



Government of the District of Columbia

Advisory Neighborhood Commission 6C

July 18, 2016

Zoning Commission
441 Fourth Street N.W.
Washington, DC 20001

Re: 301-331 N Street N.E., ZC 15-28

To the Zoning Commission:

On July 13, 2016, at a duly noticed, regularly scheduled monthly meeting of ANC 6C, with a quorum of five out of six commissioners and the public present, the above-mentioned matter came before us.

ANC 6C voted 5-0 to provide these comments for ZC 15-28, 301-331 N Street NE. Overall, the ANC supports this project.

- 1) ANC 6C would prefer a step down in height along 4th Street, but does agree that the "green screen" is an improvement over the previous plans for the Southeast corner of the property.
- 2) ANC 6C supports the increases in affordability and LEED rating along with the other minor additions to the amenities package.
- 3) ANC 6C agrees with the Zoning Commission that the amenities package is "meager" and requests that the property developer include approximately \$100,000 for a new or expanded Bikeshare station within 2,500 feet of the project in ANC 6C or 5D. This is something that the ANC has discussed and requested at nearly every past meeting with Foulger-Pratt on this project, although their representative bizarrely claimed at the July 13th ANC meeting that they had never heard that request before.
- 4) ANC 6C requests that the ground floor retail spaces be visible a minimum of 15 feet into the spaces along 50% of the street facades, similar to the requirements of the H Street overlay. This is essential for ensuring an active streetscape.

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

On behalf of ANC 6C,

Karen Wirt
ANC 6C chair

Please reply to ANC 6C at P.O. Box 77876, Washington, D.C. 20013, (202) 547-7168