

May 17, 2018

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

**RE: Zoning Commission Case No. 17-14 – Consolidated Planned Unit
Development and Zoning Map Amendment at 500 Penn Street, NE**

Dear Chairman Hood and Commission Members:

On May 8, 2018, at a duly noticed¹, regularly scheduled monthly meeting of Advisory Neighborhood Commission (“ANC”) 5D, with six commissioners (four required for quorum) and the public present, the above-mentioned matter was presented before us by the applicant (UDR, Inc. & UM 500 Penn Street NE LLC). **ANC 5D voted 6-0-0 with 1 commissioner absent to enthusiastically support this application and submit this letter of support to the Commission.**

ANC 5D supports the proposed building massing, design, and program, including the unit mix, proposed range of parking, and ground floor program. The ground floor brick façade captures the aesthetic of the neighborhood’s prior industrial history, the underground parking is a much-needed amenity, and the inclusion of 3-bedroom homes and street activating ground-floor retail in the building are welcome additions to the community.

The proposed building will provide important public benefits and has been designed with the ANC and neighborhood’s needs in-mind. The development will also activate what is currently a dark, mostly vacant corner of the Union Market district, which will help to further connect neighborhoods within the ANC to this area.

The applicant has worked closely with both the ANC and the Single Member District (“SMD”) representatives and community, presenting at two duly noticed, regularly scheduled monthly meetings of ANC 5D and one duly noticed, regularly scheduled monthly meeting of SMD 5D01, as well as numerous meetings with SMD and ANC Commissioners to ensure a benefits and amenities package that meets the needs of our constituents. The applicant has provided a higher number of affordable units and deeper levels of affordability than required by Inclusionary Zoning, has set aside space for maker users, and notably, in response to the comments made by our Commissioners and constituents, is working with non-profit Jubilee Jobs to provide a much needed employment benefit 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.

The development team has demonstrated its dedication to improving the Union Market District and we 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,

A handwritten signature in blue ink that reads "Clarence Lee". The signature is written in a cursive style and is positioned above a horizontal line.

Clarence Lee
ANC 5D Chair