



GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5D

Advisory Neighborhood Commission 5D
371 Morse St. NE
Washington, DC 20002

September 8, 2026

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

Re: Z.C. Case Nos. 22-35A and 22-35B – 1345 4th Street, N.E. (Union Market District)

Dear Chairman Hood and Members of the Commission:

On September 8, 2026, at a duly noticed public meeting, Advisory Neighborhood Commission 5D, by a vote of 6 (yea), 0 (nay), and 0 (abstaining), voted to support the above-referenced applications requesting a modification to permit interim improvements and uses and a time extension for the previously approved Planned Unit Development at 1345 4th Street, N.E.

The ANC continues to support the long-term redevelopment vision approved by the Commission and appreciates the Applicant's commitment to preserving that plan, including the affordable housing, PDR/Maker space, sustainability measures, public realm improvements, and other community benefits that were integral to the original approval.

The ANC notes that the two companion applications are closely interrelated. The proposed modification to permit interim improvements is a direct and reasonable response to the same market conditions that necessitate the time extension. Significantly, the lodging and commercial uses contemplated by the interim improvements are permitted as a matter of right in the underlying zone and were among the uses expressly approved as part of the approved PUD. The modification therefore does not introduce new or incompatible uses to the Property.

The Commission is well aware of the economic conditions affecting development activity throughout the District. In light of those challenges, the ANC finds the Applicant's approach to be both practical and beneficial. Rather than allowing a prominent property at the northern entrance to the Union Market District to remain dormant pending improved market conditions, the Applicant proposes to invest in and reactivate the site through improvements to the existing motel building and adjacent commercial structures.

The Commission recognizes that the requested 10-year time extension is longer than ordinary for other PUDs. However, within ANC 5D, the Commission has seen PUDs effectively extended for many years through multiple extensions. In this instance, the ANC believes it is in the best interests of the community to have certainty that the approved PUD will survive while an interim use of the property activates an important gateway into the Union Market District, particularly when the duration of the extension will allow for the enhanced interim use and investment to occur in the first place.

The ANC believes these interim improvements will provide meaningful benefits to the surrounding neighborhood. The investment will improve the condition and appearance of the property, encourage continued commercial activity, support local businesses and employees, and contribute to a more active streetscape along 4th Street and Penn Street. These are positive outcomes that can be realized in the near term while preserving the Commission-approved redevelopment plan for future implementation. However, these outcomes might not happen if the requested duration of the extension is not approved.

Importantly, the requested modification does not alter the fundamental character of the approved PUD or reduce the public benefits that were negotiated and ultimately supported by the ANC and the Commission. The proposal maintains the approved redevelopment framework while providing flexibility necessary to accommodate present market realities and productive interim use of the property.

The ANC also recognizes the Applicant's longstanding role in the continued evolution of the Union Market District and appreciates the effort to ensure that this highly visible site remains an active contributor to the neighborhood during the interim period. The proposed requests represent a reasonable balance between advancing near-term activation and preserving an ambitious long-term development vision.

Accordingly, the ANC respectfully requests that the Commission afford this recommendation the great weight to which it is entitled and approve both the requested modification and time extension.

Thank you for your consideration.

Respectfully submitted,



Sebreana Rhodes
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Sebreana Rhodes
Chair, Advisory Neighborhood Commission 5D