

David Meadows

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Testimony of homeowner residing at 305 K Street, SE (Square 799 Lot 41) for Zoning Commission hearing on the modifications to the Capper/Carrollsborg Venture LLC PUD.
Specifically Z.C. 03-12G/03-13G, Z.C. 03-12H/03-13H and Z.C. 03-12I/03-13I.
Thursday, March 19, 2009

Good evening Chairman Hood and members of the commission. My name is David Meadows and I am a homeowner residing at 305 K St., SE which is located on the North side of Square 799. My property is completely surrounded by the entire Arthur Capper/Carrollsborg development. I am testifying tonight to speak of my concerns to the modifications sought out by the developers.

Concerning ZC case 03-12G/03-13G;

1. I have no objection to the request of modifying the height of the proposed office building from 90 ft. to 92 ft.
2. I can neither object nor approve of the plan to exchange the planned stacked townhouses to an apartment building based on my lack of details of such an apartment building. I advise the Commission to request the developers submit detailed information concerning the occupancy differential of the number of townhouse residences removed and the apartment units sought. I ask that the Commission consider the size, appearance, number of parking spaces, and terms of rental as relating to set aside lower income units of said apartment building.
3. However, I do NOT object to the proposal to increase by 15 feet the residential units of Square 799 and 882 on L St. SE as they will in fact create a buffer abutting the planned M St SE Office Complexes. Granting the height increase will provide a gradual visual slope and provide a more pleasant appearance than a 10 story office building standing out as sore thumbs.

Concerning ZC case 03-12H/03-13H;

I am AGAINST the approval of increasing the residential units from 1,645 to 1,747 without any provisions for parking. Net apt. gain = 102 units

2. I am AGAINST the approval of request to increase the FAR of the apartment buildings of Squares 767 and 768 in effect creating more and smaller units.

3. I am AGAINST the increase of office FAR.

4. I am AGAINST the increase of commercial gross floor area.

5. I am unequivocally AGAINST the reduction of parking spaces from 1,845 to 1,780. Net parking loss = 65 spaces

6. I am also AGAINST the request to change square 8255 parking requirements of 33 onsite and 70 offsite spaces. Net parking loss = 70 spaces.

In summation, I respectfully request the Commission NOT approve any of the changes of ZC case 03-12H/03-13H.

If each of the proposed 102 new residential units needed 1 parking space added with the 135 lost parking spaces, this would automatically add 237 vehicles to limited curbside street parking. This does not include the additional office workers from the proposed increased office space and does not take in effect the nearly 500 vehicles that currently pay to park in the temporary lots of squares 768 and 767.

The approval to add more residential and office floor space combined with reducing parking is frankly poor urban planning. The overall effect of approving such proposals will also add to the pollution and traffic congestion of an area already adversely affected from the Nationals Stadium traffic and I am seriously concerned of the public's safety. More cars seeking street parking equals more cars jockeying for limited spaces equals more congested and blocked traffic on narrow streets which could prohibit timely response from fire and EMS endangering the residents, especially our senior population.

Concerning ZC 03-12I/03-13I;

This proposal deals with the Community Center. It is my recollection and perhaps Chairman Hood can clarify, but I remember the developers touting the community center as an asset for the overall approval of the project and their promise it would become one of the first buildings constructed following the seniors building. I do however agree especially in these economic times and without a viable community population the presence of such a center is currently unwarranted but this proposal to extend the community center start date would seem to place it at the end stages of the overall project. I hope the Commission and Developers can reach a happy medium of timeline for construction and completion of the center.

In conclusion, I request the Commission remember this is an approved planned Hope 6 Townhouse Community redevelopment NOT an Apartment/Condo complex cluster as we currently have with the numerous apartment/condo buildings located to the south within the Navy Yard and the west between South Capitol St. SE and NJ Ave SE. and if approved ensure that this bait and switch tactic will not reappear in the next stage. This modification would not only go against the original overall plan of creating a townhouse community that seamlessly blends in with the historic Capitol Hill District to the North but would also be an affront to those who have already purchased and await occupation of said townhomes. These yet to be residents would have cause to complain and perhaps seek legal action of misrepresentation. Believing that they were going to live in a neighborhood of idyllic townhomes and moving into a neighborhood of townhouses with scattered apartment buildings.

I thank you for your time and continued concern for the residents of the District of Columbia and am available to speak to any questions or concerns you have.

David Meadows