



ANC 6B

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April 13, 2009

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Zoning Commission
DC Office of Zoning
441 4th Street, NW
Suite 210 South
Washington, DC 20001

Submission

Re: Post-Hearing

for ZC #03-12G/03-13G,
03-12H/03-13H
and -3-12I/03-13I
Capper Carrollsburg PUD

COMMISSIONERS

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Dear Commissioners:

After reviewing the post-hearing submission by the applicants, ANC 6B remains concerned over the three items originally outlined in our report to the Zoning Commission:

1. The decrease in open space as a result of the redesign of Square 882 North.
2. The delay in the construction the construction and operation of the community center.
3. The height of the office building at 600 M Street, SE (Square 882 South).

With respect to Square 882 North, we continue to note the net decrease in open space because of the proposed modification to the PUD and ask the Commission to require additional open space be provided. We would also note that Sheets 3.3 and 3.4 of Tab C of the submission may convey a misleading impression of the open space surrounding the building. These drawings are apparently meant to provide a wide view of the building façade. We believe they should not be taken as an accurate indication of the surrounding area.

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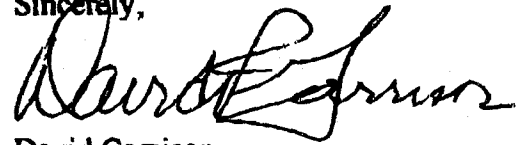
ZONING COMMISSION
District of Columbia

CASE NO. 03-12G/03-13G
District of Columbia
EXHIBIT NO. 17
CASE NO. 03-12I/03-13I
EXHIBIT NO. 17

ANC 6B
April 13, 2009
Page 2 of 2

With respect to the community center, the materials submitted focus on current activities in the seniors building per the Zoning Commission's request. While ANC 6B is not in the position of commenting on the adequacy or inadequacy of those programs, we would note that the center is meant to provide services for the entire community, not just the seniors. These programs may be especially important for low-income residents as they return to the site. Therefore we continue to believe it is important that the center be built and put into operation simultaneously with the influx of residents, not constructed at the very end of the project almost as an afterthought

Sincerely,



David Garrison
Chairperson

Cc: Wayne S Quin, Holland & Knight
Andy Litsky, ANC 6D
Steve Cochran, DC Office of Planning

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