

**DISTRICT OF COLUMBIA GOVERNMENT
ADVISORY NEIGHBORHOOD COMMISSION 5D**



September 12, 2014

Anthony J. Hood, Chairman
D.C. Zoning Commission
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

RE: Zoning Commission Case No. 14-01 – PUD Modification Application
1401 New York Avenue, N.E. (Square 4037, Lots 7 and 804)

Dear Chairman Hood and Commission Members,

On September 9, 2014, at a duly noticed, regularly scheduled monthly meeting of Advisory Neighborhood Commission 5D (ANC) , with a quorum of four commissioners and the public present, the above-mentioned matter was presented before us. The commission voted 4-0-0 to support this project.

The applicant proposes to modify the Planned Unit Development (PUD) approved by the Zoning Commission pursuant to Order No. 14-01, which became final and effective on August 8, 2014. The approved project involves the redevelopment and adaptive reuse of the historic Hecht's Company Warehouse building with approximately 338 new dwelling units and more than 196,000 square feet of gross floor area devoted to retail uses.

The applicant now requests approval to locate a new two-story building on the southern portion of the PUD site and to extend the PUD site eastward by approximately 25 feet. The new building will be leased by a restaurant, coffee shop, and/or other retail/service establishment(s) and will help create a more vibrant and active area on this portion of the site. The new building will have less than 11,000 square feet of gross floor area and will rise to a maximum height of 32.5 feet. The modification will revise the approved driveway configuration but will not otherwise modify the design or program approved for the warehouse building.

As with the original PUD application, the applicant has done an excellent job of presenting its plans to the community and responding to the ANC's questions and concerns. The revitalization of the site, including the addition of the proposed new building, will positively transform Ivy City and greatly benefit Ward 5 and the District as a whole. We are very supportive of the

applicant's proposed development, including the recent modification. Based on the foregoing, we request that the Commission support the PUD modification as proposed. We appreciate your attention to this matter, underscoring your support for our position.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'K. Henderson', written over the closing 'submitted,'.

Commissioner Kathy Henderson, 5D05
Chairman, ANC 5D