ANC 6B
Capitol Hill / Southeast
Advisory Neighborhood Commission 6B
921 Pennsylvania Avenue SE
Washington, DC 20003

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D.C. OFFICE OF ZONING
2003 JUL 21 PM 3:57

July 16, 2003

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

Re: ZC #03-12 & #03-13
Capper Carrollsburg PUD

Dear Commissioners:

At its regularly scheduled and properly noticed meeting on June 10, 2003, ANC 6B voted 6-0 (6 being a quorum for the conduct of business) to support the consolidated PUD for area generally between 3rd and 5th Streets SE (case #03-13) but to withhold full support for the preliminary PUD of the entire site and the map amendment (case #03-12) pending further clarification of certain concerns.

While this project is not within the boundaries of ANC 6B, we are an affected ANC as the project borders on the ANC both to the north at the SE Freeway/Virginia Avenue SE and to the east at 7th Street, SE. The area had been part of ANC 6B for a decade before the most recent re-districting.

ANC 6B support the approval of the consolidated PUD of a portion of the project as means of allowing the first phase of the project to proceed. However, the ANC has some concerns about portions of the plan covered in the preliminary PUD and about the overall project.

ANC 6B is concerned over the possible isolation of the neighborhood and from the apparent lack of open space within the heart of the site. The ANC is also concern that are recreation issues are not clearly addressed in the project. The preliminary PUD process should be used to seek further clarification on these issues.

The ANC is also unclear as to the scope of the amenities package. Further details on this would be appreciated. For example, it was stated at a meeting of the ANC's Planning and Zoning Committee that the recreational facilities provided by the nearby new Marine barracks, specifically the ball field, should be considered as part of the amenities package for this project. As the ANC understands it, access to this field was a requirement of the transfer of land from DCHA to the Navy Department. In addition, access to the field was cited as a major public amenity of the Marine barracks project. It should not be double counted as an amenity for this project as well.

ZONING COMMISSION
District of Columbia
Case 03-12
Exhibit 31

A clear plan for recreation amenities and open space should be part of the plan. The ANC strongly believes that the public amenities package must have a clear understanding concerning

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District of Columbia
CASE NO.03-12
EXHIBIT NO.31

the construction and operation of the new community center, including a specific date of construction. The community center at the Ellen Wilson site is just now being constructed – years into the project. Such a delay is unacceptable in this project.

Finally, the ANC has concerns over the size and density of the office buildings proposed for M Street between 5th and 7th Streets. The concern focuses on the size of the proposed buildings, specifically the 110 foot height allowance. The proposed office buildings will be taller than the high-rise seniors building currently on this site. In addition, the impact of the buildings will be much great as they will sit on M Street, whereas the existing seniors building sits on the L Street side of the lot and is set well back from M Street. The ANC is concerned that the design of these buildings creates a canyon wall towering over Van Ness School, the row houses immediately behind the office buildings and the nearby low rise buildings along 8th Street (which are within the boundaries of ANC 6B). ANC 6B would rather see a design that steps down in height as the buildings approach the 8th Street overlay area (where there is a 45 foot height restriction) and the Latrobe Gate.

Thus, ANC supports the consolidated portion of the PUD application and but withholds its full support for the preliminary PUD and the map amendments pending clarification of the design and open space and recreation issue; development of a satisfactory public amenities package including a timetable for the community center; and resolution of concerns about the height of the M Street office buildings between 5th and 7th Streets.

Finally, Commissioner Kenan Jarboe, the Vice Chair of the Planning and Zoning Committee is authorized to present the ANC 6B report to the Zoning Commission.

Very truly yours,

Julie S. Olson

Julie Olson
Chairperson, ANC 6B

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FAX COVER SHEET

DATE 7/24/2003

NUMBER OF PAGES INCLUDING COVER 3

TO DC Zoning Commission
Attn: Mr. Alberto Bastida

FAX NUMBER 202 727 6072

RE ZC #03-12 & #03-13 Capper Carrollsburg PUD

NOTES Attached is our letter concerning the above-mentioned zoning cases. Please feel free to contact me for any additional information.

Julie Olson
Chair, ANC 6B

FROM Julie Olson
Advisory Neighborhood Commissioner,
ANC 6B-03
202.544.7247
julie320@highstream.net