



DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 5D

December 14, 2020

Anthony J. Hood, Chairman
District of Columbia Zoning Commission
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: Z.C. Case No. 19-29 – Planned Unit Development and Map Amendment for 1346-1348 4th Street, NE

Dear Chairman Hood and Members of the Commission:

On November 10, 2020, at a duly-noticed, regularly-scheduled monthly virtual meeting of ANC 5D, with a quorum of commissioners (5 out of 7) in attendance and members of the public in attendance, the ANC voted 5-0-2 to support the updated PUD and Map Amendment application, as updated.

The ANC reviewed the proposed public benefits and amenities proffered by the applicant and voted to submit this letter supporting the application and its public benefits to the Zoning Commission.

As the applicant explained, the project includes 410,000 square feet of multifamily residential above ground floor retail and below grade parking at 1346-1348 4th Street, NE. The 401 New York Avenue, NE parcel has been removed from, and 1346 4th Street, NE has been added to, the project and the application requests an MU-9 Zone Map Amendment. The ANC notes that it supports the project and application if the case number changes.

After discussion between Edens and the ANC to enhance the package of public benefits, the list of public benefits associated with the PUD has been updated to reflect the ANC’s request: new housing on a commercial lot; a 10 percent affordable housing set aside (which is in excess of the amount required), with 10 percent of the affordable housing at 50% MFI and the remainder at 60% MFI ; 3-4 percent of the units in the building will be three-bedroom family-sized units (and 10 percent of those will contribute to the overall affordable housing requirement); ground level retail including 5% reserved for PDR/maker space for five years and 50 percent of the ground floor constructed to PDR/maker specifications; LEED Gold level design; bicycle amenities such as an indoor/below-grade repair center for residents of the new building to encourage bicycle usage; a commitment to fund a study to connect bicycle infrastructure along Mount Olivet Road from 9th Street, NE into Carver-Langston, with that new cycling infrastructure connecting to the future primary bicycle route through Union Market along 6th Street, NE; high quality streetscape and architecture; \$10,000 for lighting and landscaping improvements to Lewis Crowe Park; \$10,000

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to support farmers' market operations at Lewis Crowe Park; and \$5,000 for a combination of public murals and neighborhood flags or related improvements in the vicinity of the Property. Allowing the PNC Bank to remain in operation during and after construction is also an important part of the PUD as it is a neighborhood-serving bank that many residents and local businesses in the neighborhood rely upon.

ANC 5D provided positive feedback on the design of the project and the final mix of benefits, took questions from members of the public, and after deliberation supports this updated application.

The ANC's interests are ensuring the development of the property moves forward in an orderly way with public benefits that primarily benefit the neighborhood and the area of the ANC. The proposed project and benefits are significant and satisfy those objectives, so the ANC asks that the Commission give the ANC the great weight its interests are due.

On behalf of ANC 5D,

Clarence Lee
ANC 5D Chair

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