

Testimony

Marjorie Lightman, Ph D., Commissioner, ANC 6D
Re ZC Case No 05-38B
(Mill Creek Residential Trust LLC-
PUD Modification @Square 499, Lots 855-859)
June 11, 2015

Thank you for the opportunity to speak. I am here on behalf of a motion adopted at a public meeting of ANC 6D in support of Mill Creek's requested modifications to the existing PUD for two new buildings on Square 499. I am also Vice President of the Tenants Association at The View, which negotiated the TOPA agreement with Mill Creek and which voted to support the PUD modifications.

On behalf of ANC 6D I would like restate our support for the modifications requested by Mill Creek to the existing PUD. ANC 6D also wants to reiterate for the Zoning Commission the importance we attach to Mill Creek's commitment to the level of affordable housing delineated in the existing PUD, and to Mill Creek's agreement to honor all the benefits to the community described in the existing PUD.

In addition to our written statement, I would like to add that ANC 6D applauds the overall architectural redesign proposed by Mill Creek for its harmony with the surrounding neighborhood, which includes two I.M. Pei buildings on the site, Tiber Island across M Street, and the Waterside buildings along 6th Street. The decreased height and the reduced density requested by Mill Creek complement the Pei buildings and its neighbors with a 21st century interpretation of the modernist tradition that neither dwarfs the existing buildings nor simply mimics their design.

The design and reduced height and density also respect the iconoclastic structure of the Arena Stage directly across 6th Street. The theater complex had not been completed when the current PUD was approved. The relationship between the towers proposed in the 2008 PUD and the theater were not a design concern. However, the theater is a beacon of the new Southwest and it is important to note that the lower height proposed by Mill Creek, which is no higher than the existing Pei buildings, will not overshadow the theater's dramatic architecture. Quite the contrary, the verticality of the proposed new architectural design offers a pleasing contrast with the curved bow of the theater's roofline.

In conclusion, as a commissioner and member of the ANC responsible for the fastest growing quadrant of the District, I am aware that our recommendations bear great weight on the future of our city. I would also like to note that as a member of the tenant group that selected Mill Creek through the TOPA process, I had the opportunity to examine many proposals for the site. From these two perspectives I am convinced that the modifications sought by Mill Creek represent the best interests of the community and the residents of The View. I urge the Zoning Commission adopt the proposed modifications to the PUD.