

DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION SINGLE MEMBER DISTRICT
5D01



October 26, 2016

Zoning Commission
of the District of Columbia
441 4th Street, N.W., Suite 210
Washington, DC 20001

**Re: Zoning Commission Case No. 16-10
400 Florida Avenue, NE (Square 3588, Lots 4, 25, and 803)**

Dear Members of the Zoning Commission:

On August 31, 2016, the Applicant for the above-referenced case presented at a public meeting of ANC 5D01, during which the community voted to support the application. On September 13, 2016, ANC 5D voted unanimously (6-0) to support the application, subject to the Applicant continuing to work with my constituents and me on the three items listed below. As set forth in this letter, I believe that the Applicant is fully working to respond to each of the issues raised at the ANC 5D meeting and I therefore support this project moving forward.

1. **Parking.** Although the PUD only includes three on-site parking spaces, the Applicant created a Parking Mitigation Plan that will help reduce the number of people driving to the site. The Applicant will also be reserving 50 off-street parking spaces for the building in a garage located one block from the site, and will also be prohibiting residents from obtaining Residential Parking Permits through penalty of lease termination. In addition, the Applicant will provide two on-site car-sharing spaces and one on-site EV-charging space; hotel valet services; funds for a new Capital Bikeshare station located in the vicinity of the site; Capital Bikeshare memberships to hotel guests, employees, and residents; and a large public bike room within the building.

The Applicant has indicated that it will continue to work with ANC 5D to reach an accommodation on parking, which we are requesting that includes adding garage level spaces and with this in mind I am supportive of the project and appreciate the Applicant's efforts to address our parking concern in this manner.

2. **Architectural Design.** The Applicant updated the building's design and ground floor program to respond to community feedback. For example, the Applicant incorporated additional architectural features that are more consistent with the surrounding neighborhood. These include large windows, metal panels, and brick detailing that mirrors the brick frieze on the existing building

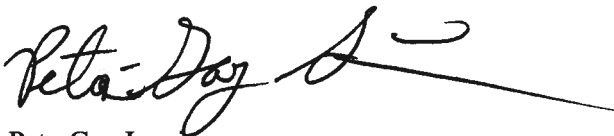
on the site. The Applicant shared samples of the proposed building materials. The Applicant also incorporated additional neighborhood-serving retail space on the ground floor, which will help activate the streetscape. Based on these updates, I am satisfied that the Applicant adequately addressed the ANC's concerns and I look forward to the building being constructed as presently proposed.

3. **Public Benefits and Amenities.** The Applicant finalized its proposed list of public benefits and amenities, which I believe are appropriate for the PUD and will have a significant positive impact on the surrounding community. The benefits include:
 - a. Reserving 25% of all new hotel jobs for District residents through a partnership and donation to Goodwill's Hospitality Training Program;
 - b. Dedicating 12% of the residential building to affordable units (half at 50% AMI and half at 80% AMI);
 - c. Paying for a new Capital Bikeshare station;
 - d. Contributing \$25,000 to a new "Life Quality Enhancement Fund" that provides security and street cleaning services in the surrounding neighborhood;
 - e. Dedicating space in the hotel lobby for art exhibitions and partnering with local arts organizations to source the artists and programs;
 - f. Providing a professional office space dedicated to supporting start-up companies;
 - g. Incorporating deaf-space principles in the building and public space design; and
 - h. Providing space for on-site car sharing and electric vehicle charging spaces.

These benefits will help our community grow, and I appreciate the Applicant's efforts in working with ANC 5D to finalize its proffers.

Based on the foregoing, and as a result of the Applicant's continued work and coordination with the community, I am supportive of this project moving forward and urge the Commission to approve the application at the Zoning Commission's October public hearing.

Regards,



Peta-Gay Lewis
Commissioner, SMD 5D01