

**DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 5D
SINGLE MEMBER DISTRICT 5D01**

COMMISSIONER PETA-GAY LEWIS



May 6, 2016

Mr. Anthony J. Hood, Chairman
D.C. Zoning Commission
D.C. Office of Zoning
441 Fourth Street N.W., Suite 210S
Washington, D.C. 20001

**Re: Zoning Commission Case No. 14-07A – Minor Modification of PUD at 1270 4th Street
N.E. – Letter of Support**

Dear Chairman Hood:

As the Single Member District Commissioner for ANC 5D01, I am writing to express my support of the above-captioned application by 1250 4TH ST (EDENS), LLC and Union Market Apartments, LLC at 1270 4th Street NE, both on behalf of my constituents and personally. The developer has worked with me and our community to understand and provide a development that will greatly benefit our community and the District of Columbia and that meets the goals for the neighborhood as laid out in the Small Area Plan. Most recently, I met with the applicant to walk through the proposed revisions to the approved project and believe that they constitute improvements to the project.

Overall, we support the modifications to the project approved under Z.C. Order No. 14-07 and believe that the proposed revisions constitute a minor modification that can be approved without delay. The ANC further complements the developer on its outreach.

We believe that the revisions are the result of making the project “real”. In addition, they are refinements or modifications to the project that are now globally permitted (i.e., incorporating the allowable areas resulting from the new roof structure regulations under Z.C. Order No. 14-13).

We encourage the Zoning Commission to approve ZC Case No. 14-07A since the project will provide much needed development of housing, retail, and parking to a neighborhood that is underserved in all of these elements. The modification to the project’s penthouse fits within the design aesthetic of the project and allows the project to implement the new roof structure regulations under Z.C. Order No. 14-

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13. In fact, the new roof structure will allow the affordable housing delivered by the project to be increased, and to be provided for households earning 50% of the Washington DC AMI.

In addition, the delivery of the "Neal Place connector segment" over the property at the early stages of the project (upon the issuance of the first Certificate of Occupancy for the south building) will enhance the connectivity of the neighborhood and help unlock the potential for the entire east portion of the Market district. It will also minimize disruption to the community and other developments, allowing the Union Market district to be more expeditiously and efficiently built out.

The ANC supports the minor design alterations of the project, which resulted primarily from the updated layouts of the residential units. As the result of such layouts, elements of the exterior windows, facades, and balconies required slight reconfiguration. In addition, the courts at the front and rear of the building were slightly resized. Further, the project added windows along the rear façade of the project, further activating the alley. All of such design revisions are enhancements to the project and are consistent with the project aesthetic approved under the original Order.

Thank you for giving consideration to these recommendations and affording them "great weight". I encourage you to promptly approve the application for the PUD. If you have any questions, please contact me at 202 683 0158.

Regards,



Peta-Gay Lewis

ANC Commissioner 5D01