



Government of the District of Columbia

Advisory Neighborhood Commission 6C

June 30, 2015

Ms. Sara Bardin, Director
D.C. Zoning Commission
D.C. Office of Zoning
441 Fourth Street N.W. Suite 200 S
Washington, D.C. 20001

Re: 300 M Street N.E., ZC 14-19, Application for a PUD and related zoning map amendment from the C-M-1 Zone District to the C-3-C Zone District

Dear Ms. Bardin:

On June 10, 2015, at a duly noticed, regularly scheduled monthly meeting of ANC 6C, with a quorum of 6 out of 6 commissioners and the public present, the above-mentioned matter came before us.

The application has come before ANC 6C on two previous occasions for informational presentations. The applicant proposes to raze a nonhistoric warehouse and construct a mixed-use building with retail and residential uses. Because the site's location is at a transition between commercial uses and lower-density rowhouse areas, the applicant focused ground floor retail on the 3rd Street side and stepped down the building height along M and 4th Streets.

The commissioners voted unanimously, 6:0:0, to support the application providing that the package of benefits to the community have sufficient funding and specificity to include repair of sidewalks on the south side of M Street; installation of new streetlights on adjacent blocks; two new fare gates at the NoMa Metro's M Street entrance; cycle tracks, improvements to public space at Two Rivers Public Charter School's Middle School building (concrete benches and sidewalk restoration at the entrance); and funds for Planned Parenthood of Metropolitan Washington (furnishings for their community room).

The ANC would like to provide clarification and comments for some of the items in the proposed schedule of amenities and benefits, as follows: (1) Many of the amenities listed, particularly those on public space in front of the subject property, are the types and quality of items typically provided by by-right projects within ANC 6C. Therefore the total costs of public benefits appear to be over-estimated. The ANC views some of those same improvements, including sidewalk reconstruction and upgrade of street lamps, to be a public amenity where proposed for public space beyond the subject block. The applicant has referenced street lamp upgrades in the 1100 blocks of 4th and Abbey, as well as the 400 block of M Street, and has offered sidewalk reconstruction in the 300 block of M Street across the street from the subject property. The ANC supports such amenities.

(2) Two Rivers PCS has received a price from a contractor of \$50,000 to install new concrete benches and restore the sidewalk at their middle school building on 4th Street NE. This amount is much higher than the \$15,000 offered by the PUD applicant. If this work costs less than \$50,000, ANC 6C would support the leftover funds remaining with Two Rivers PCS for other uses at the school.

(3) The "group designated by ANC 6C" for community room furnishings is Planned Parenthood of Metropolitan Washington, which is currently renovating a building across 4th Street from the subject PUD. They have estimated \$50,000 for furnishing, securing, and providing other items for their community room, which will be available for public use. This amount is much higher than the \$7,500 offered by the PUD applicant. If this work costs less than \$50,000, ANC 6C would support the leftover funds going towards other improvements in public space, which could include projects in front of Planned Parenthood.

(4) ANC 6C supports future cycle tracks on 4th & M Streets NE as well as curb extensions surrounding this intersection, and strongly disagrees with DDOT that these are mutually exclusive. Light timing, topography, and street layout contributes to high speeds in the 1100 and 1200 blocks of 4th Street NE and ANC 6C strongly supports efforts to make this area safer for residents and students at Two Rivers PCS.

(5) ANC 6C discussed with the PUD applicant funds for bollards and/or other street furniture for preventing cars and trucks from (nearly daily) driving and parking on the sidewalk at the M Street entrance of the NoMa Metro one block from the site, NOT for the corner of 3rd & M NE. We believe this to be an error in the filing.

The vote on June 10th included designation of Commissioner Goodman as representative of ANC 6C in all matters pertaining to this application, with Ryan McGinness as his alternate.

Thank you for giving great weight to the recommendations of ANC 6C.

On behalf of ANC 6C,

A handwritten signature in black ink that reads "Karen J. Wirt". The signature is written in a cursive, flowing style.

Karen Wirt
ANC 6C chair