

TESTIMONY IN OPPOSITION, CASE 20-14 , 10/2/20 OFFICE OF ZONING HEARING, BY HARA ANN BOUGANIM

I speak today as a concerned citizen of Southwest. Eleven years ago, I chose to downsize here for two reasons, its architecture and its diversity. Our condo quickly moved to designate the iconic Town Center East designed by I.M.Pei on the National Register of Historic Places. Recently, the Southwest Small Area Plan, on whose Advisory Council I served, produced an exemplary blueprint to preserve Southwest's architecture and people. This is my seventh year of service on the Waterfront Tower condo board.

DO NOT APPROVE THE PLAN FOR M AND S. CAPITOL STS., CASE 20-14.

Architecturally, the site should be the eastern gateway to Southwest, not a monumental extension of the still being constructed dense urban Southeast. It should honor the adjoining turn-of-the-century "Sanitary Homes" (rowhouses across M) as well as the Mid-century Modern (and Brutalist) high and low developments with ample public green space (such as Tiber Island). Many of these developments are also on the National Register for their architecture and landscaping.

People matter. Southwest's history of Black and immigrant population, the purposely integrated development of the sixties, and a population still 30% Black matter. We need a project that truly reflects our population, one that is 1/3 market rate, 1/3 workforce, 1/3 highly subsidized (with some owner-occupied and 3-bedroom units). We all win by preserving our current diversity of race, age, sex, and abilities.

Working together, new approaches can solve this puzzle. For example, one could use the savings from keeping S. Capitol St. below grade to fund a park over it, adding a new green border for both Southwest and

Southeast. A better design, a true gateway to Southwest, is sorely needed.

SEND THE DEVELOPER BACK TO MEET WITH SOUTHWEST RESIDENTS  
AND OUR ANC6D.