Testimony of Kenan Jarboe, ANC 6B05
Zoning Commission
ZC #03-12 & #03-13
Capper Carrollsburg PUD
July 24, 2003

My name is Kenan Jarboe. I am here this evening to testify on behalf of ANC 6B. I am ANC Commissioner for 6B05 and Vice-Chair of ANC 6B's Planning and Zoning Committee. ANC 6B is an affected ANC as the project borders our area both to the north at the SE Freeway/Virginia Avenue SE and to the east at 7th Street, SE.

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.

The ANC supports the approval of the consolidated PUD of a portion of the project as a 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:

1) ANC 6B is concerned over the possible isolation of the neighborhood and the apparent lack of open space within the heart of the site.

2) The ANC is unclear as to specifically what is included in public amenities package. There have references to recreation amenities, but the specifics have been lacking. For example, there is no clear understanding concerning the construction and operation of the new community center, including a specific date of construction.

3) The ANC has concerns over the size of the office buildings proposed for M Street between 5th and 7th Streets (Square 882), specifically the 110 foot height allowance. The proposed office buildings will be taller than the high-rise seniors building currently on this site. These building will sit directly 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 to the west, the row houses immediately to the north and the nearby low rise buildings along 8th Street to the east (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 6B 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.

Thank you for your attention.

ZONING COMMISSION
District of Columbia
Case 03-13
Exhibit 46

ZONING COMMISSION
District of Columbia
CASE NO.03-13
EXHIBIT NO.46