

December 11, 2014

VIA HAND DELIVERY

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20001

Re: Zoning Commission Case No. 14-12 – Application of EAJ 1309 5th Street LLC to the D.C. Zoning Commission for a Consolidated and First Stage Planned Unit Development and Related Zoning Map Amendment for 1309-1329 5th Street NE (Lot 800, Square 3591) (the “Property”) – Letter Relating to Transportation

Dear Chairman Hood and Commissioners:

On behalf of EAJ 1309 5th Street LLC (the “**Applicant**”), the applicant in Zoning Commission Case No. 14-12, this letter is intended to provide an update on the transportation and public space concepts relating to the application for a consolidated and first stage planned unit development and related map amendment (the “**Project**”) at the Property and the potential timing of DDOT’s report.


The Applicant has been meeting weekly with representatives of the District Department of Transportation (“**DDOT**”) and the District of Columbia Office of Planning (“**OP**”) to discuss the transportation issues related to the Project and the ongoing evolution of the public space adjacent to the Property. The Applicant greatly appreciates the significant time and resources DDOT and OP are devoting to these issues. DDOT has expressed their belief that through the continuation of this process the open issues can likely find resolution. These meetings have been beneficial to the Applicant and the Project and have allowed an open forum where concepts are vetted and issues resolved. The Applicant understands the uniqueness of Union Market and elements of the Project call for continuing these meetings and is committed to maintaining the open communication they foster.

DDOT requires that traffic reports relating to the relevant PUD cases be submitted to DDOT 45 days prior to the hearing date. Given the amount of information necessary for study in the unique Union Market area and resulting from the Project and the substantial set of future conditions data requested for review, the Applicant is


consultant submitted its Transportation Impact Study (“**Study**”) to DDOT on December 5th. Such document is attached here as Exhibit A. The Applicant’s transportation consultant also previously provided its Synchro files to DDOT on November 25, 2014 to allow DDOT to study the Applicant’s data prior to receiving the final Study. As a result of the above-described ongoing work and timing, and based on communications with DDOT, it is possible that the DDOT report will not be finalized by the December 26, 2014 deadline for agency submissions. DDOT has indicated that they will develop their report as soon as feasible but timing might not allow for the report to be finalized by the December 26, 2014 deadline or the hearing. Accordingly, the Applicant requests that the Commission grant latitude to DDOT with respect to the report submission date.

If you have any questions regarding this application, please feel free to contact Maureen at 202-721-1101 or Jeff at 202-721-1132. Thank you for your attention to this application.

Respectfully submitted,




Maureen E. Dwyer



Jeffrey C. Utz

Certificate of Service

I certify that on December 11, 2014, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



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