Proposed Building Height Text Amendment
Zoning Commission Case #02-35

Comments by Bob Morris, Commissioner, ANC 6C

On March 4, 2003, ANC 6C heard a presentation by Mr. David McGettigan regarding the proposed text amendment regarding definition of building height presented here as Case #02-35. The Planning and Zoning Committee of ANC 6C had previously met with Mr. McGettigan on this matter and thoroughly discussed the proposed definition. As representative of ANC 6C I personally communicated with Mr. McGettigan on this case and received and reviewed the materials that he has provided to the Commission regarding this case.

After thorough deliberation in our public meeting, ANC 6C strongly endorsed the proposed text amendment, as a needed clarification of the existing text regarding building height. The neighborhoods in ANC 6C have particular concerns regarding building heights in proposed development projects that could overpower the adjacent residential areas, thereby devaluing the economic, aesthetic and ambient character of our homes. This proposed amendment would provide some protection for our homes against the understandable but sometimes detrimental desire of developers to get maximum value from their projects by increasing building heights above the norm for Washington DC. It is viewed as an improvement to the tools that the Zoning Commission uses to provide balance between commercial and residential concerns.

The neighborhoods of ANC 6C are currently in the prime path of growth from downtown to the Northeast. While we welcome the growth as vital to improve the economic opportunities in our neighborhoods, we also are determined to insure that this growth does not come at the cost of destroying the lifestyle that thousands of current and former residents have worked and are working to build. We are pleased to report that the Office of Planning has shown every indication that they recognize our concerns and are working to assist us in negotiating the path of economic growth in a way that benefits the residents and preserves their neighborhoods. We feel that the proposed text amendment is one manifestation of that partnership between our ANC and the Office of Planning.

As the appointed representative of ANC 6C, I respectfully call on the Zoning Commission to give great weight to the support of our ANC for this proposed text amendment in your deliberations. I look forward to working with the Zoning Commission on the many upcoming projects that are being planned for our neighborhoods.

ZONING COMMISSION
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Exhibit

ZONING COMMISSION
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EXHIBIT NO.18