



GOVERNMENT OF THE DISTRICT OF COLUMBIA

ADVISORY NEIGHBORHOOD COMMISSION 6E

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PO Box 26182, LeDroit Park Station
Washington, DC 20001

May 16, 2016

BRIAN KENNER
DEPUTY MAYOR FOR PLANNING AND ECONOMIC DEVELOPMENT
GOVERNMENT OF THE DISTRICT OF COLUMBIA
1350 PENNSYLVANIA AVE NW
WASHINGTON DC 20004

Dear Deputy Mayor Kenner:

Advisory Neighborhood Commission 6E conducted a public meeting on Tuesday, May 3, 2016 at the Northwest One Library, 155 L Street, NW, to consider the five proposals submitted by bidders to DMPED for the redevelopment of Parcel 42, located at the northeast corner of 7th and R Streets, NW.

At the Commission's meeting, duly noticed and with this case listed in the notice, with a quorum present (four out of seven Commissioners required to be in attendance to achieve a quorum), ANC 6E voted unanimously (6 in favor, 0 opposed, and no abstentions) to recommend that DMPED issue the development rights to Parcel 42 to Ditto/Group 360 Real Estate Advisors/Irving Development and that said recommendation be communicated in writing to DMPED, as well as ANC 6E's rankings of the other proposals as part of its recommendation..

In considering this case, and as a result of questioning of the bidders' representatives present at said meeting and a prior Zoning and Planning Committee meeting, the Commission determined the following:

- 1) The site in question is located in Single Member District 6E02.
- 2) The Commission accepted the ANC 6E Zoning and Planning Committee's recommendation that the Commission endorse the Parcel 42 Partners proposal (Ditto/Group 360 Real Estate Advisors/Irving Development). The proposal's strengths are: architectural excellence, vibrant streetscapes, large amount of

retail space, potential hardware store tenant, larger unit sizes for families, and range of income levels accommodated. Inclusion of a large restaurant as a retail tenant was seen as a negative.

- 3) The Commission ranked the other proposals as follows. The strengths and weaknesses of each team's proposal are based on the ANC 6E Zoning and Planning Committee's evaluations.
- 4) Ranked Second by Commission: Donohoe/Spectrum Management/Torti Gallas Urban/Borger Management: Strengths were identified as LEED Gold, number of three bedroom apartments, pocket park, and size of retail. Weaknesses were the tot lot being seen as dangerous due to busy nature of Rhode Island Avenue and being too limited in age range served, uninspiring architecture, and lack of a retail plan.
- 5) Ranked Third by Commission: Menkiti Group/Veterans on the Rise/Vindara & Co.: Strengths were the proposed art park, inclusion of for sale units (condos), LEED Gold, creation of jobs for veterans, and apparently larger parking spaces. Negatives were that the retail space was too small due to need for two residential lobbies, that the plans for the art park were too vague, and that the retail plan was too ill-defined and restaurant-centric.
- 6) Ranked Fourth by Commission: Lincoln Westmoreland Housing/AHC. This team did not present to the Committee, so there are no comments related to their proposal.
- 7) Ranked Fifth by Commission: Fortis/R2L Architects/Kettler: Strengths were good retail plan (non-restaurant), good architectural design, LEED Gold, strong streetscape and landscaping, and rooftop garden. Major negative was too many microunits, and that fewer units would be better, with some larger units for families.
- 8) No objections to supporting the Parcel 42 Partners proposal were raised prior to or at the Commission's meeting.

For the reasons listed above, Advisory Neighborhood Commission 6E recommends that the Deputy Mayor for Planning and Economic Development accord ANC 6E's opinion the Great Weight provided for in the ANC statute and select Parcel 42 Partners to redevelop Parcel 42.

Sincerely,



Alexander M. Padro
Vice Chair
ANC 6E