

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



January 21, 2015

Jonathan Kayne  
Interim Director  
Department of General Services  
2000 14<sup>th</sup> Street, NW, 8<sup>th</sup> Floor  
Washington, DC 20009

Anthony Hood  
Chairman  
DC Zoning Commission  
441 4<sup>th</sup> Street, NW, Suite 2005  
Washington, DC 20001

**RE: Proposed Public Benefit for 320 Florida Ave NE PUD:  
Proposed Improvements to City-Owned Land Adjacent at Square 3585 Lot 806**

Dear Interim Director Kayne and Chairman Hood:

Please be advised that Advisory Neighborhood Commission (ANC) 5D during our public meeting on January 13, 2015, heard a brief presentation from the applicant. The Commission held a preliminary “sense of the Commission” vote 5-1 in support of the Public Benefits concept proposed by 320 Florida Owner, LLC (Applicant) to improve the District-owned land fronting Florida Avenue, NE at Square 3585 Lot 806 with a public green space, plaza, and provisions for a potential future pedestrian connection into Union Market. The Applicant proposed that these improvements would be part of a larger Public Benefits package for the 320 Florida Avenue, NE PUD, a proposed mixed-use residential and retail development located adjacent to the District-owned land.

The proposed improvements to the District-owned land will greatly contribute to the safety and connectivity of the Union Market and NoMa neighborhoods, and will serve as a much needed improvement to the District-owned land, which is currently overgrown, littered with trash, and generally neglected. We are pleased that the Applicant has proposed a potential future pedestrian connection into Union Market, which is called for in the Florida Avenue Market Small Area Plan. The majority of residents attending the January 13, 2015, ANC meeting support using the identified District-owned land as a park for this project.

ANC 5D encourages the Department of General Services (DGS) to work with the Applicant, community, and other relevant District agencies to make this important community green space, gathering spot, and pedestrian linkage to the market a reality. We look forward to the Applicant providing a full presentation to ANC 5D, to allow thoughtful consideration of the entire project, including a complete Public Benefits package. We recommend that the Zoning Commission give “great weight” to ANC 5D in this matter and direct the Applicant to proceed with the presented concept and return to ANC 5D for further input.

1807 L Street NE, Washington, DC 20002; (202) 386-8325

**ZONING COMMISSION**  
District of Columbia  
CASE NO.15-01  
EXHIBIT NO.3F

Respectfully Submitted,

*Kathy Henderson*

Commissioner Kathy Henderson, 5D05  
Chairperson, ANC 5D