

**GENE SOLON'S TESTIMONY BEFORE THE D. C. ZONING COMMISSION,
MAY 21, 2009**

Case 08-06-9

I, Gene Solon, a Southwest D. C. resident, approve, in general, the policy statements contained in Office of Planning (OP) Project Manager Travis Parker's May 11th memorandum, but I'm apprehensive about the on-the-ground real life manifestation of some of them, including the following:

1. "One of the keys to sustainable communities is not just moving trips to transit, but reducing trips overall," and
2. "This recommendation ... offers a way to return to the population densities at which our neighborhoods were originally built."

The overall development patterns I've discerned in Near SE/SW, and the characteristics of the individual large projects ANC 6D has approved has shaken my confidence that such stated policy will become reality. Further, neither OP representative Melissa Bird, nor anyone at her agency has responded to a memo and attachments I personally, in public, handed to her last February 9th. Below is a copy of that memo, a portion of which I will read:

"MEMORANDUM, February 9, 2009

**To: Melissa Bird, D. C. Office of Planning
From: Gene Solon, Resident, Near Southwest/Southeast D. C.,
(202) 484-1184, gsolon@verizon.net
Subject: Appropriateness of Near Southwest/Southeast Project Mix**

I produced the attached table titled "Major Project Activity in Southwest/Southeast D. C." way back in March of 2007. Deputy Mayor Neil Albert deemed it helpful to him. I and others are deeply concerned that it may portend an area development pattern wherein office space exceeds residential space by a margin that invites an influx of commuter vehicular traffic generating an increase in what already is an undesirable level of air pollution.

Please review the table carefully, and (a) make available to me and the rest of my community an accurate, verifiable report, including a table, exactly showing the cumulative office-to-residence ratio for all projects built and planned for from January 2006 to date, and (b) by May, 2009, arrange to appear at a public meeting in Near Southwest/Southeast to discuss your data with our community.

Thank you in advance for your cooperation."

Commissioners, for at least three years, I've been raising this issue with key D. C. officials, including OP Director Tregoning, but I've received no hard evidence that existing and planned D. C. development patterns effectively discourage what I call "polluting commuting." Please ensure that the D. C. Comprehensive Plan requires a commuting-reducing office-to-residence ratio, and do whatever you can to get D. C. officials to enforce the Plan's requirement. Thank you.

Attachment: "Major Project Activity in Southwest/Southeast D. C."

ZONING COMMISSION
CASE No. 08-06-9
District of Columbia
CASE NO. 08-06-9
EXHIBIT No. 9
EXHIBIT NO.9

MAJOR PROJECT ACTIVITY IN SOUTHWEST/SOUTHEAST D.C.
March 2007 Estimates: 53 Projects Covering About 40 Million Square Feet
 – Gene Solon

PROJECT	Location	Major Use	Square Feet	Groundbreaking /Demolition	Construction Start	Construction Completion ("Delivery")
Baseball Stadium	S. Capitol and N Sts., SE	Hospitality	1,000,000	Done (2006)	Done (2006)	"By April 1, 2008" (S & E Commission)
Ballpark District Phase 1	(East) Half, M and N Sts., SE	Mixed Use	830,000	March 2007		June 2009
Ballpark District Phase 2	(West) Half, M and N Sts., SE	Mixed Use	1,200,000			December 2012
Ballpark District Onsite	Half and M Sts., SE	Mixed Use	800,000	December 2009		December 2013
Ballpark District Waterfront Development	1st and O Sts., SE	Mixed Use	800,000	December 2009		December 2013
The Yards (Fm. S.E. Federal Center)	New Jersey Ave. and M St., SE	Mixed Use	6,600,000	June 2007		December 2015
U. S. Dept. of Transportation	1200 New Jersey Ave., SE	Office	2,000,000	Done		March 2007
700 Delaware Ave., SE	700 Del., SE	Residential	31,203			August 2007
700 Delaware Ave., SE	700 Del., SE	Office	9,875			August 2007
Arthur Capper/Carrollsbury Dwellings	M, 2nd, 7th Sts., Va. Ave., SE	Mixed Use	936,000	December 2006		December 2010
Arthur Capper/Carrollsbury Senior Homes	4th and M Sts., SE	Residential	128,796	Done 2005		August 2007
600 M St., SE		Office	490,000	April 2007		April 2009
770 M St., SE Conversion		Retail	100,000	December 2007		
The Onyx	1100 1st St., SE	Residential	225,000	Done 2006		August 2008
1015 Half St., SE		Office	538,640			October 2009
Navy Yard Metro Station Expansion	Half and M Sts., SE	Infrastructure		January 2007		March 2008
Florida Rock	100 Potomac Ave., SE	Mixed Use	1,100,000	May 2008		December 2018
The Admiral	801 Virginia Ave., SE	Mixed Use	36,921	September 2007		September 2008
Capitol South	120 Canal	Office	500,000			

