



**District of Columbia Government
Advisory Neighborhood Commission 6A
P. O. Box 75115
Washington, DC 20013**



November 9, 2012

Ms. Reyna Alorro and Mr. Ethan Warsh
Office of the Deputy Mayor for Planning & Economic Development
1350 Pennsylvania Avenue, NW, Suite 317
Washington, DC 20004

Re: ANC 6A recommendations for the redevelopment of the RL Christian Library Site at 1300 H Street NE.

Dear Ms. Alorro and Mr Warsh,

At a regularly scheduled and properly noticed meeting¹ on November 8, 2012, our Commission voted 6-0-0 (with 5 Commissioners required for a quorum) to recommend to the Deputy Mayor for Planning and Economic Development that the Rise Development and Argos Group proposals be selected to make best and final offers for the redevelopment of the R. L. Christian Library site at 1300 H Street, NE. ANC 6A would appreciate the opportunity to provide feedback on the best and final offer proposals.

The Commission evaluated the 6 proposals primarily based on the following factors:

1. Buildings with four stories are preferred to avoid overwhelming the mass of existing buildings on the 1300 block of H Street, NE.
2. The building's design should fit into the existing architectural fabric of neighboring structures.
3. The proposed commercial use should be retail. In addition, the Commission strongly prefers that the retailers be local, rather than large chains.
4. Whether our ANC has had positive prior working relationships with the team members.
5. Whether the project includes a public safety aspect and/or arts-related uses.
6. Whether the proposal incorporate a tribute to R. L. Christian.

Our Commission believes that the Rise Development and Argos Group proposals best meet these criteria. In addition, our Commission was impressed with the Argos' incorporation of the adjacent cleaners into their proposal and with the Rise model of local ownership.

We would like to see the following issues addressed by the two teams' best and final offer proposals:

¹ ANC 6A meetings are advertised electronically on the anc6a-announce@yahoo.com list, the ANC6A email group (not run by the ANC), the HillEast email group, through print advertisements in the *Hill Rag*, and on our website, ANC6A.org.

Argos Group

1. Design – emphasize verticality in the window bays.
2. Retail concept – better development of the retail concept for the portion of the building that is not devoted to the cleaners.
3. Emphasis on artist housing for the affordable units.
4. Incorporation of a physical tribute to RL Christian.

Rise Development

1. Design – elimination of the projecting balconies from the facade (juliet balconies are acceptable)
2. Incorporation of a physical tribute to RL Christian into the design.
3. Incorporation of a public safety aspect into the proposal.

Please be advised that David Holmes and Drew Ronneberg are authorized to act on behalf of ANC 6A for the purposes of this case. Commissioner Ronneberg can be reached by phone at 202-431-4305 or by email at ronneberg6a02@gmail.com.

On behalf of the Commission,

A handwritten signature in black ink that reads "David Holmes". The signature is written in a cursive, flowing style.

David Holmes
Chair

cc: Tommy Wells, Councilmember