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██████████ Tony Goodman
██████████ ANC 6C06 Commissioner

February 22, 2016

**Re: Z.C. Case No. 15-22
PUD and Zoning Map Amendment at 301 Florida Avenue, NE**

Dear Members of the Zoning Commission:

As the ANC Commissioner for 6C06, in which this project is located, and representing ANC 6C in ZC Case 15-22 for 301 Florida Avenue NE, I am providing testimony regarding this project to clarify our letter of January 25, 2016.

Our letter noted that the ANC voted unanimously to support this PUD, contingent on the Applicant providing the following items:

1. Greater clarity on the relevance of its proffer for N Street, NE (\$125,000 toward costs of closure or restrictions) and the scope of work likely to be covered by the proffer;
2. A more definite statement of specific transportation demand management (“TDM”) measures; and
3. A careful examination of the potential for providing more convenient bike storage facilities on the ground or on upper residential floors of the project.

The Applicant has provided the requested information to the ANC and has satisfactorily addressed our concerns as follows:

1. The Applicant provided a conceptual streetscape plan and a conceptual budget for potential improvements to N Street, NE, which will include landscaping, site furnishings, inlets, and Stormwater Management facilities. We do not support the specific plans presented by the Applicant which show all of the added landscape & hardscape area between the sidewalk and building, which would simply create more semi-public restaurant seating areas.

The strong preference of ANC 6C is that N Street be closed to motor vehicles and dedicated entirely to pedestrians and bicycles. This will provide for thousands of square feet of public plazas and areas for passive recreation, play areas, event spaces and more. N Street serves no useful function from a traffic perspective, and the NoMa/Near Northeast area is sorely lacking in public gathering spaces to help foster a strong sense of community in this growing area.

If DDOT and the developer to the South will not agree to fully closing N Street to motor vehicles, then we would ask that the Applicant’s proffer go towards creating additional spaces within the DDOT right of way that are clearly fully available for public use. If \$125,000 is indeed enough to create ~2,500 SF of public park space, then the ANC will be satisfied with this proffer. The ANC does not support moving these funds towards a potential nearby WMATA station entrance because that project is too far into the future and this would be an insignificant portion of that project (approximately 1%).

2. The Applicant provided a more definite statement of the specific TDM measures that it will incorporate into the project. The ANC is supportive of these mitigation measures, which include the following:
 - a. Designate a Transportation Management Coordinator responsible for organizing and marketing the TDM plan;
 - b. Restrict future residents from securing RPP permits;
 - c. Develop a marketing program detailing transportation information;
 - d. Provide 56 long-term and 18 short-term bicycle parking spaces;
 - e. Install a bicycle maintenance facility in the bicycle room;
 - f. For the first three years of operation, offer an in-unit bicycle rack for each residential unit;
 - g. Provide ridesharing information through Commuter Connections to retail employees;
 - h. For the first five years of operation, offer each unit the option of either a one-time annual carsharing membership and application fee or a one-time annual Capital Bikeshare membership; and
 - i. Install a transit information screen in the residential lobby.

ANC 6C strongly supports measures that make transit and bicycling more convenient for residents and visitors, particularly in this congested area where we cannot easily accommodate more cars. If any additional TDM or amenities are deemed necessary by the Zoning Commission, the ANC would support the addition of a Capital Bikeshare station at this location as well.

3. As requested by the ANC, the Applicant has examined the potential for providing more convenient bicycle storage facilities in the building. The Applicant proposes to provide 56 bike spaces in the basement level of the building and 18 spaces (9 racks) adjacent to the building. The Applicant has indicated an additional commitment to offer in-unit bicycle racks for the first three years of operation of the project, which the ANC supports.

The ANC's preference would be for many of the interior bicycle parking spaces to be on the ground floor of the building, because there is no ramp into the lower level. We understand that this is a very compact site which makes this configuration challenging, but we do agree that the addition of in-unit bicycle racks will help make bicycling more convenient for residents.

Based on the foregoing, the ANC is satisfied that the Applicant has responded to each of the outstanding issues and concerns, and has provided all of the additional information and documentation requested. The ANC therefore supports the proposed PUD at 301 Florida Avenue, NE, and urges the Zoning Commission to approve the project.

Thank you,



Tony Goodman, ANC 6C06