Bldg. 1	St., SE					
Capitol South Bldg. 2	120 Canal St., SE	Office	200,000			
Capitol South Bldg. 3	120 Canal St., SE	Office	200,000			
The Jefferson	70 Eye St., SE	Residential	448,000	Done 2006		April 2008
The Jefferson	100 Eye ST., SE	Residential	246,000	Done 2006		December 2008
The Jefferson	909 New Jersey Ave., SE	Residential	244,000	April 2007		December 2009
Square 0699N	1st and L Sts., SE	Mixed use	840,000	October 2007		January 2010
Capitol Quarter	5th and L, and 3rd and Eye Sts., SE	Residential	1,001,880	June 2007		
Federal Gateway II	250 M St., SE	Office	280,000	March 2007		December 2009
100 M St., SE		Office	240,000	Done 2006		September 2008
1000 S. Capitol St., SE		Office	320,000			
Washington Canal Park	M and 2nd Sts., SE	Infra-structure	85,000	March 2007		March 2008
11th St. Bridge	SE	Infra-structure				
Frederick Douglass Bridge	S. Capitol St., SW	Infra-structure				
1201-1225 S. Capitol St., SW		Mixed Use	140,000			
1325 S. Capitol St., SW		Mixed Use	249,300	Summer 2007	Summer or Fall 2007	2009
Waterfront MXD (Waterside Mall area)	401 M St., SW	Mixed Use	2,125,000	Demolition now underway	Late 2007	August, 2009
Washington Channel Front Development	500-1300 Water St., SW	Mixed Use	2,300,000	2009 (?) Council hearings in May, 2007(?) (D. Howard, AWC)	2010 (?)	2017 (?)
National Children's Museum	Washington Channel, SW	Hospitality	140,000			June 2009 (?)
Lincoln Hall	Ft. McNair, SW	Office	240,893	Done 2005		December 2007

Arena Stage Expansion	1101 6th St., SW	Hospitality	247,750	Under negotiation.		
L'Enfant Plaza Redevelopment	95 L'Enfant Plaza, SW	Office	1,073,139			September 2008
D.C. Forensic Laboratory	OP: "Not yet determined"	Office				
Constitution Center	400 7th St., SW	Office	1,500,000			December 2008
GSA Regional Office Bldg. Renovation	7th and D Sts., SW	Office	942,000	January 2007		November 2009
Two Patriot Plaza	375 E St., SW	Office	322,000	January 2007		February 2009
Three Patriot Plaza	355 E St., SW	Office	384,000	January 2007		May 2009
Mary E. Switzer Bldg. Renovation	331 C St., SW	Office	591,000			November 2007
Federal Office Bldg. 8	2nd and C Sts., SW	Office	557,701			January 2009
St. Matthews Redevelopment	222 M St., SW	Residential	280,000			
Corcoran (Randall School) Project	Eye St. and Delaware Ave., SW	Mixed Use	480,000		January 2009	December 2011
Town Center Rdvmt. Phase 1	1101 3rd St., SW	Residential	220,140	Done 2006		June 2008
Potomac Place Tower	800 4th St., SW	Residential	251,000			January 2008
Trinity Plaza	S. Capitol St., SW	Mixed Use				
Buzzard Point	1st and T Sts., SW	Mixed Use	2,700,000			October 2008