

November 26, 2014

VIA ELECTRONIC FILING

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20001

Re: **Zoning Commission Case No. 14-07 – Application of 1250 4th ST EDENS LLC for 1270 4th Street, NE (Parcels 129/95 and 129/96 in Square 3587), Washington, DC (the “Property”) – Application to the D.C. Zoning Commission for a Consolidated Planned Unit Development and Related Zoning Map Amendment – Applicant’s Request for Postponement of Hearing**

Dear Chairman Hood and Members of the Commission:

1250 4th ST EDENS LLC (the “**Applicant**”) respectfully requests that the Commission grant a postponement of the December 18, 2014 public hearing for Z.C. Case No. 14-07. A 45-day postponement would allow sufficient time to address several issues currently under discussion between the Applicant, the community, and the District agencies. If such timing is not possible, the Applicant requests that the hearing is rescheduled to the Commission’s earliest available hearing opportunity.

The Applicant requests this delay in order to work with the community, neighboring property owners, and District agencies on three issues: (1) the location of a public access “cut through” from “Third Street” to Fourth Street, NE (similar to that described in the Small Area Plan at or near Neal Place, NE); (2) the location and design of the newly-proposed Fourth Street cycle track, which runs parallel to the Sixth Street cycle track and will impact the proposed street section of Fourth Street; and (3) the location of park/green space within one of the areas defined by the Small Area Plan as recently recommended by ANC 5D commissioners.

The Applicant has been in close contact with ANC 5D, particularly its Single Member District representative. While early conversations regarding the project were positive, the community has recently asked the Applicant to address the “cut through” concern described above and invited the Applicant into discussions regarding the Fourth Street cycle track and green space location. The Applicant also met with ANC 6C in November. Therefore, the

Applicant is working on revised project design concepts that address the “Neal Place cut through” from “Third Street” to Fourth Street. These revisions require the expenditure of additional design costs in order to address the community’s requests and inform the community benefits offered by the project.

The Applicant greatly values its relationship with the community and intends to deliver a widely-supported project. The requested additional time will afford the Applicant the opportunity to work with and obtain the support of ANC 5D, while incorporating and addressing input from other business and property owners in the community, ANC 6C, and the District.

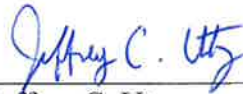
The Applicant respectfully requests that the application’s hearing is rescheduled on or about 45 days after the currently scheduled December 18, 2014 hearing. In addition to allowing time for the Applicant to work with the community, such timing will allow for the Applicant to keep a signed lease in place for 20,000 square foot Latin market.

If you have any questions regarding this application, please feel free to contact Maureen at 202-721-1101 or Jeff at 202-721-1132. Thank you for your attention to this application.

Respectfully submitted,



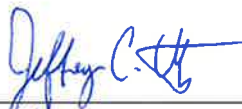
Maureen E. Dwyer



Jeffrey C. Utz

CERTIFICATE OF SERVICE

I certify that on November 26, 2014, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



Jeffrey C. Utz

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