

**DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 5D**



April 17, 2015

D.C. Zoning Commission
441 4th Street, N.W., Suite 210S
Washington, DC 20001

**RE: Zoning Commission Case No. 14-01A – PUD Modification
1401 New York Avenue, N.E.**

Dear Members of the Commission,

On April 14, 2015, at a regularly scheduled, duly noticed monthly meeting of Advisory Neighborhood Commission (ANC) 5D, with a quorum of 7 commissioners and the public present, the above-referenced matter was presented before us. The Commission voted 7-0, unanimously to support the project.

The applicant proposes to modify the planned unit development (PUD) approved by the Zoning Commission pursuant to Z.C. Order No. 14-01, which became final and effective on August 8, 2014. The approved project involves the adaptive reuse of the historic Hecht's Company Warehouse building with approximately 338 residential units and more than 196,000 square feet of gross floor area devoted to retail use.

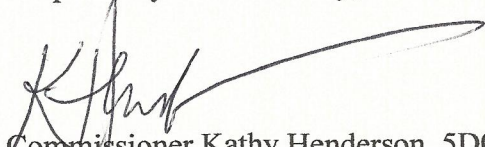
The applicant now requests approval to develop a separate two-story building on the southern portion of the PUD Site and to extend the PUD Site eastward by approximately 16 feet, 5.5 inches for a length of approximately 108 feet, 6 inches. The new building will contain approximately 8,074 square feet of gross floor area on two floors, and will rise to a maximum height of 32 feet, 11 inches. The building will be occupied with retail/service uses and will help create a more vibrant and active area on this portion of the site. The modification will revise the approved driveway configuration but will not otherwise modify the design or program approved for the warehouse building.

As with the original PUD, the applicant has done an excellent job of presenting its plans to the community and responding to the ANC's questions and concerns. The revitalization of the site, including the addition of the proposed new building, will positively transform Ivy City and greatly benefit Ward 5 and the District as a whole. We are very supportive of the applicant's

proposed development, including the modification. Based on the foregoing, we request that the Zoning Commission support the PUD modification as proposed.

Please feel free to contact ANC 5D Chairperson Kathy Henderson at (202) 386-8325 if you have any questions. We remain excited about the project and value the Douglas Development team as integral community stakeholders.

Respectfully Submitted By,

A handwritten signature in black ink, appearing to read 'K. Henderson', with a long, sweeping horizontal line extending to the right.

Commissioner Kathy Henderson, 5D05
Chairperson, ANC 5D