November 16, 2018

Anthony J. Hood
Chair
Zoning Commission
of the District of Columbia
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: ZC 16-09A (1200 Third St. NE – Modification of Consequence)

Dear Chairman Hood:

We write to provide our views on the request to modify the PUD previously approved by the Commission in ZC 16-09A. Subject to one condition described below, ANC 6C supports the applicant’s request.

The application seeks to substitute glazed terra cotta tiles for the approved wood composite panels on the east façade of the hotel-use tower in the southwest portion of the site. ANC 6C finds this new material appropriate and supports the request for this modest alteration of the approved PUD.

Likewise, the request to modify the below-grade parking plan is unobjectionable. Reconfiguring the parking plan in conformity with the ZR16 standards creates no new adverse condition or impairment of the approved PUD’s benefits and amenities, and we support the proposed changes.

Our one concern goes to a third change not described in the application. The drawings for Level B1—found at Exhibit 1C, sheets 10 and 11—depict a subtle and somewhat ambiguous change in the location of the exterior door for the vehicular entry point opening onto M St. NE.

Specifically, the original Level B1 drawing (sheet 10) shows a roll-up metal door set back slightly from the building face. By contrast, the new drawing (sheet 11) is unclear as to the location (or existence) of this door.

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1 On November 14, 2018, at a duly noticed regularly scheduled monthly meeting, with a quorum of five out of six commissioners and the public present, ANC 6C voted 5-0 to adopt the positions set forth in this letter.
We raise this issue because, in our experience, recessing institutional garage doors from the façade plane often encourages undesirable conditions. First, these recesses may invite after-hours prostitution activity, which remains an ongoing problem in several areas in northern ANC 6C.

Second, inconsiderate drivers often avail themselves of these spaces to improvise free parking, in many cases with the vehicle extending out into and obstructing the public sidewalk. Keeping such recesses to a minimum makes it less likely that drivers will illegally improvise a parking space, in part because the odds of receiving a ticket for parking on the sidewalk increase correspondingly.

ANC 6C supports placement of the garage door as close to the building face as possible (indicated by the red oval above) or, failing that, no further recessed than shown in the original plans. We strongly oppose having the garage door moved back into the access way (yellow circle above) or to any other location recessed more than what was originally approved.

Thank you for giving great weight to the views of ANC 6C.

Sincerely,

Karen Wirt
Chair, ANC 6C