



DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 5D

June 21, 2019

Anthony J. Hood, Chairman
District of Columbia Zoning Commission
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: Z.C. Case No. 14-12E – Second-Stage PUD Application for the Union Market North Building at 1329 5th Street NE

Dear Chairman Hood and Members of the Commission:

On June 11, 2019, at a duly-noticed¹, regularly-scheduled monthly meeting of the Advisory Neighborhood Commission (“ANC”) 5D, with a quorum of commissioners (7 out of 7) in attendance and the public present, the development team of Gables and Edens presented the second-stage PUD Application for the North Building to us and the members of the community. Following the presentation, members of the ANC and the public had the opportunity to ask questions about the Project. Thereafter, **ANC 5D voted unanimously, 7-0, to support the Application and submit this letter of support to the Zoning Commission.** This letter reflects the ANC’s interests and concerns, and requests the Commission to give great weight to ANC 5D’s support for this project.

The project that we reviewed is a new mixed-use building with ground floor commercial uses, approximately 300 new multifamily residential units, three levels of below-grade parking, and a new public plaza in the Union Market district within the boundaries of the ANC. ANC 5D supports the proposed building’s massing and height, residential use, architectural design, proposed range of parking, and ground floor retail use and public space design. The public plaza will be a welcome addition to the Union Market neighborhood and provide an important gathering space and neighborhood amenity for the ANC 5D and Ward 5 communities.

Gables and Edens have worked very closely with the ANC and particularly with the SMD. This development team has attended and presented the project to the ANC and the public at three full, duly-noticed public meetings this year in March, May, and June, and presented the project to members of the SMD 5D01 at a regularly-scheduled public meeting in May. The development team has been proactive in answering questions and diligent in following up with requests for more information and details about the Project from the ANC and from members of the public. Of note, the development team sent the ANC commissioners a copy of the second-stage PUD application as filed with the Zoning Commission on June 3, 2019 for our review in advance of their presentation to the ANC.

¹ ANC 5D provides notice of its meetings via postings to ward5@yahoogroups.com and the anc5d.org website, in compliance with DC Code § 1-309.11 (c)(3) and § 1-309.11 (c)(4), respectively.

ANC 5D Commissioners 2019-2020	5D01: Ryan Linehan <i>Secretary</i>	5D02: Keisha Shropshire <i>Treasurer</i>	5D03: Steve Motley
5D04: Bernice Blacknell	5D05: Sydelle Moore <i>Vice Chairperson</i>	5D06: Jason Burkett	5D07: Clarence Lee <i>Chairperson</i>

ZONING COMMISSION
District of Columbia
Case No. 14-12E
EXHIBIT NO.11



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We appreciate the efforts that Edens together with Gables has made since the approval of the first-stage PUD. The proposed design strikes a good balance between the historic character of the Union Market District and contemporary architectural design. The Project, as part of the overall Union Market PUD, provides a commendable number of public benefits that serve the area within our ANC. Already Edens has begun to deliver many of the benefits promised in 2015 as part of Z.C. Case No. 14-12. Although the already-approved set of public benefits was strong, the ANC is pleased to see that the development team has supplemented those benefits as part of this application, including increasing the Project’s environmental sustainability measures and adding a commitment for “maker” uses on the ground floor. We believe that the proposed public benefits are sufficient given that the project is so closely in line with what was previously approved for the North Building site. In our view, the Project represents the implementation of the Comprehensive Plan and Small Area Plan as envisioned by ANC 5D and other members of our community.

ANC 5D has seen first-hand the ongoing transformation of the Union Market District, which has been fueled largely by Edens, and the changes in the neighborhood have been overwhelmingly positive. We believe that the construction of new housing and commercial opportunities will have positive economic effects on our neighborhoods and this project continues to help provide places to live, work, and recreate in the Union Market District, which is one of the most exciting activity centers in our ANC. We are eager to see Union Market continue to thrive and expand with the completion of this project.

Edens has a strong record of performing new construction without adversely impacting the neighborhood. The Project does not displace any residents because it is built on a site without any housing today. We also believe that the construction of new housing and commercial opportunities will have positive economic effects on our neighborhoods. And we are confident that this development team can construct and then operate the Project in a manner that does not adversely impact the surrounding area.

The Gables and Edens development team has demonstrated its dedication to improving the Union Market District and ANC 5D believe that this building will continue to build on the investment in the community. The ANC urges the Zoning Commission, pursuant to District of Columbia Code § 1-309.10, to accord great weight to its advice and approve the PUD application.

On behalf of ANC 5D,

Clarence Lee
ANC 5D Chair

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