

RECEIVED

D.C. OFFICE OF ZONING

2007 JUN 11 PM 4:49

**Testimony of Kael Anderson**

**Before the Zoning Commission of the District of Columbia**

**Case No. 02-38A**

**Waterfront Associates, LLC and RLA Revitalization Corporation**

**June 14, 2007**

Good evening Madame Chairman and Commissioners,

My name is Kael Anderson; I live at 490 M St. SW. I'm actually originally from St. Louis and recently completed my urban and regional planning thesis on vacant properties. Consequently, I know all too well about what happens to underutilized land in areas with landmark architecture that happen to be in communities where the residents aren't politically organized; communities where the residents aren't able to take time off from work to testify; and communities that don't have effective oversight bodies like we are fortunate to have here in DC.

Unfortunately, I'm afraid that the recent redevelopment program for Southwest echoes that which happened about 50 years ago in this community. I can't help but wonder why for example, Southwest is absorbing multiple high-rise developments while other neighborhoods, such as Cleveland Park and Tenleytown with a different social and economic residential base are not absorbing anything that approaches the scale of that in Southwest.

As a citizen and urban planner, I believe that dense urban environments are important, and so I'm looking forward to a revitalized Mall site. Notwithstanding the nearly dozen presentations I saw from the developers, none addressed impacts to light, air and viewsheds. None included photo simulations of how the proposed architecture would relate to that of the surrounding environment. None addressed the impact on the neighborhood's imminently historic urban design and architecture.

Moreover, I'm concerned with the proliferation of developments that don't reflect the surrounding environment nor respond to the interests of the community. For example, I'm perplexed as to why the city would open up a L'Enfant street, while at the same time allowing a developer to build a structure that significantly protrudes into the 110-foot viewshed. Pierre L'Enfant designed his plan for the city of Washington taking into consideration not only the streets and avenues radiating from the nation's civic buildings, but the open space and vistas that contribute to the planned, baroque design for the city.

I moved to Washington for the remarkable quality of life that the city exhibited. I viewed it as a city that respected its heritage, and its well-balanced system of open spaces and built spaces. If Southwest DC becomes more like the glass canyons of K Street Northwest and Rosslyn, Virginia or the architectural hodgepodes of London and Las Vegas, I can't help but wonder if it is time to move out of the District.

Thank you for your time; I appreciate the opportunity to testify this evening

ZONING COMMISSION  
District of Columbia  
CASE NO. 02-38A  
EXHIBIT NO. 66

Kael Anderson  
490 M St. SW # 607W  
Washington, DC 20024



# Fax

**To:** DC Office of Zoning **From:** Kael Anderson

---

**Fax:** 202-727-6072 **Pages:** 2

---

**Phone:** 202-550-3653 **Date:** 6/11/2007

---

**Re:** Case No. 02-38A **CC:** [Click here and type name]

---

**Urgent**     **For Review**     **Please Comment**     **Please Reply**     **Please Recycle**

---

● **Comments:** I signed up to testify at last week's hearing. I cannot make next week's hearing. My written testimony is attached.

RECEIVED  
D.C. OFFICE OF ZONING  
2007 JUN 11 PM 4:48