★ ★ ★ **Advisory Neighborhood Commission 6D**

400 Eye Street SW • Washington, DC 20024
ANC Office: 202 554-1795

June 17, 2003

Chairperson Carol J. Mitten
DC Zoning Commission
441 4th Street, NW • Suite 210 South
Washington, DC 20001

ANC Initial Report re: Case No. 03-06, the SEFC Overlay District

Dear Chairperson Mitten and Zoning Commission Members:

At a duly noticed public meeting on May 12, 2003, Advisory Neighborhood Commission 6D voted 4-3 to oppose the GSA petition for proposed map and text amendments for the Southeast Federal Center site. The ANC has seven Commissioners, and four Commissioners comprise a quorum.

The ANC is opposed to the petition solely on the grounds of the proposed height of 130 feet at the corner of New Jersey Avenue and M Street SE, the proposed height of 110 feet along M Street SE east of the Department of Transportation site, and the 110 foot height exception proposed in the area designated for R-5-E zoning. The ANC feels the FARs for those areas should also be kept within the limits as defined in the District of Columbia Municipal Regulations with no exceptions.

It is the opinion of the ANC that an initial zoning of CR with a maximum FAR of 6.0 for residential and 3.0 for other permitted uses, and a maximum height of 90 feet, including the required recreation space for CR zoning be applied to the areas designated for CR zoning in the application. For the area designated for R-5-E zoning, the maximum FAR of 6.0 for apartment houses and hotels, and 5.0 for other structures, with a maximum height of 90 feet should also be applied without exception.

Given the density called for by the height and FAR exceptions requested by the applicant for yet to be designed buildings, the ANC believes it is in the interest of the community to apply the CR and R-5-E zoning overlays as defined in Chapters 3, 4 and 6 of the District of Columbia Municipal Regulations with no exceptions.

Should the applicant decide to present a PUD or other application requesting zoning variances at a later time, the community would then have the opportunity to weigh the specific benefits of actual proposed buildings against the potential downsides of the higher density. Until more specific proposals are available to the community, the ANC believes it is premature to grant the applicant's requests at this time.

Sincerely,

Ahmed Assalaam

Commissioner Ahmed Assalaam
Chairman, Advisory Neighborhood Commission 6D

ZONING COMMISSION
District of Columbia
Case 03-06
Exhibit 29

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CASE NO.03-06
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