



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

October 1, 2015

1101 Fourth Street, SW
Suite W 130
Washington, DC 20024
202.554.1795
Email: office@anc6d.org
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DC Office of Zoning

VIA the Interactive Zoning Information System (IZIS)

RE: Zoning Commission Case No. 15-14 (District of Columbia Water and Sewer Authority – Consolidated PUD and Related Map Amendment @ Squares 744S and 744SS)

OFFICERS

Chairperson
Roger Moffatt
Vice Chairperson
Andy Litsky
Secretary
Stacy Cloyd
Treasurer
Meredith Fascett

At a regularly scheduled and properly noticed public meeting on September 21, 2015, with a quorum present, a quorum being 4 Commissioners, Advisory Neighborhood Commission (ANC) 6D voted 7-0-0 to send this letter in support of Zoning Case 15-14, District of Columbia Water and Sewer Authority – Consolidated PUD and Related Map Amendment @ Squares 744S and 744SS. The resolution text is as follows:

WHEREAS, on September 21, 2015, Advisory Neighborhood Commission 6D held a regularly scheduled public meeting, at which notice was properly given and a quorum was present.

COMMISSIONERS

SMD 1 *Marjorie Lightman*
SMD 2 *Stacy Cloyd*
SMD 3 *Rachel Reilly Carroll*
SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

WHEREAS, representatives of the District of Columbia Water and Sewer Authority (the “Applicant”) attended this meeting.

WHEREAS, the Applicant submitted to the Zoning Commission of the District of Columbia an application for approval of a consolidated Planned Unit Development and related Zoning Map Amendment, and, as part of its review of the Application, the Zoning Commission requires ANC 6D’s review of and position regarding the proposed development.

WHEREAS, the Applicant has presented a detailed analysis of the project, a discussion of the requested zoning flexibility, the public benefits and amenities, and responded to questions raised by the Commissioners and the community.

WHEREAS, the Applicant proposes to construct a new office building headquarters for DC Water on the subject property, which will be built adjacent to the existing O Street Pumping Station. The new building will have an overall density of 1.39 floor area ratio (“FAR”) and will include approximately 167,180 square feet of gross floor area. The project will have a building height of 100 feet and will include 20 off-street parking spaces. In addition, there will be 125 temporary parking spaces provided on the land just north of the subject property for use by DC Water until such time that the Forest City PUD is implemented.

WHEREAS, the Applicant has provided ANC 6D a letter stating its commitment to take any and all reasonable measures to prevent its employees from parking on residential streets.



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WHEREAS, ANC 6D finds that the proposed development includes substantial public benefits and amenities. The building's architecture will be world-class, iconic, and highly sustainable (achieving LEED Platinum certification), and will incorporate extensive landscaping, innovative stormwater management features, and sustainable design concepts to optimize energy use. The Applicant will extend its SmarTrip Transit Benefits program to cover employees working at the subject property. The project has a goal of 32% MBE and 4% WBE participation for the construction phase, and the contractor will work with DC Water to develop an outreach program to meet the goals of the DC Water Works! initiative to boost local hiring. Overall, the building demonstrates an efficient and attractive adaptive use of a public utility space in a dense urban environment. Moreover, the building's main lobby will display community news and advertise for local events, and will include interpretive and educational displays to create an active experience that tells the story of DC Water.

WHEREAS, ANC 6D supports the Applicant's request for zoning flexibility from the public space at ground level requirements (11 DCMR § 633), the on-site parking space requirements (11 DCMR § 2101.1), and the roof structure requirements (11 DCMR §§ 400.7, 411.3, and 411.5), and finds that granting this requested flexibility is necessary to enable the Applicant to move forward with the proposed development. The ANC finds that the flexibility will have no adverse impacts on the surrounding community, and that the project has been designed as a world-class, iconic, and highly sustainable development.

WHEREAS, ANC 6D requests that, to the fullest extent, "great weight" be given to the views of ANC 6D for the matters pertaining herein.

