

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



December 14, 2014

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. 14-12, 1309-1329 5th Street N.E.

Dear Chairman Hood and Zoning Commissioners:

On December 9, 2014, at a duly-noticed, regularly-scheduled monthly meeting of Advisory Neighborhood Commission 5D, with a quorum of commissioners (6 out of 6) and the public present, the above-captioned matter was presented before us. ANC 5D voted unanimously, 6-0, to support this application and the direction of the project and submit this letter of support to the Commission; we requested that the developer continue to update us on further development of the project at future meetings. The absent commissioner for ANC 5D01, in which the project is located submitted a letter of support for the project prior to the meeting, demonstrating the entire ANC's support of the project.

The development project at 1309-1329 5th Street NE will benefit our community and the District of Columbia. The project will provide a vibrant retail experience, event space, and exciting entertainment opportunities with the only stadium-seating movie theater in Ward 5 and the first Angelika Theater in DC. The project will also include either office or residential components, which will continue to create jobs and attract more people to either live or work in our neighborhood. The project provides significant open space available for the public including a park in front of The Market at Union Market building and a plaza internal to the site with hardscape designed for pedestrian access, events, dining, entertainment, and gathering spaces – a true urban civic area or “urban park”. The project meets the vision and goals for the neighborhood as laid out in the Small Area Plan.

The design for this project embraces the neighborhood's existing warehouse aesthetic while preserving the “historic” building on the first two floors. In the developer's effort to embrace the existing fabric, the project will re-use the bricks from the Northern Building for the construction

of the exterior circulation shaft and or interior of the office, residential and theater lobbies in the Southern Building. We appreciate the developer's efforts to embrace the neighborhood's unique design character. The project will have a LEED Silver equivalency and if it is a residential project, it will include affordable housing units.

The 1309-1329 5th Street project will continue to foster a vibrant neighborhood. The project is dedicated to creating a pedestrian friendly urban streetscape. The Market at Union Market has already incubated over 40 local retailers, preserved existing businesses, and established the neighborhood as a destination to residents of Ward 5 and the surrounding DC metro area. We are pleased that the developer is committed to keeping the Market open during the construction of the new project, to protect the vibrancy that has already been established around the project. We are confident that the developer, with the expansion of this project, will grow the unique character of the neighborhood, build out the vision of the Small Area Plan, and facilitate further development throughout the 45 acres of the Union Market District.

The developer has committed to continue to provide safety and security measures throughout the area surrounding the project. They have already made great improvements to the district by providing continuous security and improving lighting throughout the 45-acre district. In addition to improving safety, the developer is an active member of our community and has already and will continue to donate their time and resources to community events and organizations. They have organized and provided space for numerous community events that attract DC area residents to Ward 5 as well as subsidized and donated space to local organizations.

The developer has demonstrated its dedication to improving the Union Market district and we believe that this project will continue to build on that investment in the community. We look forward to the developer refining the project and returning to ANC 5D and the Zoning Commission et al. with a clear community benefits package.

Thank you for giving great weight to the recommendations of ANC 5D and we hope that you will promptly approve the PUD application.

Respectfully Submitted,



Kathy Henderson, 5D05
Chairperson, ANC 5D