



Government of the District of Columbia

## Advisory Neighborhood Commission 6C

January 25, 2016

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

Re: 301 Florida Avenue N.E., ZC 15-22, application for approval of a PUD and related zoning map amendment to rezone the property from the C-M-1 District to the C-3-C District; raze of existing building to build mixed use structure composed of retail and residential uses

Dear Ms. Bardin:

On January 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 item came before us.

The commissioners voted unanimously, 5:0:0, to support the beneficial use of this awkwardly shaped triangular lot, especially because of the strong mix of multi-bedroom units and the affordable housing component.

The transportation-related aspects of the project include closing of N Street to motor vehicles, which the applicant supports. The commissioners showed a strong preference for closing N Street between Third Street and Florida Avenue and using the Third Street curb space as a loading zone for the site. N Street serves no useful transportation purpose. Moreover, the NoMa area in which this project is located lacks parks and public gathering areas outdoors to support this community need.

The commissioners noted a lack of details in the applicant's pre-hearing statement concerning other potential benefits and amenities, especially transportation demand management (TDM). They also had concerns about the inconvenient storage of bikes in the basement.

Support for this project is thus contingent on the following: (1) greater clarity on the relevance of the applicant's proffer for N Street (\$125,000 toward costs of closure or restrictions) and the scope of work likely to be covered by the proffer; (2) a statement of ANC 6C's strong support for full closure of N Street to motor vehicles; (3) a more definite statement of specific TDM measures; and (4) careful examination of the potential for providing more convenient bike storage facilities on the ground floor or on upper residential floors.

The commissioners delegated Commissioner Tony Goodman to participate in further discussion with the applicant and to represent ANC 6C in matters pertaining to this application.

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

On behalf of ANC 6C,



Karen Wirt  
ANC 6C chair