January 14, 2019

Patrick Pendleton Smith  
Project Manager  
Office of the Deputy Mayor for Planning & Economic Development  
1350 Pennsylvania Avenue, NW, Suite 317  
Washington, DC  20004

Re: 2 Patterson Street Proposals

Dear Mr. Smith:

On January 9, 2019, at a duly noticed, regularly scheduled monthly meeting of ANC 6C, with a quorum of 6 out of 6 commissioners and the public present, the Commission voted 6-0 (except as noted below) to adopt the positions set out in this letter concerning the 2 Patterson Street RFP submissions.

Overall Recommendations

ANC 6C offers several overall recommendations for the project:

- **Affordable housing** – ANC 6C’s highest priority for this RFP is the provision of affordable housing. Specifically, the total number of affordable units should be the single biggest determinant for the ultimate selection by DMPED. We also strongly support emphasis on making a substantial number of the affordable units larger than 2BR.
- **Hotel use** – As a corollary, ANC 6C believes that no hotel use should be included as part of the eventual project selection. Devoting 100,00 or more square feet to lodging use necessarily reduces the amount of space available for long-term housing. Given the presence of numerous other lodging options in the immediate area, we urge DMPED to score proposals negatively if hotel use is included.
- **Level of affordability** – We consider it important for affordability to be offered across a range of levels. Several of the proposals provide for zero affordability at the 80% MFI level; we urge those respondents to add more units at that level without reducing the unit count at lower levels of affordability.
- **Non-profit partners** – ANC 6C has a strong preference for non-profit partners with established track records and well-developed business models. Such organizations are more likely to deliver on the services promised in a project proposal, as well as more likely to remain in operation for an extended period.

Please reply to ANC 6C at P.O. Box 77876, Washington, D.C. 20013-7787 Tel. (202) 547-7168
• **N St. park maintenance** – Any proposal that includes funding to construct the notional pocket park on N St. should be given no weight unless the proposal also includes a promise to fund the park’s ongoing maintenance.

• **N St. park relationship** – Some respondents made a concerted effort to integrate the future N St. park into the proposed flow of pedestrian activity; others failed to do so at all. Creating synergy between the park and other public space within the 2 Patterson lot boundaries should be a significant factor in project evaluation and selection.

• **Green features** – The minimum standard for any proposal to be selected should be LEED Gold. LEED Silver does not contribute adequately to the District’s commitment to green building construction and operation.

• **Ground-floor townhouses** – If a project incorporates ground-floor townhouses, it should be a requirement for those townhouses to have no internal access from the main building. In our experience, allowing for internal access typically results in residents using that access, undermining any supposed street-activation advantage from the townhouse form.

• **Sun/shade studies** – We found all of the proposals lacking in their depiction of the amount of light and air provided to the projects’ outdoor amenity areas. Given the anticipated 130’ height of the project, the sun/shade impacts—and thus the vibrancy and attractiveness of the outdoor spaces—could not be adequately assessed with the limited information provided.

• **Making outdoor space publicly accessible** – Owing to the lack of parks and other shared public areas in NoMa, lack of public access to a project’s outdoor areas (other than rooftops) should be disqualifying. If a courtyard, plaza, or pedestrian passage is provided, it must be accessible to the public.

• **Relationship to North Capitol St.** – The relationship between the eventual project and North Capitol Street will be a significant factor in its success or failure. However, apart from focus on the sidewalk itself, ANC 6C saw little evidence that respondents had considered the influence of North Capitol—its width, traffic patterns (vehicular and pedestrian), etc.—on desirable urban design at this specific site.

