



**Advisory Neighborhood
Commission 6D**

PO Box 71156 • Southwest Station • Washington, DC 20024
ANC Office: 202 554-1795 • FAX 202 554-1774
office@anc6d.org

March 18, 2009

Chairman Anthony Hood
DC Zoning Commission
441 4th Street NW
Washington, DC 20001

APR 16 2009
2009 MAR 17 PM 3:00

**Re: Capper/Carrollsbury Hope VI Development
Case No. 03-12I/03-13I, to extend the first-stage approval and phasing of the
overall PUD; Case No. 03-12G/03-13G, for second-stage approval for property
in Squares 769 and 882; Case No. 03-12H/03-13H), for modifications to the
remaining portions of the overall PUD's density**

Dear Chairman Hood and Commissioners:

At a duly noticed public meeting of ANC-6D on March 9, 2009 at which a quorum was present (four of seven Commissioners constituting a quorum), the Commission voted 5-1-1 to conditionally support the applications of Forest City Washington and the DC Housing Authority for modifications to the PUD for the Capper/Carrollsbury Hope VI project.

While the ANC is aware of the economic conditions underlying the request in these applications, we are also concerned that the proposed changes will delay the construction of the project's promised community center, a facility needed by the residents — primarily seniors — who are living in the development's already-completed buildings, and those who will move in to the soon-to-be-completed section of the project.

In addition, we are troubled by the planned significant reduction in parking spaces. Above-ground parking in that neighborhood, even before the new section is developed, is already extremely difficult because Navy Yard, US Department of Transportation employees and local construction crews take advantage of the area's unmetered street parking early each day. This creates a hardship for the residents of the development's three completed buildings, close to 200 of whom have daily home health care aides and therapists who have no place to park in the neighborhood.

Because of those problems, the ANC passed the attached resolution supporting the Applicant's requests for increasing the density of the development and reducing the number of below ground parking spaces on the condition that both the start date and completion date for the mandated community center are advanced by one (1) year, and that free parking is provided for certified home health aides serving the seniors and other disabled residents living at 900 5th Street SE, 400 M Street SE and 410 M Street SE at an

ZONING COMMISSION
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CASE NO.03-12G/03-13G
EXHIBIT NO.26



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PO Box 71156 • Southwest Station • Washington, DC 20024
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office@anc6d.org

ANC 6D RESOLUTION ON CAPPER/CARROLLSBURG HOPE VI MODIFICATIONS

Whereas, new residents deserve a place to congregate peaceably; and—

Whereas, a community center can reduce the incidence of crime and attract residents to a neighborhood; and—

Whereas, the city promised to restore residences in Southeast to those relocated from the old Capper/Carrollsborg homes; and—

Whereas, those residents deserve new homes at the earliest possible time; and—

Whereas, the state of the housing industry has required some changes in the process and timing of the Capper/Carrollsborg development,

Therefore, be it resolved that ANC 6D supports the Capper/Carrollsborg Venture, LLC, application to extend the first-stage approval and phasing of the overall PUD (in Zoning Commission case no. 03-12I/03-13I), for second-stage approval for property in Squares 769 and 882 (case no. 03-12G/03-13G), for modifications to the remaining portions of the overall PUD's density (case no. 03-12H/03-13H), but only on condition that the Zoning Commission require the applicant to file a building permit application for a Square 881W community center by January 1, 2010; to commence construction of such a community center by January 1, 2011; and to commit to complete construction of this community center by July 1, 2012; and on condition that the applicant commit to provide 50 parking spaces, at 600 L St., SE, for certified health-care workers who care for seniors in 900 5th St., SE and 410 M St., SE until construction commences on 600 L St., SE.