

ANC 6D

Advisory Neighborhood Commission 6D
Navy Yard | Capitol Riverfront | Buzzard Point | Southwest



December 13, 2021

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Anthony Hood, Chairman
DC Zoning Commission
441 4th St. NW, Suite 200S
Washington, DC 20001

OFFICERS

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

Via email: zcsubmissions@dc.gov

RE: ANC 6D Support of Design Review, ZC Case 21-20, Square 662

Dear Chair Hood,

ANC 6D, at a duly noticed public meeting on December 13, 2021, with a quorum present, a quorum being four Commissioners, **voted 6-0-1** to provide **approval for the design review of Square 662**, 1700 Half St. SW, Phase 1, ZC Case 21-20.

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*

This project is the first phase of a two-phase development, which will provide two substantial benefits to the growing Buzzard Point community and the broader community of Southwest.

First, the Applicant is attempting to target a grocery for the large ground floor retail space in Phase 2. While that facility will not be available until the second phase of construction, a neighborhood-serving grocery store is the first of vitally needed local services for the new residents of Buzzard Point. The ANC has been so supportive of this potential tenant that it took the relatively unusual step of supporting the approval of curb cuts for Phase 2 at the DDOT Public Service Committee hearing, in order that the Applicant might successfully solicit bids from potential vendors of the needed grocery.

Second, the construction will eliminate one of the two concrete plants in Buzzard Point that have supplied concrete to the massive amount of construction in the redevelopment of Southwest and Buzzard Point. In the process these plants have also been the source of continual dust and air pollution inflicted on local residents, particularly the low-income African American community immediately north of the site with underlying health conditions that exacerbate their risk.

The project has other positive design features important to note.

The proposed building has a multitude of balconies, which our Commission has pressed many developers to provide, as we eliminate much outdoor space in redevelopment, and as more residents are working from home as a result of COVID-19 and changes in the structure of the workforce. The balconies are both inset and outward hanging, which gives added texture to the building.

The brick ground level design gives the building warmth, and the brick bookend portions of the structure added texture and visual appeal. The white central portion also adds lightness and visual interest and resonates with the new white Frederick Douglass Memorial Bridge, seen a block away and across the river—a bow to the neighborhood and context in which it sits, an oft-ignored attribute. Although a full height of 130', the upper two floors are set back on the east side, which also adds to the lightness of the design, and pick up the gray panel color used in other portions of the façade, again adding visual interest to the design.

Issues

Alley Design. While the project will be developed in two phases, the east/west alley between Half Street and what will become an extension of South Capitol Street will be used by both pedestrians and motor vehicles, in particular trucks accessing the loading zones for retailers, cars accessing the short-term parking area, and other traffic potentially circling around from S Street or Half Street as traffic essentially dead-ends at the southern extension of South Capitol Street, or to access Square 708S, the yet to be developed parcel also owned by Steuert at the riverfront east of Square 662.

This alley is 30' wide designed to permit two-way traffic and, while not intended as a main pedestrian thoroughfare, is likely to attract pedestrians as Buzzard Point welcomes increasing numbers of visitors attending games at Audi Stadium of Nats Park, frequenting the many new eateries coming into the neighborhood, or just interested in the new river vistas and trailways.

ANC 6D was concerned that the alley would get frequent pedestrian use and those individuals needed to be protected from trucks coming in and out, backing up and potentially traversing pedestrian space. The result of a concerted effort between the Applicant and our ANC, the Applicant has restricted pedestrian traffic to a designated 6 ft. lane using different surface material and strategically placed bollards to ensure that trucks will not be able to inadvertently back into the pedestrian lane.

ANC 6D asks that drawings and detailed specifications for the alleyway to ensure that these protections are included in the Final Order.

Other Retail Space and Curbside Management. The ~17,000 sq. ft. of ground floor commercial space is expected to house non-food and beverage tenants, and ANC 6D expects to continue discussions with the Applicant so that the

ultimate tenants may fill some of the void in neighborhood-serving amenities. The sidewalk on S Street is broad, and S Street will have relatively light traffic, although it is currently handling truck traffic to the Vulcan concrete plant. Street parking and curbside management should take into account the anticipated traffic on the street until the cement plant is gone and that parcel is redeveloped.

As by law, ANC 6D requests that its concerns be given great weight in the Zoning Commission's considerations.

Should you have any questions, please contact me at edward.daniels@anc.dc.gov.

Sincerely,

A handwritten signature in cursive script, appearing to read "Edward Daniels".

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