**Individual Project Comments**

As you know, ANC 6C’s Planning, Zoning, and Economic Development (PZE) Committee heard presentations from all respondents at its December 2018 and January 2019 meetings (four and two respondents, respectively). Numerous members of the public attended and asked questions, as did PZE members. The PZE transmitted detailed recommendations to the ANC, which considered those recommendations and heard additional public comments (but no respondent presentations) at its January 9 meeting.1

**Jefferson Group:** This proposal would provide 424 rental units; new headquarters for World Central Kitchen (non-profit led by Jose Andres); and Centro Nia non-profit childcare and early-childhood education center. ANC 6C reactions included

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1 One respondent, Tishman Speyer, attempted to provide further revisions to its proposal less than 24 hours before the ANC meeting. In fairness to other respondents, and owing to the lack of adequate time to thoroughly review the additional materials, ANC 6C did not consider the latter in its deliberations.
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- strong support for the large unit count; the high percentage (40%) of affordable units; the broad mix of affordability levels (from 30% to 80% AMI/MFI); the large fraction of bigger units (10% are 3BR); the established non-profit partners; the architectural design (with balconies and ground-floor rowhouse entrances); the modest parking level (110 car spaces for 424 units); the green features (LEED Gold and support for electric cars); and
- concern about the amount and location of bicycle parking.

**Smith/Menkiti:** This proposal would provide 405 rental units; new HQ for CityDance and Step Afrika! (including a black-box theatre); and synergy with existing workforce training at 2 M St. one block to the south. ANC 6C reactions included

- strong support for the large unit count; the emphasis on affordability at the lower end (30-50% MFI); the established non-profit partners and workforce training nearby; the green features (incl. LEED Gold); the architecture; and the number of bike spaces (135 indoor/secure plus 21 public/outdoor); and
- concern about the large number of car spaces (186); the low percentage of large units (5.2% are 3BR); and the potential problems with the proposed “Arts Lane,” where pedestrian activity and event programming would share the same private alley with motor vehicle parking and loading access.

**Tishman Speyer:** This proposal would provide 435 rental units; a 20,000sf park on two levels; and zero car parking. ANC 6C reactions included

- strong support for the large unit count; the large fraction of bigger units (12% are 3BR); the architectural design; the green features (elimination of car parking; LEED Gold);
- qualified support for the mix of affordability levels (heavily skewed to 50% AMI); and
- concern about the lack of detail/refinement in the site plan and renderings; the lack of clarity about the amount of bike parking; the unhelpful vagueness about “community-serving retail”; and the proposed park’s need for features that would enliven this shadowed space (see below for more on this issue).

**Republic:** This proposal would provide 228 rental units; a 170-key hotel; and a plaza/park (11.5Ksf) facing west onto North Capitol. ANC 6C reactions included

- strong support for the plaza/park size and configuration and green features (green roof; LEED Gold);
- qualified support for the mix of affordability levels (heavily skewed to 50% AMI); and
- concern about the low unit count (228); the large amount of car parking (220 spaces); the desirability of the hotel; the lack of balconies; and the vague description of proposed retail.

**Monument:** This proposal would provide 404 rental units and 100 condos and a “Cove” shared workspace. (Note: this changed substantially from what was submitted to
DMPED initially. We have attached a copy of the presentation made to the PZE for reference.) The developer also controls the parcel immediately to the east. ANC 6C reactions included

- strong support for large number of units and single curb cut on Patterson for the proposed project with the adjacent land; and
- concerns about the low percentage (15%) of affordable condos; the undistinguished long and unbroken façade on Patterson; the non-public courtyard; the weak architecture, especially on the corner at N St.; the low percentage of units larger than 2BR; and the plaza at N. Capitol/Patterson with minimal area and no connection to the expected park at N St.

**Level 2:** This proposal would provide 318 rental units and 109 condos; a home for Washington Improv Theatre; an extension to the NoMa Meander; and a 155-key hotel. ANC 6C reactions included

- strong support for large number of units and the established non-profit partner;
- qualified support for “Patterson Walk” (NoMa Meander extension), given the potential issues with lack of light; and
- concern about the lack of detail on unit affordability and size mix; aiming only for LEED Silver; the small number of units larger than 2BR; the inclusion of the hotel use; and uninspiring architecture.

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Finally, ANC 6C voted 5-0 (with one abstention) to request that DMPED afford it an opportunity to review and comment on the “best and final offers” to be submitted by each respondent prior to award selection. We understand that BAFO documents will include proprietary financial information not properly disclosable, but are confident that DMPED can easily identify that information—especially in consultation with the respondents, if necessary—and redact or otherwise exclude it from the materials to be provided to the ANC.

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

Sincerely,

Karen Wirt
Chair, ANC 6C