

Members of the Zoning Commission:

My name is Tony Goodman, and I'm the ANC Commissioner for 6C06, which contains the project in this application. ANC 6C has authorized me to speak on behalf of my fellow Commissioners as well, as shown in Exhibit 23.

As you know, in our neighborhood we have seen a massive number of projects over the past decade. Within just 6C06 there are 2,500 apartments under construction right now, and an additional 1000+ within a one block radius elsewhere in ANC 6C and in ANC 5D. In a two block radius of this project there are four active PUDs in ANC 6C, at 300 M, 1200 3<sup>rd</sup>, 301 Florida & 301 N. Thus we have a great deal of experience in reviewing development proposals.

This proposed project is, by far, the best one I have seen in our neighborhood. It exemplifies the positive ways in which a project can be improved when a development team works closely with agencies and neighbors through the PUD process.

I'd like to highlight a few of the excellent aspects of this project:

1) Ground floor activation:

This project will have a nearly continuous string of retail bays wrapping around M, 3<sup>rd</sup> & Florida. This complements surrounding developments very well, such as PUDs at 300 M, 301 N & 301 Florida, all of which have substantial retail along the 1200 block of 3<sup>rd</sup> Street NE.

The numerous playable art installations are also very important for ensuring a family-friendly area. There is a severe lack of pack space in the NoMa/Near Northeast neighborhood. While these sculptures aren't quite as useful as a large park would be, they will be very important for maintaining an active community. Similarly, the public plazas and setbacks along all sides of the project will be attractive and useful respites from the intense development at this and other nearby sites.

2) Transportation:

Creating a covered public plaza for a new WMATA entrance tunnel in line with N Street is an incredible benefit for the community. This will bring Metro far closer to the new developments in the Union Market area and make it far easier for residents and visitors to commute and perform errands without a car. The environmental benefits of this transit plaza also far outweigh the points given to it through the LEED scoring system. Thus the overall environmental benefit of this application is greater than a typical Silver-rated project.

For bicycling, the addition of a Capitol Bikeshare station will be very helpful given the large number of people both in this building and accessing the Metro through the new N

Street plaza. The bicycle rooms are also very easy to access for residents, guests and workers.

3) Design:

This is a very attractive structure, and the towers and plazas will be accentuated by numerous art installations throughout. The buildings will be an important anchor of the future 3<sup>rd</sup> Street retail corridor and the ANC has been very pleased with the developer's work in coordinating future streetscape improvements with neighboring property owners to ensure a cohesive future neighborhood.

4) Neighborhood Coordination:

The development team has proactively reached out to many neighbors, ANC 5D, and ANC 6C. They have attended multiple meetings with ANC 6C and have made positive changes as a result of these discussions. ANC 6C would like to reiterate as well that, as with other nearby PUD applications, the "Union Market Neighbors" group has NOT attended any of the numerous and properly noticed ANC 6C meetings, nor have they reached out to me as the Commissioner for this area or apparently attempted to engage in any other way other than their request for party status on this and other nearby projects.

This is an excellent project, and has the enthusiastic support of ANC 6C. We urge the Zoning Commission to approve this application.

Thank you,

A handwritten signature in black ink, appearing to read 'Tony Goodman', with a long horizontal flourish extending to the right.

Tony Goodman  
6C06 ANC Commissioner, on behalf of ANC 6C