

ANC 6D

Near Southeast/Southwest

Advisory Neighborhood Commission 6D

**ZC # 02-38i, Sq. 542, Lots 825 & 826,
Waterfront 375 M Street, LLC & Waterfront 425 M Street, LLC**

***Testimony by Roger Moffatt, Commissioner, ANC6D05,
before the DC Zoning Commission, April 5, 2018***

Good evening Chairman Hood and all other Commissioners of the Zoning Commission of the District of Columbia; and good evening, fellow citizens of the District of Columbia. My name is Roger Moffatt, and I serve as Commissioner for Single Member District (SMD) 6D05, where the 375 M Street, SW portion of this project is situated. I am here tonight to speak on behalf of my constituents in SMD 6D05.

As stated on the ANC Report, ANC 6D voted 5-0-2, for conditional support of ZC Case 02-38i so the majority of this proposal is acceptable. In fact, some parts are great. We will have a community center to activate the area and provide services and meeting places for the community. We will have lower density than was previously approved along with a partial setback for the residents across the street, thereby falling more in line with the open design of SW. We will have loading and unloading taking place inside the buildings rather than using the private street which will have less noise and fumes

Unfortunately along with the good are a lot of concerns. And let me say out the outset that we believe many of the conditions and reservations could have been fixed prior to appearing before you had we not been on such a tight schedule of almost weekly meetings at the behest of the applicants to enable accommodating this hearing date. We did ask them to ask for a postponement early on but they were not having it.

I will speak to an issue from the applicant's answers to OP. The Applicant's response to OP comment asking Applicant to provide more three-bedroom units. Applicant's response was that "This provision of larger units is also consistent with requests from ANC 6D". I believe

the Commission already knows our stance on this issue as it we who have consistently asked for **more** units with more than two bedrooms, low income, workforce and market, because all families with two or more children need a place to live in DC. Our request for more units with greater than 2 BR is even included in an open letter to prospective developers on Buzzard Point. So it may be partially consistent with our requests. However, it not fully consistent with our requests because it does not serve all markets.

One of the major concerns of ANC 6D when considering whether to embrace a move from all commercial to primarily residential was and remains activation, especially during the day. We believe that the addition of a Community Center that is fully used will add to the activation during both day and evening. It will still be a difficult pull but we believe the need and the desire for the center will enhance activation.

We still have major concerns with the activation by retail as we look at what the community has requested compared to what has been supplied, the results are abysmal where the applicant is concerned. One contributing factor is that in the past Forest City's design of their buildings (which they sold, along with any culpability for procuring retail) was their inability to allow fewer than 1200 square feet to be leased.

We need community serving retail not large box store type retail. Most times these small businesses don't need nor can they afford 1200 square feet of space. One example is the local post office that may have to move was looking for 900 sq. feet but they could not be accommodated. Just imagine the activation created by a U. S. Post Office.

We have spoken to the applicants and asked for this to be a major consideration in design but I don't believe there is a written commitment to make sure mom & pops demand size can be accommodated.

Another concern is making sure that the building residents are not eligible for Residential Park Permit. The applicant has agreed to this but we don't want it to slip through the cracks.

Thank you for your time and for allowing me to present testimony this evening.