-34 with the following conditions:

COMMISSIONERS

SMD 1 *Andrew Bossi*
SMD 2 *Jared Weiss*
SMD 3 *Ronald Collins*
SMD 4 *Andy Litsky*
SMD 5 *Fredrica Kramer*
SMD 6 *Rhonda Hamilton*
SMD 7 *Edward Daniels*

-- The Applicant (Jemal's Cotton Annex) will design the project with no discernable difference between the interior finishes of the affordable units and market rate units. The Applicant will fully comply with all IZ requirements including those involving the unit types and distribution in the building, similar to what is shown conceptually in Exhibit A, **attached below**.

-- The Applicant will join the SW BID as a member no later than issuance of the C of O.

-- The Applicant will convey their generous offer of \$100,000 to the SW Community Foundation. This benefit will be payable 50% upon issuance of a Final Zoning Order and 50% upon issuance of the property's C of O.

The Applicant has provided a signed letter attesting to the above, which is also **attached below**.

The Applicant and their designees also agree to work with the ANC, DDOT, and other projects in the vicinity also under construction as to ensure that pedestrian and bicycle access is conveniently retained in this area, including

crossings at C Street, and that construction vehicle routing is defined and better understood, and that staging and coordination with the adjacent development at 280 12th St SW as well as other projects in the area is upheld and proceeds as demonstrated.

Signing and marking are to ensure that there are No STOPPING restrictions along 12th Street SW, as well as at the terminus of C Street SW as needed to ensure that the turn-around can function safely.

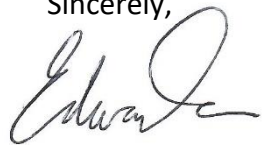
We also wish to express our desire, as an ANC, that the applicant also make their best efforts toward including at least two three-bedroom affordable units as part of the mix, and that Zoning consider allocating a greater share of affordable units toward units with two or more bedrooms, and less so on studios.

Affordable housing is an important topic to the ANC, and we feel that the District's regulations are too weak on ensuring that the supply provided through new development will meet the District's needs. Developments such as this can meet the letter of the law's requirements, whereby they only need to meet a minimum threshold, but not what we believe is the spirit of the law: that the threshold is a starting point and not an ending point.

ANC6D **voted 7-0-0 to appear and testify** in support of this application pursuant to the above referenced conditions on **Thursday, March 18, 2021**. Representing ANC6D will be Chair Edward Daniels.

Should you have any questions, please contact me at 202-930-3720 or 6D07@anc.dc.gov.

Sincerely,

A handwritten signature in black ink, appearing to read "Edward Daniels". The signature is fluid and cursive, with a large initial "E" and "D".

Edward Daniels
Chair, ANC 6D
Southwest, Navy Yard, & Buzzard Point



DOUGLAS DEVELOPMENT CORPORATION

March 9, 2021

Advisory Neighborhood Commission 6D
1101 4th Street SW
Suite W-130
Washington, DC 20024

Re: 300 12th Street, SW (Square 326 Lot 806) (ZC Case 20-34)

Dear Members of the ANC:

Per the agreement made by the Applicant (Jemal's Cotton Annex) and the ANC at the regularly scheduled ANC 6D Business Meeting on March 8, 2021, the ANC voted in support of the D8 Special Exception and Relief associated with ZC Case 20-34 with the following conditions:

1. The Applicant will design the project with no discernable difference between the interior finishes of the affordable units and market rate units. The Applicant will fully comply with all IZ requirements including those involving the unit types and distribution in the building, similar to what is shown conceptually in Exhibit A attached.
2. The Applicant will join the SW BID as a member no later than issuance of the C of O.
3. The Applicant will convey their generous offer of \$100,000 to the SW Community Foundation. This benefit will be payable 50% upon issuance of a Final Zoning Order and 50% upon issuance of a C of O.

Sincerely,

Jemal's Cotton Annex L.L.C.

By: Norman Jemal

Title: Member



INCLUSIONARY ZONING

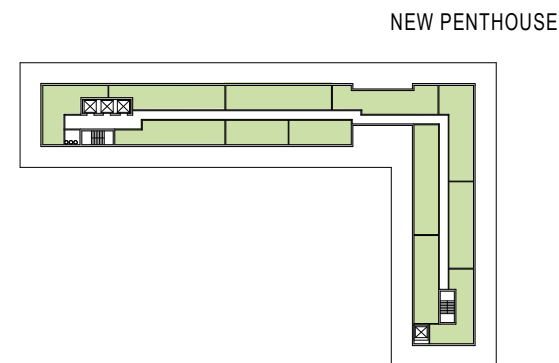
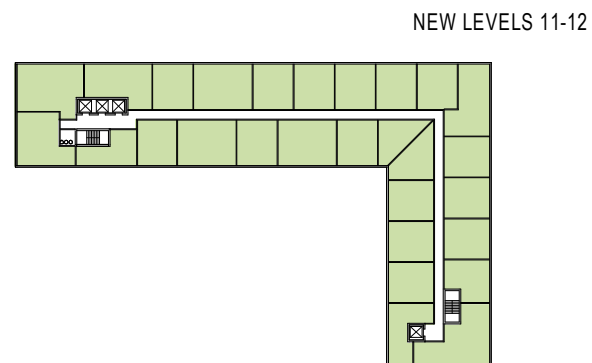
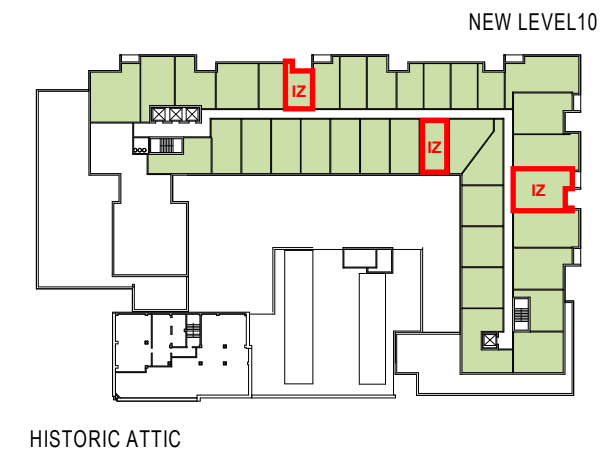
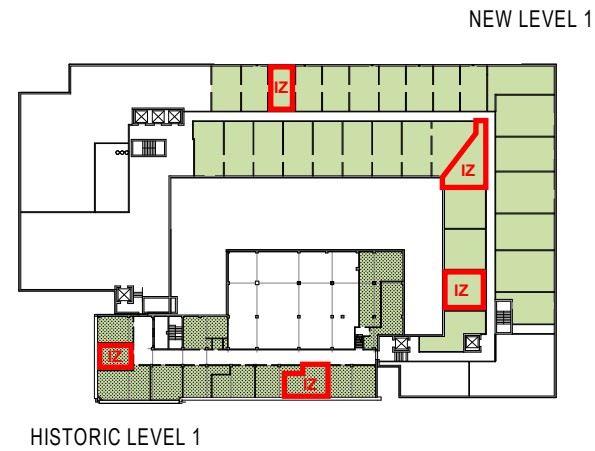


Diagram is provided to demonstrate general compliance of the project with the Inclusionary Zoning (IZ) requirements applicable to residential projects in the D-8 Zone (11-C DCMR Chapter 10). Applicant reserves the right to modify IZ unit mix and locations as the project design is advanced so long as the project continues to comply with the IZ requirements.