

★ ★ ★ ANC 6D

Near Southeast/Southwest Advisory Neighborhood Commission 6D

ZC # 14-05, Forest City Washington - Text Amendment @ Chapter 18

**Testimony by Roger Moffatt, Chairman, ANC6D before the Zoning Commission,
October 16, 2014**

The Office of Zoning received a petition from Forest City Washington requesting text amendments to the Zoning Regulations to allow for certain bonus height, density, and flexibility intended to encourage residential development in the Yards West portion of the Southeast Federal Center Overlay District ("SEFC")/CR Zone District.

Good evening, Chairman Hood and other distinguished Commissioners of the Zoning Commission of the District of Columbia, and good evening, fellow citizens of the District of Columbia. I am here tonight to speak on behalf of ANC 6D.

At a duly noticed public meeting on Monday, September 9, 2014, at which a quorum (4 being a quorum) of ANC Commissioners attended, ANC 6D voted 6-0-0 to support ZC # 14-05, Text Amendment to allow the current height maximum of 110' and max 6.0 FAR to be increased to 130' maximum height and density of 7-8 FAR for residential, with the statement that ANC 6D strongly encourages the Zoning Commission to require units have more than 2 bedrooms as a condition of this added height and density."

Ordinarily, I might have filed ANC 6D's resolution for a text amendment, but I believe that this one can have major positive ramifications for families who live or wish to live in the District, especially larger families. For that reason, I am here tonight to advocate for larger housing units.

The justification is this. The land at issue has already been purchased with the belief that the current density would be in place. Any addition to that density will be an increase to the value of the property---a windfall. In return for that windfall as community benefits for DC should be included, the requirement for housing to accommodate larger families. The problem of finding presents across all economic strata from the poor to the affluent---There is simply none being built in this area at present.

ANC 6D supports growing DC into a larger population, but we don't want to exclude families who have children from being able to live in *our* section of the District. We believe this is an issue whose time has come and we hope that Zoning will take a step in the right direction here tonight.

Again, we strongly encourage you to require units have more than 2 bedrooms as a condition for this added height and density on ZC 14-05.

Thank you for your time and for you service to the District of Columbia.

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