



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

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December 30, 2020

Ms. Elisa Vitale
Development Review Specialist
DC Office of Planning
1100 4th Street, SW
Washington DC 20024

OFFICERS

Chairperson
Gail Fast

Vice Chairperson
Andy Litsky

Secretary
Edward Daniels

Treasurer
Ron Collins

Via email: elisa.vitale@dc.gov
With copy to: Kristin Connall, kconnall@akridge.com

RE: Comments on Large Tract Review Application for 100 V St. SW (Square 609, Lot 804 and Square 611, Lots 19 ad 810)

COMMISSIONERS

SMD 1 *Gail Fast*
SMD 2 *vacant*
SMD 3 *Ronald Collins*
SMD 4 *Andy Litsky*
SMD 5 *Fredrica Kramer*
SMD 6 *Rhonda Hamilton*
SMD 7 *Edward Daniels*

Dear Ms. Vitale:

At a regularly scheduled and properly noticed public meeting on December 14, 2020 with a quorum present, a quorum being four commissioners, Advisory Neighborhood Commission (ANC) 6D voted 6-0-0 to provide written comments to the Office of Planning (OP) on Akridge's Application for Large Tract Review of the upcoming redevelopment of 100 V Street SW.

This large site, to be completed in two phases, will ultimately include over 2000 residences, several hotel and office spaces and a variety of retail opportunities. As such, it will dominate and largely determine the character and functioning of Buzzard Point. ANC 6D has received a full briefing by the Applicant, is excited about prospects for a well-designed and imaginative new village setting, but has raised several issues that it hopes OP and the Applicant will address.

First, while there will be a new Anacostia River Walk along the water's edge around Buzzard Point and new recreational uses of the water itself, there will be very little green space remaining as a result of the redevelopment of Buzzard Point and including this site. The 100 V St. plan calls for a park space at the southern end of the site along V St., which would cover the full block between 1st and 2nd streets and be about 50 feet wide from the curb to the building line.

ANC 6D is requesting that the Applicant reimagine this area and instead of the

cacophony of uses currently planned, allow this space to remain as green space in order to reclaim some calm open space for residents and visitors. While ANC 6D acknowledges that there are several open-air seating areas envisioned within interior public spaces in the plan, plain open space will be at a premium and real greenspace will be a needed component.

ANC 6D is also concerned about flooding and drainage systems to accommodate the massive amount of new building and hardscape, the extreme increase in density and the loss of green space. ANC 6D has already sent a letter to Andrea Limauro, Senior Neighborhood Planner, at OP about how this project and others, in Buzzard Point, will meet the requirements and guidelines set forth in the SW/Buzzard Point Resilience Strategy. We will be eager to learn that the 100 V St. project complies with the strategy.

Second, ANC remains concerned that without special attention on the part of the Applicant, this new village is nearly equal in size to all of the New Southwest that was developed in the 1960s, will be solely reserved for higher income residents. Most Buzzard Point parcels have, and will be, developed as a matter-of-right, and hence below market rate housing will at best be met by the 8 to 10% Inclusionary Zoning requirement at 60% of MFI. This does not adequately contribute to ANC 6D's desire to maintain social diversity, memorialized in Southwest's award-winning Small Area Plan (SAP). The SAP was developed, in partnership with OP, and specifically outlines the need for an increase in affordable housing, which has been identified by the Mayor as a citywide crisis. **ANC 6D is recommending that the Applicant for this, the largest development in Buzzard Point, aim for a high of perhaps 20% affordable housing.** Further, to maintain social diversity, we would like to see a commitment to a range of unit sizes that will include substantial numbers of larger units to accommodate families. Rather than a preponderance of studios and small footprint units that encourage transiency, larger units ensure continuity and community stability.

One additional observation about how to support social diversity. The Applicant's design plan shows the use of sky bridges to eliminate outdoor transit between buildings in inclement weather. ANC 6D will argue that sky bridges have contributed to killing city street life in other jurisdictions and may easily work against the sort of social interaction across demographics that nurtures social diversity.

Third, we have seen no specific plans for services to support this large new community, such as a supermarket, drugstore, hair and other personal services (e.g., drycleaner, cobbler, dental), primary or emergency medical services, perhaps a small branch library or other service specifically meant for residents in contrast to visitors. Nor has there been any reference to public safety facilities, including police and fire services. The tendency to fill commercial spaces with restaurants, rather than neighborhood services, is in part a function of the size and pricing of commercial spaces. **ANC 6D requests that the Applicant be especially mindful of the need to create spaces that will support services needed by the large number of permanent residents in Buzzard Point. Without such services the site will not help build a sustained community.**

Fourth, ANC 6D is concerned about transportation and traffic management. This requires a well-articulated plan for how the Applicant will handle such management within the site, as well as the Applicant's expectations for public and private transportation and traffic control to move residents and visitors to and from the area. The Applicant should describe what planning has been done or remains to be done and by whom. **ANC 6D will expect a full transportation demand management plan (TDM),**

including game day management from visitors to both Audi and Nats stadia, which will impact transportation and traffic management for the site.

As part of traffic management, the Applicant should detail the specifications for loading docks that will be needed to accommodate the large number and size of trucks that will be delivering to the multiple locations of commercial, hotel and residential units. We understand and appreciate that all loading will be below grade level but would still like to know that the specifications will avoid problems from inadequate planning that we have experienced in other new projects in 6D.

Finally, ANC 6D remains concerned about environmental hazards that may emerge during construction that affect the health and well-being of residents in the immediate area, including long-term residents to the north of the project and new residents to the south and east. We understand that the Applicant will be undertaking a Voluntary Cleanup (VCap), and has identified coal dust as the principal contaminant on the site. **Since other projects in the area have identified other contaminants, ANC 6D will want to review the documents that have been generated to date, and will want to know that specific monitoring and mitigation strategies will be implemented prior to beginning and throughout construction.** ANC 6D has written to the Department of Energy and Environment as well to express our concerns about the VCap effort, since many of our residents have endured continuing airborne pollution from the two concrete plants that supply concrete to the many redevelopment sites throughout Southwest. ANC 6D is also working with the Office of the Attorney General on the effects of environment toxins on our community and we will remain vigilant on this issue.

We appreciate the several meetings that the Applicant has had with the ANC on this redevelopment effort. **Since this project is not required to go before Zoning and community input is critical, ANC 6D is requesting OP require the Applicant to continue working with ANC 6D throughout the project.**

Commissioner Rikki Kramer, whose SMD, this project is located in and Commissioner Rhonda Hamilton, whose SMD borders the project, will be ANC 6D's point persons. They can be reached at:

CM Kramer, 6D05@anc.dc.gov

CM Hamilton, 6D06@anc.dc.gov.

ANC 6D thanks the Office of Planning for the opportunity to express our interest and concerns. **We ask that our comments be given great weight in the Office of Planning's considerations.**

Should you have any questions, please contact 6D@anc.dc.gov or 202-554-1795.

Sincerely,



Chair, ANC 6D

Southwest, Navy Yard, & Buzzard Point