

Testimony of Kenan Jarboe, ANC 6B
ZC #03-12G and 03-13G - Capper Carrollsborg PUD
March 19, 2009

Mr. Chairman and members of the Commission.

My name is Kenan Jarboe. I am ANC Commissioner for 6B05 and Vice-Chair of ANC 6B. ANC 6B is an affected ANC as the project borders our area both to the north at the SE Freeway/Virginia Avenue SE and, especially, to the east at 7th Street, SE. Square 882, which is the subject of much of the request, sits on the ANC's boundary.

At its regularly scheduled and properly noticed meeting on February 10, 2008, ANC 6B voted 8-0 to support the time extension for the PUD and to oppose the request for additional height for the office building on Square 882 (600 M Street SE), the proposed new apartment building on Square 882 along L Street, SE and the request for an extension of the time for construction of the community center. We have no objection in principle to modifying the plan to put an apartment building in place of the townhouses. Our objection is to the decrease in open space that would result from such a modification.

ANC 6B has a long history with this project, going back to its conception when the area was within the boundaries of the ANC. We have supported the project in general, while expressing certain concerns. Six years ago, I testified before this Commission about three general concerns. First was the height of the building a 600 M Street SE. Second was the lack of open space and green space in the project. Third was the possible delay in construction of the community center.

So, today, we are discussing a proposal that decreases the open space, increases the height of the 600 M Street building and delays the community center. In other words, the proposal before us today goes in exactly the opposite direction in addressing the ANC's concerns.

We would suggest three modifications that would remove our opposition:

1) That the height of 600 M building be maintained at 90 feet, as measured from the middle of the M Street side of the building. The point of measurement is important. Under current zoning regulations, building that face two or more streets can use which ever side the developer chooses as "the front" for the height measurement. The measurement site that was chosen for this building is on the 7th Street side. The 7th Street side is the highest ground elevation – almost at the top of the hill. This allows the 6th Street side of the building to actually be higher than 90 feet while maintaining the same roof line. The building should be no more than 90 ft tall from the mid-point along M Street – which is the true front of the building.

Ideally, we would rather see a design that steps down in height as the buildings approach the 8th Street overlay area (where there is a 45 foot height restriction) and the Latrobe Gate.

2) That the apartment building be reconfigured to include at least as much open space as would have been on that site under the townhouse configuration. If that is not feasible, as an alternative, open space could be increased elsewhere in the project.

3) That the community center is built at the same time as the residential units, so that it is available when the new residents move in.

Thank you for your attention.

I would be happy to answer any questions.

ZONING COMMISSION
District of Columbia

CASE NO. 03-12H / 03-13H
EXHIBIT NO. 14