

Union Station North

Case Number: 09-21

Text and Map Amendment to create and implement the
Union Station North (USN) District

Statement of Rob Amos

December 16, 2010

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My name is Rob Amos and as the Chairman of the ANC 6C Planning, Zoning, and Environment (PZE) Committee, I am representing the interests of ANC 6C in this Case. The ANC 6C Planning, Zoning, and Environment Committee and the Full ANC 6C Commission both support the requested text and map amendments to create and implement the Union Station North District.

As stated in the letter dated December 13, 2010, on December 6th, 2010, the ANC 6C Commissioners voted to support the application with the following five requirements:

1. The Union Station North designation will not apply to any other lot outside the boundaries specified in the request. The Office of Planning has responded to this requirement in paragraph 2901.3 of the request text amendments.
2. Step-down height along the eastern boundary will be no more than 90 feet. This addresses the community's concerns that buildings higher than 90 feet would not be built adjacent to residential properties. The Office of Planning has responded to this requirement in paragraph 2905.1(a) of the request text amendments.
3. ANC 6C is granted party status to any application in this new zone. The Office of Planning has responded to this requirement in paragraph 2918.1 of the request text amendments.
4. The developer is required to demonstrate that community outreach has taken place throughout the development process. The Office of Planning

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has responded to this requirement in paragraphs 2921.1(h) and 2923.1(j) of the text amendments. In addition, the ANC recommends that a community advisory board be created to serve through the development period with the affected ANC SMD Commissioners as members.

5. ANC 6C must be party to any discussions of the development that impact residential side streets, national security, bicycle parking ratios, and FAR densities.

As you can see, the Office of Planning has promptly responded to the ANC requests regarding the Union Station North District. What is not apparent from the ANC 6C letter of support for the new district is the amount of time and effort devoted to this project by the ANC 6C PZE Committee, Full ANC 6C Commission, and the Office of Planning.

Over the past 18 months, we have held six (6) PZE Committee meetings and six (6) Full ANC Commission meetings that were properly noticed where these text and map amendments were discussed. That makes a total of twelve (12) public meetings where issues, concerns, and recommendations were discussed regarding the Union Station North District. The Office of Planning, specifically Matt Jesick and Jennifer Steingasser, attended eight of these meetings, at which we requested their presence. Additionally, other meetings were held with the Office of Planning and other community organizations as well as meetings with Councilman Tommy Wells to discuss the impact of the new Union Station North district.

Community involvement and input has played an integral role in the development of the text amendments submitted by the Office of Planning.

Throughout each of these meetings with the Office of Planning, the concerns of the ANC Committee members, Commissioners, and our residents were heard and acted upon by the Office of Planning. Examples of these responses include:

- Addition of design reviews, the residential component and minimum FAR requirements

- Encouragement of multiple public connections to the surrounding neighborhoods and commercial areas
- Ensuring a bike and pedestrian friendly development
- Height step-downs towards residential (eastern) side with higher massing to the western side
- Continued community involvement.

In progressing through our discussions, we separated the issues and ensured that the discussion centered on the Zoning requests and not on any proposed Comprehensive Plan changes or the particular development design. We discussed and made recommendations on the text and map amendments before us. In reviewing the proposal, we paid close attention to the images depicting the views of possible building masses from our streets and neighborhoods - wanting to ensure that the buildings would not overshadow existing residential properties. We do not see this project radically altering the vistas of our community.

The ANC has already given its support to the Comprehensive Plan changes, especially those that are pertinent to air rights developments and the provisions which would allow measurement from H Street. We are certain when Akridge begins the development of the site that their plans will go through a significant and thorough design review – especially by this ANC. Our role with this development does not end with tonight’s meeting. It will continue until the last building is designed and constructed in the USN District and will then continue as we represent each new resident of the Union Station North District.

This project, like the “Return to L’Enfant” Air Rights project, will serve to heal the physical divide between our communities and provide the connection between our communities in Penn Quarter and Gallery Place with Capitol Hill and the quickly evolving H Street corridor.

I cannot re-iterate enough how forthcoming the Office of Planning has been with the ANC in incorporating the many suggestions that came out of our discussions. I will not call these meetings negotiations since that casts a negative shadow on the talks; it was a positive and cooperative relationship that continues to this day.

To that end; the ANC 6C PZE Committee, and the Full ANC 6C Commission look forward to a continued collaborative process with the Office of Planning and with Akridge as they begin to develop the Union Station North District.

ANC 6C urges the Zoning Commission to support the Office of Planning's text and map amendments for Union Station North and to begin the process of joining our communities currently separated by the Union Station tracks.

Thank you for your time this evening.

A handwritten signature in black ink, appearing to read "Rob Amos". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Rob Amos

ANC 6C Planning, Zoning, and Environment Chairman