FURTHER RESOLVED, that ANC 6D determined, *inter alia*, upon review of the Applicant's presentation materials and open discussion of the concerns and benefits of the proposed development, it would be in the overall best interests of the community and affected stakeholders that ANC 6D support the proposed development and recommend that the Zoning Commission approve the proposed development in accordance with applicable laws and regulations.

THEREFORE, BE IT RESOLVED, that Advisory Neighborhood Commission 6D supports the proposed development and believes that the proposed development would be an improvement over the existing condition of the site, will help continue the positive development of the area, and will result in a number of important public benefits. ANC 6D therefore recommends that the Zoning Commission approve the Applicant's proposed development and the requested consolidated planned unit development and related zoning map amendment for Squares 744S and 744SS.

Respectfully submitted,

Roger Moffatt
Chair, ANC 6D

Attachment: Letter from DC Water regarding parking in ANC 6D (pages 3 and 4 of this document)



September 21, 2015

Advisory Neighborhood Commission 6D
C/o Meredith Fascett
ANC 6D07
1101 4th Street SW
Washington, DC 20024

Subject: Letter of Commitment to ANC6D Regarding Zoning Commission Case No. 15-14 (DC Water Consolidated PUD and Related Map Amendment @ Squares 744S and 744SS)

Dear Ms. Fascett:

On behalf of DC Water I am writing to express our strong commitment to the community represented by ANC6D, and specifically those residents in your single member district of 6D07, as we proceed with our plans to construct a new HQ office building at our Main & O Street campus along the Anacostia Waterfront. It is our intention to minimize as much as possible any disruption during construction, and to become a vibrant and integral part of the neighborhood post-occupancy.

The HQ design is a bold, innovative statement on the Anacostia River shoreline that reflects DC Water's mission to provide reliable and cost-effective water and wastewater services in accordance with best practices. The headquarters showcases its building systems, inviting DC Water employees, visitors, and the community to become stewards of the environment through the building's educational opportunities. The project supports continued operation of the O Street Pumping Station and uses the residual heat from sewage that is pumped to Blue Plains to heat and cool the new building, demonstrating innovation and the depth of commitment to DC Water's mission. With abundant daylight and panoramic river views, the new building provides a wonderful place to work for over 300 employees, and a lovely place to visit for residents and customers of DC Water.

On June 8, 2015 DC Water gave a presentation to the Commission on the HQ project, and heard the concerns raised by the public and members of the Commission about the impacts to the community – specifically parking negatively impacting local residents. DC Water will present a brief update to the Commission on September 21, 2015 formally seeking support from the ANC, and in return make the following commitments to the community which we hope satisfy our neighbors:

- DC Water will take any and all reasonable measures to prevent our employees from parking on residential streets.
 - DC Water will be providing onsite parking for those employees who require it based on the terms of their employment, and incentivizing the use of public transit by expanding the DC Water SmarTrip Transit Benefits program subsidy to cover employees working at the subject property. DC Water's SmarTrip Transit Benefits Program which provides a \$75 subsidy to eligible employees has been a success to date, utilized by over 50% of

employees at our locations at 80M Street and SW Waterfront, and we expect robust participation to continue at our new HQ building with a target of 55% participation.

- DC Water will be working closely with our neighbors and surrounding property owners to ensure that the parking that we have planned onsite, 125 spaces immediately north of the HQ building, is provided to our employees during any future construction related to economic redevelopment and after development is completed.
- DC Water will continue to evaluate and revise as needed its telework and Alternative Work Schedule programs to allow for maximum flexibility for employees when there are baseball games during the day and/or other special events.
- DC Water is committed to being a vital member of the community we serve, especially the revitalized Anacostia Waterfront neighborhood, and as such we will leverage our public lobby and displays to share community news, advertise Yards Park or Capital Riverfront BID events

We look forward to working with you and the rest of the Commission to finalize our commitment to the neighborhood, and bring a project to completion that demonstrates an efficient and attractive adaptive use of industrial space in a dense urban environment. I can be reached any time at (202) 787-2666 or maureen.holman@dcwater.com if you have any questions or concerns.

Sincerely,



Maureen M. Holman
Sustainability Chief