

Members of the Zoning Commission:

My name is Tony Goodman, and I'm the ANC Commissioner for 6C06, which is directly across Florida Avenue from the proposed project in Case 16-10. ANC 6C has authorized me to speak on behalf of my fellow Commissioners as well, as shown in Exhibit 28.

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 worst one we have ever seen in at least the seven years I have been a Commissioner or served on an ANC committee. We have had disagreements with other developers on the specific details of their projects, and have occasionally (but rarely) opposed a project, but 400 Florida would perhaps be opposed as a by-right project by our ANC, let alone as a PUD seeking a nearly 5.0 FAR increase.

The Office of Planning has shared many similar concerns in their report, but I'd like to highlight a few particular areas where we find this proposal to be deficient:

1) Ground floor activation:

This site fronts onto three prominent streets which have long been envisioned as retail corridors. We appreciate that some retail has been moved to the corner of 5<sup>th</sup> & the alley, and note the increased number of doors into the ground floor of the hotel, but would like strict language in place that ensures the hotel ground floor in particular maintains an active street presence in perpetuity. This could include a requirement that doors remain unlocked during certain hours; windows remain unblocked/uncovered at the ground level (as is the requirement on H Street NE), etc.

2) Transportation:

In general, ANC 6C has supported variances in the past for reducing or eliminating parking at recent apartment buildings (1005 North Capitol NE & 301 Florida NE) as well as a hotel (33 New York Avenue NE). However, those sites were much smaller, did not have alley access, and in some cases were oddly shaped. This site is larger than those and has adequate alley access. If parking is not built at this site, there should be clearly marked and convenient spaces for valet queuing (ideally at the alley and NOT in laybys). In addition, there should be more bicycle parking added either on the ground level or at each residential floor as recently approved by BZA for case 18890 at 646-654 H Street NE.

3) Design:

The ANC was disappointed that this project proposes demolishing the original market building at the corner of 5<sup>th</sup> & Florida NE. This building has an attractive façade that engages with the street well. While this is outside the proposed historic district for Union Market, we would like to see the façade of this building preserved, and ideally the building step down at this corner to better match the scale of the nearby buildings. In general, the design would benefit from more variation in heights, colors, windows and materials.

4) Amenities:

The amenities package is meager for this large proposed increase in density over the current site zoning. Other nearby projects which moved from C-M-1 to C-3-C as part of PUDs included far more

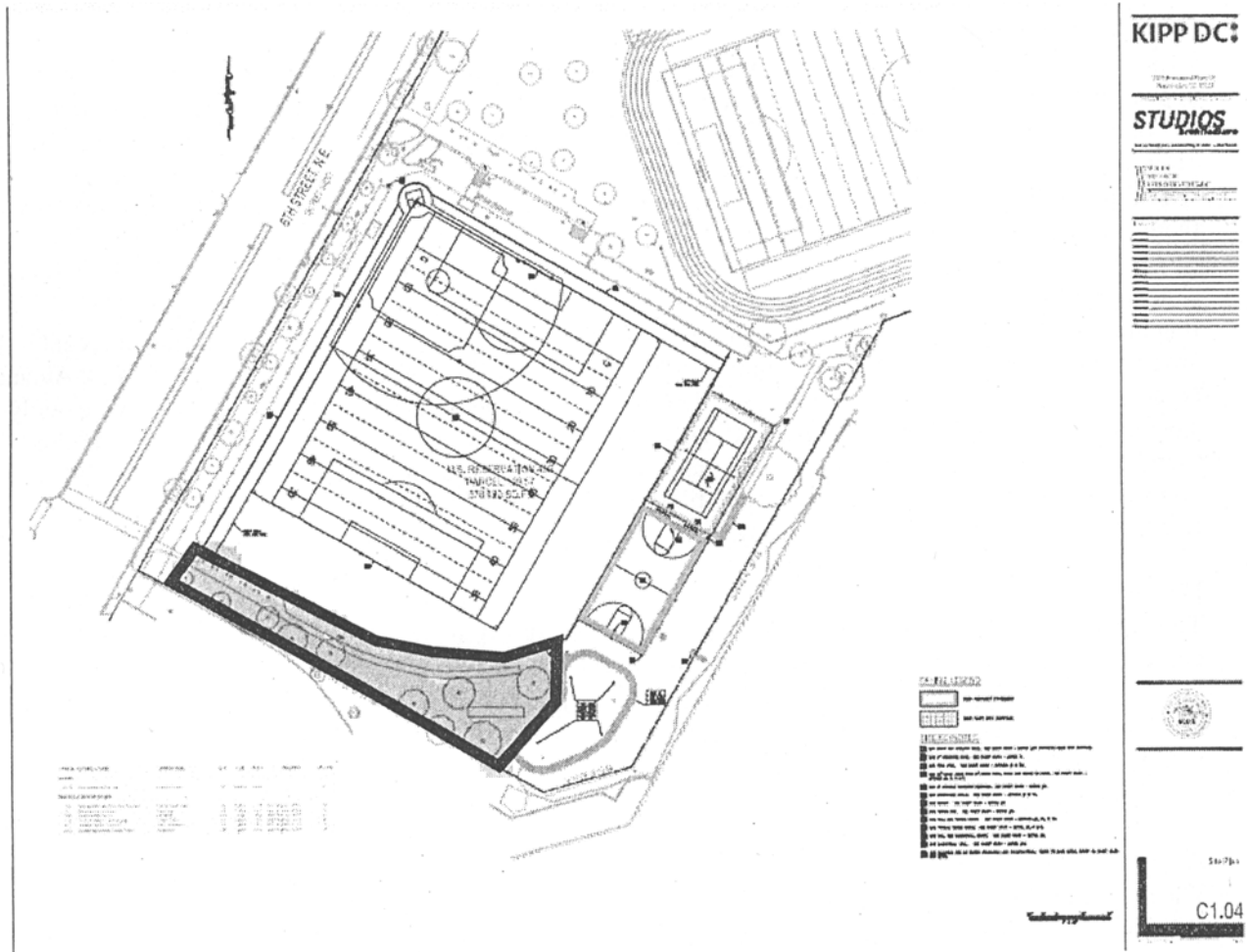
improvements which would benefit not only neighbors, but also residents and visitors to their own buildings. In particular, ANC 6C was pleased with the dedication of land for an extension of Neal Place NE at 1250-1270 4<sup>th</sup> Street NE; landscaping improvements for District-owned land adjacent to 320 Florida Avenue NE; and dedication of public plaza space (including for a future Metro entrance) at 1200 3<sup>rd</sup> Street NE. ANC 6C always supports more public plazas and parks. For this project, ANC 6C suggests as a possible additional amenity that the developer pay for, or build themselves, improvements at the South end of Square 3593 Lot 801, two blocks from 400 Florida in ANC 5D, in the amount of \$500,000. This DC-owned lot was partially renovated by KIPP as part of construction of their new high school on Brentwood Parkway NE. Approximately 10,000 SF at the South end was not renovated and is disused and weedy. In discussions with KIPP, they have suggested that this area may be a good site for a community use. This could be a playground, dog park, bouldering park, etc. (see diagram below).

We are pleased that the applicant continues to make positive changes to their proposal, and are hopeful that a future iteration will gain the support of our ANC. But for now, we cannot support this proposal and urge that the Zoning Commission not approve this application without substantial changes.

Thank you,



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



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