

DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 5D

Reissued on August 12, 2019

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

**Re: Penthouse Habitable Space (Building C1) and Second-Stage PUD and
Modification to First-Stage PUD (Building C2)
Z.C. Case No. 15-27
Square 3587, Lots 833 and 834**

Dear Chairman Hood and Members of the Zoning Commission:

On June 11, 2019, 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 6-0-0 to support the above-referenced request.

The Applicant has presented at multiple ANC 5D meetings and SMD 5D01 meetings over the past several months, and in doing so has presented its proposal to (i) modify the penthouse for the approved Building C1 and to add penthouse habitable space, and (ii) convert the approved Building C2 from residential to office use and also add penthouse habitable space to that building.

The ANC supports the proposed penthouse habitable space for Buildings C1 and C2. The requested “nightclub, bar, cocktail lounge, or restaurant” use will allow for unique event spaces in the neighborhood without creating adverse impacts to the neighborhood. The ANC also took no issue with the proposed physical modifications to the penthouse on C1, including the changes to accommodate the building’s mechanical equipment and the new solar panels. The ANC is also pleased that generation of the penthouse habitable spaces will result in contributions to the housing production trust fund.

With respect to the conversion of Building C2 from residential to office use, the ANC believes that the greater diversity of uses in the Union Market neighborhood will benefit the community. Several other large residential buildings are already approved for the PUD site, and several other residential buildings are being constructed in the immediate area. An additional office building use will help generate activity throughout the day, encourage daytime use of local retail and service establishments, and disperse traffic at peak hours. The ANC supports the thoughtful design of the building and urges the Zoning Commission to approve the office use.

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. This ANC previously voted unanimously 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 ANC continues to view this project favorably and looks forward to its development.

Based on the foregoing, ANC 5D strongly supports this application and requests that the Zoning Commission approved the requested modifications and second-stage PUD.

Thank you for giving great weight to ANC 5D's recommendation.

Sincerely,

A handwritten signature in black ink that reads "Ashley S. Moore". The signature is written in a cursive style with a large, prominent initial "A".

Comm. A. Sydelle Moore
Vice-Chair ANC 5D