



COUNCIL OF THE DISTRICT OF COLUMBIA

**THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20004**

KENYAN R. McDUFFIE
Councilmember, Ward 5
Chair Pro Tempore
Chair, Committee on the Judiciary

Committee Member
Finance and Revenue
Transportation and the Environment

June 3, 2015

Anthony Hood
Chairman
DC Zoning Commission
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: Zoning Case 15-01 – Letter of Support for Highline at Union Market PUD

Dear Chairman Hood:

I reviewed the proposed plans and public benefits presented to me by 320 Florida Owner, LLC (Applicant) for the Highline at Union Market at 320 Florida Ave., NE. I am supportive of the building design and the proposed public benefits, specifically the aspects of the public benefits related to affordable housing, the creation of a public park, and the employment opportunities for District residents.

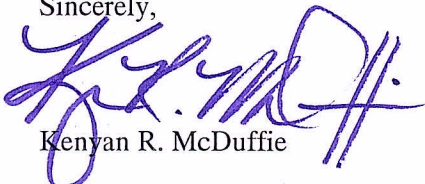
I am supportive of the Applicant's creative solution to provide a meaningful affordable housing package. I understand that the Applicant's proposal includes 13 on-site units for households earning up to 80% of Area Median Income (AMI), and the creation of 13 off-site homes. Further, it is my understanding that a minimum of seven of the off-site homes will be located in ANC-5D, and the remaining six will be located in Ward 5 with a priority area of ANC-5D. All of the off-site homes are to be sold to residents with incomes averaging 50% of AMI. The Applicant's \$1.4 Million contribution to Habitat for Humanity, and its plans to co-develop 13 homes in ANC-5D, and Ward 5, will continue to make Ward 5 a place for residents of all income levels to call home. Habitat for Humanity has demonstrated that it is committed to ANC-5D and Ward 5, and I am pleased that ANC-5D, and specifically Commissioner Peta-Gay Lewis, has offered support for this project.

The Applicant's proposal to dedicate \$600,000 to the design, construction, and maintenance of a public park and pedestrian pathway located on the District land adjacent to 320 Florida Ave. will provide much needed green space to Ward 5 and will provide a safe, convenient path between NoMa and Union Market, as called for in the Florida Avenue Market Study Small Area Plan.

I applaud the Applicant's commitment to participate in the Department of Employment Services' First Source Employment Program. The Applicant has also committed to presenting contracting opportunities to the Ward 5 business community. It is critical that District residents, and businesses, are afforded the chance to participate in opportunities presented by the economic development of Ward 5.

I hope that the Zoning Commission will vote in support of the PUD, and give great consideration to the Applicant's public benefits package.

Sincerely,



Kenyan R. McDuffie

ZONING COMMISSION
District of Columbia
CASE NO.15-01
EXHIBIT NO.32