



Near Southeast/Southwest

Advisory Neighborhood Commission 6D

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February 15, 2015

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's 2nd Supplemental Post-Hearing filing of 01/26/2015

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Roger Moffatt
Vice Chairperson
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SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *Meredith Fascett*

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

At a regularly scheduled and properly noticed public business meeting on February 9, 2015, with a quorum being present (a quorum being 4), Advisory Neighborhood Commission (ANC) 6D voted 6-0-0 in favor of reiterating support of the ANC 6D resolution of September 8th, 2014, and to write this letter in response to Applicant's Second Supplemental Post Hearing filing dated January, 26, 2015, relating to Text Amendment to 1803 of Zoning Regulations.

ANC 6D commends the Zoning Commission for its efforts to guarantee availability of units for families in the District of Columbia. As we previously stated, ANC 6D 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. For that reason, we have not commented on the percentages. We continue to believe that the Commission will arrive at an equitable decision concerning required percentages.

Our concern relating to the latest proffer is that in the second sentence of section A.(d) lies a request to insert a way to negate the requirement for units with more than 2 bedrooms. We believe that a requirement for applicant gaining additional FAR should be just that--A requirement. Any exceptions written into the Amendment will only provide the avenue for reducing or eliminating the requirement, effectively making it "not a requirement".

We stand by our original request to **require** units with more than 2 bedrooms be included before additional FAR is granted.

Should you have any questions, please let me know.

Sincerely,

Roger Moffatt
Chairman, ANC 6D
Near Southeast/Southwest

ZONING COMMISSION
District of Columbia
CASE NO.14-05
EXHIBIT NO.29