

GOVERNMENT OF THE DISTRICT OF COLUMBIA
ADVISORY NEIGHBORHOOD COMMISSION 5D



January 21, 2015

Anthony J Hood, Chairman
D C Zoning Commission
D.C. Office of Zoning
441 Fourth Street N.W , Suite 210S
Washington, D C 20001

RECEIVED
D.C. OFFICE OF ZONING
2015 FEB - 9 AM 10:42

Re: Zoning Commission Case No. 14-07 – PUD at 1270 4th Street N.E.

Dear Chairman Hood:

On December 9, 2014, at a duly-noticed, regularly-scheduled monthly meeting of Advisory Neighborhood Commission (ANC) 5D, with a quorum of commissioners (5 out of 6) and the public present, the above-captioned matter was presented before us. ANC 5D voted unanimously, 5-0, to support this application and submit this letter of support to the Commission, and requested that the developer return to ANC 5D to update us on its development project. The absent commissioner (Peta-Gay Lewis, 5D01) submitted a letter of support for the project prior to the meeting, demonstrating the entire ANC's support of the project.

As part of the vision of the Small Area Plan and in response to comments from our community, the developer redesigned a portion the site to connect Neal Place between the proposed "3rd" and existing 4th Streets. In the final condition, the extension of Neal Place will help complete the grid within the 45-acre Union Market District. Until "3rd" Street is created, the developer has committed to a temporary pocket park on what will ultimately become the extension of Neal Place. This temporary park will provide much needed green space and will address community concerns over the timing (i.e., it avoids the condition where a street terminates into the back of buildings during its interim phase). At our December 9th meeting, the developer presented that an additional component of providing the Neal Place "cut through" through the property is to add the property immediately to the north of the 1270 4th Street project for inclusion as a Phase I PUD of similar height and density to the proposed building. The ANC notes that it supports the project as modified, with the inclusion of the Phase I PUD building on

Parcel 129/77 at the north of the site Pages showing the plans reviewed by the ANC at its December meeting are attached to this letter

The development project at 1270 4th Street NE will provide several benefits to our community and the District of Columbia The project will provide a continuation of Neal Place through the developer's property helping achieve circulation and connectivity The project will also create new residential opportunities in an area with no residences The project will create a vibrant retail street experience and retail diversity on 4th Street, as well as add much needed parking that will serve the project and the surrounding businesses, while celebrating the unique industrial design of this area The project meets the vision and goals for the neighborhood as laid out in the Small Area Plan We look forward to working closely with the development team to finalize a complete community benefits package

The project will be one of the first residential projects in a neighborhood and will not displace any residents In addition to meeting the Inclusionary Zoning requirements, five of those affordable housing units will be set aside for residents earning no more than 50% of the Washington DC Area Median Income (AMI) The ANC is strongly committed to increasing opportunities for affordable housing and appreciates the commitment to create units that will be offered to residents earning 50% of the AMI

The Ward and the neighborhood are underserved by retail and particularly dining options The addition of the project's retail and dining will provide options and amenities that previously required residents to travel to other parts of the City

In addition, the design for this project embraces the neighborhood's desire to maintain existing warehouse character and fabric by preserving the existing warehouse. The industrially-influenced design responds to the existing fabric by preserving the existing "warehouse" at the Street and building an industrial feel above We appreciate the developer's efforts to embrace the neighborhood's unique character

One of the community's requests is that the project includes ample parking for the project that can serve the surrounding businesses and the community The proposed plan will serve the entire district, in particular the 200,000 square feet of wholesale and retail currently existing between 4th and 5th Streets That area currently has little off-street parking due to the size of the existing properties and fragmented ownership, making relatively few opportunities to create pools of efficient parking to serve the community We appreciate that the developer is thinking about the long term success of the entire neighborhood by providing this parking

The developer is an active member of our community The developer has and will continue to donate their time and resources to community events and organizations They have organized and provided space for numerous community events that attract DC area residents to Ward 5. In addition, they have subsidized, provided expertise, and donated space to local organizations

We appreciate and acknowledge that the Neal Place “cut through” in particular comes at a significant cost to the developer and is a major public benefit

The developer has demonstrated its dedication to improving the Union Market district and we believe that 1270 4th Street project will continue to build on that investment in the community. Thank you for giving great weight to the recommendations of ANC 5D and we hope that you will promptly approve the PUD application. We look forward to working with the developer to bring this important project to fruition.

Respectfully Submitted By,

A handwritten signature in black ink, appearing to read "Kathy Henderson", with a long horizontal flourish extending to the right.

Commissioner Kathy Henderson, 5D05
Chairperson, ANC 5D