



DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 5D

January 23, 2019

Zoning Commission for the District of Columbia
441 4th Street, NW, Suite 210S
Washington, DC 20001

**RE: Second-Stage PUD and Modification to the First-Stage PUD Approved in
Zoning Commission Case No. 15-27
Buildings A2, C2 and D (Square 3587, Lots 840, 834, 835)**

Dear Chairman Hood and Members of the Zoning Commission:

On November 13, 2018, at a duly noticed, regularly scheduled monthly meeting of Advisory Neighborhood Commission (“ANC”) 5D, with a quorum of commissioners and the public present, the above-referenced case was presented before us. The Commission voted 5-0-0 to support this project.

The Applicant has done an excellent job of presenting the second-stage PUD and the proposed modifications for Buildings A2, C2, and D. The Applicant met with the community on several occasions prior to presenting to the full ANC, and responded to all questions and requests for information. The ANC is supportive of the Applicant’s proposal to develop (i) Building A2 as a residential building with ground floor retail, approximately 260 units, and a redesigned and greatly enhanced public park compared to the first-stage design; (ii) Building C2 as an office building with ground floor retail and a first-class design; and (iii) Building D as a residential building with approximately 256 units and with ground floor retail. Prior to the ANC meeting, the Applicant provided architectural drawings of the proposed buildings to share with the community.

The ANC supports the mix of uses and the architectural design for the three second-stage PUD buildings. The ANC believes that this redevelopment will greatly improve the Florida Avenue Market area, will create important new connections and public spaces that will bring surrounding communities closer together, and will create a vibrant new mixed-use and transit-oriented community that includes both market-rate and affordable housing, neighborhood-serving retail, and parks and open space.

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. 15-27A EXHIBIT NO. 3



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The ANC is pleased with the public benefits and amenities that were approved as part of the first-stage PUD and looks forward to those benefits being implemented as this project progresses. The ANC notes that we previously voted 6-0-0 to support the first-stage PUD application, in part because of the significant public benefits and amenities that were developed in coordination with the ANC, and also because we believed the project will contribute to the development of the area with its mix of uses and significant new public open spaces.

The one request made by the Commissioners to the Applicant was to study and propose design solutions to prevent birds from flying into the glass windows of the proposed buildings. The ANC requests that the Applicant provide this information in its PUD filings.

Based on the foregoing, ANC 5D strongly supports this application and enthusiastically requests that the Zoning Commission approve the application. Thank you for giving great weight to ANC 5D's recommendation.

On behalf of the Commission,

Comm. Sydelle Moore, ANC 5D05
Vice-Chair, Advisory Neighborhood Commission 5D

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