

David G. Garber  
Commissioner, ANC 6D07  
Washington, DC, 20003

Mr. Anthony J. Hood  
DC Zoning Commission  
Washington, DC 20001

September 20, 2012

**RE: Z.C. Case No. 14-14B: Application of Florida Rock Properties, Inc., together with MRP Realty, to Modify an Approved Planned Unit Development (Square 708, Lot 14)**

Dear Chairman Hood and Members of the Zoning Commission:

I am pleased to report that the Florida Rock Properties and MRP Realty development team has spent a great deal of time and energy working with the community and ANC 6D to produce a building, site, and landscape plan that we readily supported at our September 10, 2012 regularly scheduled business meeting.

Throughout the design process, ANC 6D and community members within my SMD's Citizens' Development Advisory Committee raised concerns about the original plan's lack of architectural interest, lack of ground floor retail, and lack of any children-specific play structures within the public space. We wanted a stand-out waterfront building, an active and interesting ground floor, and also saw the large amount of planned public space as an opportunity to install – somewhere in the project – well-designed play equipment (for example: a climbing sculpture, swings, a slide, a see-saw, etc) that is otherwise severely lacking in the rest of the neighborhood.

After presenting at multiple monthly ANC meetings and working with the ANC and my SMD's Citizens' Development Advisory Committee, the development team presented a final plan this month that we were happy to support. The elements of this most recent plan that we hope you will join us in specifically supporting are its engaging architecture, creative and usable public space, ground floor and roof-top retail, and the promised play installation designed specifically for children that is noted in the plan but will be laid out as part of a future phase of the PUD. We are confident that the Phase 1 building and public space improvements will be a major boon to the larger neighborhood.

As noted to the development team at our September business meeting, we do hope that they will pay extra special attention to the roof and penthouse design, building materials, and layout – as they will be extremely visible from the Nationals Stadium staircases and viewing decks, as well as the buildings to be built adjacent to Phase 1, all of which will be taller.

Sincerely,

David G. Garber  
Commissioner, ANC 6D07

ZONING COMMISSION  
District of Columbia  
CASE NO. 04-14B  
EXHIBIT NO. 30  
~~ZONING COMMISSION~~  
District of Columbia  
CASE NO.04-14B  
EXHIBIT NO.30