



COUNCIL OF THE DISTRICT OF COLUMBIA
THE JOHN A. WILSON BUILDING
1350 PENNSYLVANIA AVENUE, NW
WASHINGTON, D.C. 20004

KENYAN R. McDUFFIE
 Councilmember, Ward 5
 Chair Pro Tempore
 Chair, Committee on the Judiciary

Committee Member
 Finance and Revenue
 Transportation and the Environment

March 25, 2015

Mr. 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 MAR 26 PM 12:47

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

Dear Chairman Hood and Zoning Commissioners:

As the Ward 5 Councilmember, I am writing to express my support of EDENS' development at Union Market. I have had the opportunity to meet with the Applicant on numerous occasions and believe that this project is the necessary catalyst towards the execution of the overall vision and plans for the broader Union Market District. The development being presented before you is an important one, not only to Ward 5, but for the entire District of Columbia.

The 1270 4th Street N.E. project achieves the objectives of the District and the goals as outlined in the Small Area Plan and provides significant benefits to the community. These benefits include greenspace, mixed-income housing, jobs, increased tax base, retention of the existing industrial facade and the eventual opening up of the street grid which promotes greater circulation within the broader Union Market district. The project's design successfully accommodates the needs of pedestrians, vehicles and cyclists. I am particularly pleased that all loading activities will take place in the alley behind the project – thereby significantly reducing vehicular-pedestrian conflicts along 4th Street. I applaud the applicant for incorporating the wishes of the 5D community by considering the future parking needs of the Union Market district. The applicant's parking plan accounts for the fact that many of the parcels within the Union Market district will be unable to accommodate off-street parking once redeveloped. The ward needs these jobs, the retail, the public greenspace as well as the opportunities and amenities provided by this project for our families and children.

As you know, I have been an author, advocate, and champion for the Ward 5 Industrial Land Transformation Study, *Ward 5 Works*, which seeks to manage the transformation of industrial

land, much of which is located in Ward 5, in a responsible and inclusive manner. This is a wonderful opportunity for Ward 5 to institute many of the task force's recommendations to spark development, all the while preserving the building and character and the existing uses, many of which have been a mainstay in the community for the past decades.

The community echoes the support, the Applicant has received unanimous support from ANC 5D, as well as support from community residents, owners and employees in the neighborhood. The 1270 4th Street N.E. project, in conjunction with the applicant's other recently Zoning Commission-approved projects in the neighborhood, will further the implementation of the DC Council-approved Small Area Plan. As councilmember for Ward 5, I am proud to be part of what I believe will be one of the most transformative and community-oriented development projects in the District. Please let me know if there is any assistance my office can provide to further these efforts.

Regards,

A handwritten signature in black ink, appearing to read 'K. R. McDuffie', with a large, stylized flourish at the end.

Kenyan R. McDuffie