



Tony Goodman

ANC 6C06

ZC 14-07 1270 4th Street NE

March 26, 2015

Members of the Zoning Commission,

My name is Tony Goodman, and I am the Commissioner for ANC 6C06 and testifying on behalf of ANC 6C. I also reside in the 1100 block of 4th Street NE. On March 11, 2015, at a regularly scheduled and properly noticed meeting, with a quorum of 6 of 6 Commissioners and the public present, ANC 6C voted 6-0 to support this application with conditions relating to safety, comfort and convenience of pedestrians and bicyclists.

ANC 6C supports this PUD with the following conditions.

- 1) Add clear glass windows at the ground floor West elevation for a minimum of 50% of the facade visible at least 15' into the space. Clerestory windows alone are insufficient for a comfortable, attractive and safe trail.
- 2) Improve the *entire* 48' wide DC property West of the PUD to include a minimum 8' sidewalk along the East side, two travel lanes (likely 11' wide each), and a landscaped pedestrian and bicycle trail on the West side. The developer is proposing to use this lot - free of charge - which was envisioned in the Small Area Plan as a development site. They should improve the entire portion, and not just the area they intend to use themselves.
- 3) Purchase a Bikeshare station for placement in front of the building or at the corner of 4th & Morse NE.
- 4) Fill in sidewalk gaps and add crosswalks for 4th Street NE, particularly the West side from Neal to New York. The extension of the sidewalk network is absolutely essential for the safety of visitors and residents.
- 5) Provide street cleaning on both sides of 4th Street NE from Florida Avenue to New York Avenue. The market area is extremely dirty, and much of this trash blows down the hill and crosses Florida Avenue towards the adjacent residential neighborhood. A comparable community benefit was offered for the nearby PUD at 1309 5th Street NE. ANC 6C has also discussed with the applicant its desire for the market area to either form its own Business Improvement District, or seek to have the NoMa BID boundaries extended.

ANC 6C is very pleased that the applicant has included an extension of Neal Place NE in this project, and the building itself is an attractive addition providing needed retail and residential to the Florida Avenue Market and NoMa Metro area. The Edens team has attended multiple ANC 6C meetings over the past several months for this project, and in general they have been responsive to comments from the community.

Safe and clean pedestrian and bicycle access to this project is essential for both the future residents of this building and patrons of the new retail. While this project is in ANC 5D, the 1200 block of 4th Street NE is split between ANCs 5D & 6C. Residents of this new building will use the NoMa-Gallaudet Metro and bike trails such as the Metropolitan Branch Trail, both of which are in ANC 6C. Similarly, ANC 6C residents already extensively use retail in the market area, as the Near Northeast neighborhood borders Florida Avenue.

Our residents are also extremely enthusiastic about the potential pedestrian & bicycle trail down New York Ave NE which will connect the Metropolitan Branch Trail and NoMa to Ivy City through the Florida Avenue Market. The safety and convenience of these trail users is essential to create a vibrant link between our communities, and if the applicant cannot provide this on 4th Street itself by removing some of the potential retail seating, then the alley to the West must be safe, vibrant, and constructed as part of this PUD.

Thank you for your time and consideration.

ZONING COMMISSION
District of Columbia
CASE NO.14-07
EXHIBIT NO.42