



Government of the District of Columbia

## Advisory Neighborhood Commission 6C

October 14, 2016

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

Re: 400 Florida Avenue N.E., ZC 16-10

Dear Ms. Bardin:

On October 13, 2016, at a duly noticed, regularly scheduled monthly meeting of ANC 6C, with a quorum of four out of six commissioners and the public present, the above-mentioned matter came before us. This project is located in ANC 5D, but is adjacent to the boundaries of ANC 6C.

The commissioners voted unanimously, 4:0, to strongly oppose this project, which suffers from a large number of defects that the applicant has been unwilling to adequately address. These include

1. Inferior, unattractive architecture, especially for the western half of the project.
2. A minimum amount of ground floor retail offered on this 20,000 sf site on a major commercial corridor.
3. The needless request to provide no onsite parking, when the floor area is more than adequate to allow at least one underground level with easy access from the 25-ft alley to the north.
4. Poor land use and transportation planning aspects, as described in (3) above.
5. Insufficient truck loading facilities (one 30 ft dock, which is not positioned to adequately serve the hotel use on the west side of the site.

While the applicant has proffered other benefits and amenities, the commissioners believe these are inadequate to support the substantial zoning relief sought, such as he proposed 8.0 FAR, the maximum allowed for a PUD on the site with upzoning.

The vote included designation of Commissioner Tony Goodman to work with the developer and continue the dialog with the community.

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

On behalf of ANC6C,



Karen Wirt  
ANC 6C chair