

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



June 3, 2015

Anthony Hood
Chairman
DC Zoning Commission
441 4th Street, NW, Suite 2005
Washington, DC 20001

**RE: Letter of Support for Case No. 15-01 - PUD and Map Amendment
320 Florida Ave., NE – The Highline at Union Market**

Dear Chairman Hood and Members of the Commission:

Please be advised that Advisory Neighborhood Commission (ANC) 5D during our duly advertised special public meeting on May 22, 2015, at which a quorum was present, unanimously voted 7-0-0 in favor of supporting Zoning Case No. 15-01, a planned unit development (PUD) and Map Amendment at 320 Florida Ave., NE., as proposed by 320 Florida Owner, LLC (Applicant). ANC 5D requests that the Zoning Commission accept this letter in support of the application into the record for Zoning Case No. 15-01.

ANC 5D commends the Applicant on designing a high quality mixed-use building and proposing a creative public benefits package that supports the residents of the ANC 5D community. The community benefits package has the potential to serve as a catalyst for creating affordable housing in the District by underscoring a partnership with Habitat for Humanity and the Owner.

We are pleased that the Applicant will provide a mix of both on-site 80% area median income (AMI) units and 50% (AMI) off-site units, and that the PUD will create affordable homeownership opportunities for low income households through a creative partnership with Habitat for Humanity of Washington, DC (DC Habitat). As presented by the Applicant, the Applicant and DC Habitat will co-develop 13 homes off-site that will be for sale to households with an average household income of 50% AMI. Seven of these homes will be located in ANC 5D01, and six homes will be located in Ward 5 with a priority area of ANC 5D. As a condition to ANC 5D's support, ANC 5D recommends that the Applicant continue collaborating with ANC 5D01 Commissioner Peta-Gay Lewis to strengthen its Memorandum of Understanding (MOU) with DC Habitat in order to ensure that ANC 5D01 residents receive a preference in purchase opportunities of the off-site homes. This unique approach to creating affordable housing in the District of Columbia is noteworthy and should be replicated by other developers seeking to build here.

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Additionally, ANC 5D supports the Applicant's proposal to improve the District-owned land fronting Florida Avenue, NE at Square 3585 Lot 806 with a public green space, plaza, community herb gardens, and pathway for a potential future pedestrian connection into Union Market. The proposed improvements to the District-owned land will greatly contribute to the safety and connectivity of the Union Market and NoMa neighborhoods and will serve as a much needed improvement to the District-owned land, which is currently overgrown, littered with trash, and generally neglected. We are pleased that the Applicant has proposed a potential future pedestrian connection into Union Market, which is called for in the Florida Avenue Market Small Area Plan.

We appreciate the Applicant's presentations to ANC 5D and its willingness to refine the public benefits package to better meet the needs of the community, incorporating feedback from ANC 5D and residents. We look forward to the Applicant continuing to refine the MOU with Habitat for Humanity and returning to the Commission for input and concurrence.

We recommend that the Zoning Commission give "great weight" to ANC 5D in this matter.

Respectfully Submitted,

Kathy Henderson

Commissioner Kathy Henderson, 5D05
Chairperson, ANC 5D