



DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION (ANC) 5D
www.anc5d.org

September 20, 2016

Anthony J. Hood, Chairman
 D.C. Zoning Commission
 441 4th Street, N.W., Suite 210S
 Washington, D.C. 20001

RE: Zoning Commission Case No. 15-27 – PUD
 KF Morse, LLC – Consolidated and First-Stage PUDs and Related Map Amendment at Square 3587

Dear Chairman Hood and Commission Members,

On September 13, 2016, at a duly noticed¹, regularly scheduled monthly meeting of Advisory Neighborhood Commission (“ANC”) 5D, with a quorum of six commissioners and the public present, the above-mentioned matter was presented before us. The commission voted 6-0-0 to support this project.

The applicant has done an excellent job of presenting its proposed PUD to the community and responding to the ANC’s questions and concerns. The development will contribute to the redevelopment of the Florida Avenue Market area and includes important new connections that will help bring surrounding communities closer together. The project incorporates a mix of uses, including residential, retail, office, and hotel uses, as well as significant new public open spaces, which will together create a vibrant new mixed-use and transit-oriented community.

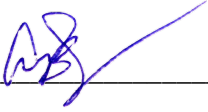
Furthermore, the project will include a number of significant public benefits and project amenities developed in coordination with the ANC, including:

- Additional IZ (10% of units) with greater affordability - 50% of IZ units at 50% AMI and 50% at 80% AMI.
- Support for local businesses with maker space, incubators and a first-source employment agreement
- LEED Gold buildings
- Activation and programming of open spaces to appeal to all members of the community

As such, ANC 5D is supportive of the proposed Consolidated PUD for Phase I of the development and the First-Stage PUD for Phase II of the development, and recommends that the Commission approve this important project.

ANC 5D Commissioners 2015 - 2016	5D01: Peta-Gay Lewis	5D02: Keisha Shropshire <i>ANC 5D Treasurer</i>	5D03: Adam Roberts <i>ANC 5D Chairperson</i>
5D04: Bernice Blacknell <i>ANC 5D Vice Chairperson</i>	5D05: Kathy Henderson	5D06: Yvonne Buggs <i>ANC 5D Secretary</i>	5D07: Clarence Lee ZONING COMMISSION

On behalf of the Commission,



Adam Roberts
Chairperson, ANC 5D

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

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