



Government of the District of Columbia
ADVISORY NEIGHBORHOOD COMMISSION 5E
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May 12, 2016

VIA PDF/ELECTRONIC SUBMISSION

Anthony Hood, Chairman
D.C. Zoning Commission
441 4th Street, NW, Suite 210
Washington, DC 20001

Re: Zoning Commission Case No. 15-15 – Consolidated Planned Unit Development and Zoning Map Amendment for 1611-1625 Eckington Place, NE (Lot 805, also known as Lots 2001-2004, Square 3576) and 1500 Harry Thomas Way, NE (Lot 814, Square 3576) (the “Property”) – Letter of Support for Project

Dear Chairman Hood and Members of the Zoning Commission:

On behalf of Advisory Neighborhood Commission (“ANC”) 5E, we hereby submit this letter into the record to indicate ANC 5E’s support for the above-referenced application for a consolidated Planned Unit Development and a Zoning Map amendment. On April 19, 2016, at a duly-noticed, regularly-scheduled monthly meeting of ANC 5E, with a quorum of commissioners and the public present, the above-captioned matter was presented before us. ANC 5E voted unanimously, 9-0, to support this application contingent upon receipt of a signed amenities agreement. Commissioner Renee Lewis has informed ANC 5E Chair, Teri Janine Quinn, that she has received the signed amenities agreement.

JBG/Boundary 1500 Harry Thomas Way, L.L.C. and JBG/Boundary Eckington Place, L.L.C., as the applicant in the matter, have been active in the community, meeting several times over a long period of time with adjacent neighbors and incorporating updates to the project based upon community feedback.

The application would rezone the Property from C-M-1 to CR and allow the large parcel to be designed with four unique and interlinked structures. The rezoning and PUD would allow for the construction of residential to go alongside active, retail (potentially “maker” space) and commercial uses on a site that has long been underutilized. The project provides open space and greenery throughout the site, including open spaces along the north and south lot lines it shares with the CubeSmart and the Gale project to its south.

5E01 Deborah Steiner
5E01@anc.dc.gov
DLSmith112@msn.com
202-681-0095

5E02 Patricia Williams
5E02@anc.dc.gov
202-709-9375

5E03 Renee T. Lewis
5E03@anc.dc.gov

5E04 Sylvia M. Pinkney
5E04@anc.dc.gov
202-269-4180

5E05 Bradley Thomas
5E05@anc.dc.gov
202-670-0151

5E06 Teri Janine Quinn
Chair
5E06@anc.dc.gov
@TJQANC5E06
202-495-1177

5E07 Bertha Holliday
Treasurer
5E06@anc.dc.gov
bhollidaypsy@gmail.com
202-491-3996

5E08 VACANT

5E09 Dianne Barnes
Corresponding Secretary
5E09@anc.dc.gov
202-387-2497

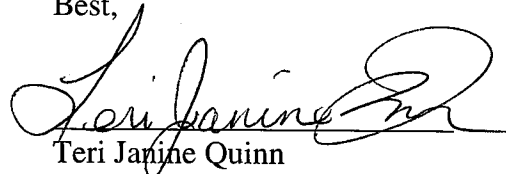
5E10 Sally Hobough
Vice Chair
5E10@anc.dc.gov
@lifeonthedgewd
202-412-9618

To the extent requested in the application, we also support the coordination between the project and the adjacent Gale apartments, including the joint use of the existing Gale curb cuts and loading facilities along Eckington Place and Harry Thomas Way. Such combination resulted in part from community requests to reduce loading from the alley at the northeast of the Property. It also reduces the number of curb cuts.

ANC 5E is supportive of the applicant's proposed public benefits and amenities package. As a result of negotiations with the Eckington Civic Association and Commissioner Lewis, the affordable offered by the applicant is 8% of the residential component being set aside for households earning no more than 60% of the Washington, DC AMI. In addition, the applicant has proposed a variety of additional public benefits and amenities that have been tailored to satisfy requests and needs of this community including donations to the NoMA Park, a community garden in ANC 5E Single Member District 5E03, and engaging in the Adopt-a-Block program.

As a result of the above, ANC 5E supports the Applicant's application for PUD and Zoning Map amendment approval and the project and we hope that you will approve the application. We request that the Commission affords our position "great weight". We appreciate your consideration of our submission.

Best,

A handwritten signature in black ink, appearing to read "Teri Janine Quinn", written over a horizontal line.

Teri Janine Quinn

Chair, Advisory Neighborhood Commission 5E