



District of Columbia Government  
Advisory Neighborhood Commission 6A  
Box 75115  
Washington, DC 20013



April 13, 2015

Ms. Polly Donaldson  
Director, Department of Housing and Community Development  
1800 Martin Luther King, Jr. Avenue, S.E.  
Washington, DC 20020

Re: Solicitation for Offers for 1600 Block of Kramer Street, N.E. (Neighborhood Development Co.)

Dear Ms. Donaldson,

At a regularly scheduled and properly noticed meeting on April 9, 2015,<sup>1</sup> our Commission voted 7-0 (with 5 Commissioners required for a quorum) to inform DHCD that although the ANC does not support the proposal submitted by Neighborhood Development Co. (“NDC”) in connection with the above-referenced solicitation, it does appreciate NDC’s efforts to engage with the community over the past several months.

The ANC further advises DHCD that if, notwithstanding the ANC’s recommendation, DHCD chooses to go forward with NDC as the developer, the ANC would prefer that DHCD choose NDC’s “backup” proposal of 12 units, in lieu of its preferred 22-unit development. It is the ANC’s understanding that the 22-unit proposal would require a zoning map amendment and, in the ANC’s view, would result in density far greater than what should be allowed on this small, residential block. However, regardless of whether the 22-unit or 12-unit proposal is selected, it remains the view of the ANC and the community that NDC’s “shipping-container” design is not a good aesthetic fit with the existing neighborhood. The ANC is also concerned that NDC does not provide adequate parking in its proposal.

Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [philanc6a@gmail.com](mailto:philanc6a@gmail.com) and Mr. Hysell can be contacted at [hysell6a06@gmail.com](mailto:hysell6a06@gmail.com).

On Behalf of the Commission,

Phil Toomajian  
Chair, Advisory Neighborhood Commission 6A

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<sup>1</sup> ANC6A meetings are advertised on the listservs [anc6a-announce@yahoogroups.com](mailto:anc6a-announce@yahoogroups.com), [anc-6a@yahoogroups.com](mailto:anc-6a@yahoogroups.com) and [newhilleast@yahoogroups.com](mailto:newhilleast@yahoogroups.com), at [www.anc6a.org](http://www.anc6a.org), and in the *Hill Rag*.



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Re: Solicitation for Offers for 1600 Block of Kramer Street, N.E. (Manna, Inc.)

Dear Ms. Donaldson,

At a regularly scheduled and properly noticed meeting on April 9, 2015,<sup>2</sup> our Commission voted 7-0 (with 5 Commissioners required for a quorum) to express our support for the proposal submitted by Manna, Inc. (“Manna”) in connection with the above-referenced solicitation.

The ANC was pleased with Manna’s overall proposal and believes Manna’s proposed design represents the best fit with the existing architecture in the neighborhood. The ANC also appreciated Manna’s willingness to modify its design in response to community concerns regarding continued vehicular access to the alley behind the lots to be redeveloped. The ANC thanks Manna for its commitment and willingness to engage with the community over the past several months and is pleased to support its proposal.

Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [philanc6a@gmail.com](mailto:philanc6a@gmail.com) and Mr. Hysell can be contacted at [hysell6a06@gmail.com](mailto:hysell6a06@gmail.com).

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Re: Solicitation for Offers for 1600 Block of Kramer Street, N.E. (Mi Casa, Inc.)

Dear Ms. Donaldson,

At a regularly scheduled and properly noticed meeting on April 9, 2015,<sup>3</sup> our Commission voted 7-0 (with 5 Commissioners required for a quorum) to express our support for the proposal submitted by Mi Casa, Inc. (“Mi Casa”) in connection with the above-referenced solicitation.

The ANC was pleased with Mi Casa’s overall proposal, in particular its commitment to “net zero” and environmentally friendly construction and its inclusion of a larger component of affordable housing per unit than any of the competing proposals. Although there is some concern regarding the design presented by Mi Casa and its fit with the existing architecture of the block, the ANC appreciates Mi Casa’s willingness going forward to engage with the ANC and the community regarding revisions to its proposed design. The ANC thanks Mi Casa for its commitment and willingness to engage with the community over the past several months and is pleased to support its proposal.

Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [philanc6a@gmail.com](mailto:philanc6a@gmail.com) and Mr. Hysell can be contacted at [hysell6a06@gmail.com](mailto:hysell6a06@gmail.com).

On Behalf of the Commission,

Phil Toomajian  
Chair, Advisory Neighborhood Commission 6A

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Re: Solicitation for Offers for 1600 Block of Kramer Street, N.E. (Comstock)

Dear Ms. Donaldson,

At a regularly scheduled and properly noticed meeting on April 9, 2015,<sup>4</sup> our Commission voted 7-0 (with 5 Commissioners required for a quorum) to inform DHCD that although the ANC is withholding support from the proposal submitted by Comstock Holding Companies, Inc. in connection with the above-referenced solicitation, it does appreciate Comstock's willingness to engage with the community.

Please be advised that Andrew Hysell and I are authorized to act on behalf of ANC 6A for the purposes of this case. I can be contacted at [philanc6a@gmail.com](mailto:philanc6a@gmail.com) and Mr. Hysell can be contacted at [hysell6a06@gmail.com](mailto:hysell6a06@gmail.com).

On Behalf of the Commission,

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