



DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 5D

June 4, 2019

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 4th Street, N.W., Suite 210S
Washington, DC 20001

Re: ZC 14-12E – 1329 5th Street, NE – Second Stage PUD Application

Dear Chairman Hood,

As the Single Member District Commissioner for ANC 5D01, I am personally writing in support of Clarion Gables Multifamily Trust, L.P. and EAJ 1309 5TH ST, LLC (Gables & EDENS) PUD application to the Zoning Commission for the North Building Project at 1329 5th Street, NE. I encourage the Zoning Commission to set down the application for a hearing at its earliest opportunity.

The North Building project will continue the revitalization of the Union Market District by providing housing, retail, and jobs to an area that is currently underserved. It will be another key step towards the implementation of the Florida Avenue Market Small Area Plan and will catalyze other projects to do the same. The project will provide job opportunities, much needed retail and commercial amenities, an activated, safer streetscape and plaza, some larger units potentially for families, and a better pedestrian experience within ANC 5D. Gables and EDENS' vision for the property will further bring new energy to the Union Market District and the surrounding community. The community is eager to see this approved First Stage PUD become a reality through this Second Stage PUD application for the project.

I have personally met with Gables and EDENS regarding this PUD five times, including one presentation of the project to my SMD on 5/29/19, and two presentations to the full ANC 5D at its regularly-scheduled and properly-noticed monthly meetings on 3/12/19 and 5/14/19. Gables and EDENS have committed to continued dialogue with my SMD and the full ANC, and they will be returning to the upcoming ANC 5D monthly meeting on 6/11/19 to seek a vote for formal support of the project.

EDENS has worked well with our ANC on the PUD modification for the Gateway Market and Residences project (Edison/Trader Joes at 340 Florida), the 1270-1300 4th Street project (Shapiro/La Cosecha and Shapiro North), the 1309 5th St project (Union Market), and the 500 Penn St project (Maurice West), and has consistently involved the community on all of its projects at an early stage. I am looking forward to similarly working with EDENS and Gables on this project.

On behalf of SMD 5D01,

Ryan Linehan
ANC Commissioner 5D01

ANC 5D Commissioners 2019-2020	5D01: Ryan Linehan <i>Secretary</i>	5D02: Keisha Shropshire <i>Treasurer</i>	5D03: Steve Motley ZONING COMMISSION
5D04: Bernice Blacknell	5D05: Sydelle Moore <i>Vice Chairperson</i>	5D06: Jason Burkett	5D07: Clarence Lee Chairperson District of Columbia CASE NO. 14-12E EXHIBIT NO. 10