



ANC 6D

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Near Southeast/Southwest
Advisory Neighborhood Commission 6D

November 17, 2014

1101 Fourth Street, SW
Suite W130
Washington, DC 20024
202 554 1795
Email office@anc6d.org
Website www.anc6d.org

OFFICERS

Chairman
Roger Moffatt

Vice Chairman
Andy Litisky

Secretary
Stacy Cloyd

Treasurer
Rachel Reilly Carroll

Anthony Hood, Chairman
Board of Zoning
441 4th Street, NW,
Washington, DC 20001

VIA E-MAIL zcsubmissions@dc.gov

**RE ZC 14-05 Forest City Washington- Text Amendment to 1803 of the
Zoning Regulations – ANC 6D Response to Applicant Letter of
November 3, 2014**

COMMISSIONERS

SMD 1 - Sam Marrero
SMD 2 - Stacy Cloyd
SMD 3 - Rachel Reilly Carroll
SMD 4 - Andy Litisky
SMD 5 - Roger Moffatt
SMD 6 - Rhonda Hamilton
SMD 7 - David Garber

Dear Chairman Hood & Distinguished Members of the DC Zoning Commission.

At a regularly scheduled and properly noticed public business meeting on November 10, 2014, with a quorum being present (a quorum being 4), Advisory Neighborhood Commission (ANC) 6D voted 4-0 in favor of reiterating support of the ANC 6D resolution of September 8th, 2014, and to write this letter in response to Applicant letter relating to Text Amendment to 1803 of Zoning Regulations.

While we understand the applicant's reticence to commit whole-heartedly to a request for all of the additional FAR to be devoted to units with more than 2 bedrooms, we do not appreciate their wanting to build in an escape clause from what we consider to be an unreasonably low 5% requirement in their proposed wording for Section 1803.8(d)

On one hand the applicant states that it does not intend to develop all five parcels as residential, wanting "to include a true mix of uses, including office use, and Yards West is the most appropriate location for such Office uses." Yet on the other hand, the applicant wants to portray this as a party-atmosphere location. This portrayal is totally off-base, and not what we want or the District needs. An area referred to as "party place" tends to serve people who live out of the area, not the residents of that area. We want an area with diverse economic and social strata, where people can live, work, and yes, play.

ZONING COMMISSION
District of Columbia

CASE NO. 14-05
EXHIBIT NO. 24
District of Columbia
OFFICE OF ZONING
EXHIBIT NO. 24

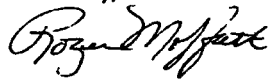
The applicant's examples from the area with units having more than 2 bedrooms, demonstrate a minimal recognition of the need for units larger than 2 bedrooms. In our opinion, realistic thought would conclude that there is a need for apartments, not just townhouses.

We wrote our suggested requirement succinctly, in concrete wording because this is a Zoning text amendment, and we realize it is the Zoning Commission who is charged with making a final decision on these issues. We are heartened to see that the Commission views our request as having validity.

We are confident in the Zoning Commission's ability to arrive at wording that guarantees that a stock of units with more than 2 bedrooms will be included for what we believe should be a diverse neighborhood.

Please contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Roger Moffatt". The signature is fluid and cursive, with the first name "Roger" being more prominent than the last name "Moffatt".

Roger Moffatt
Chairman, ANC 6D
Near SE/SW