



1209 Morse Street NE
Washington, DC 20002
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(202) 596-TNA1

Re: Letter in Support of BZA Application No. 18688 - 1348-1356 Florida Ave NE

December 8, 2013

To Whom It May Concern:

The Trinidad Neighborhood Association (TNA), representing the interests and concerns of residents of the Trinidad neighborhood of Washington, DC, is in support of the application for zoning relief at 1348-1356 Florida Ave NE, as submitted by Lock 7 Development, LLC, to build a mixed-use residential and ground floor retail development. This includes:

- Variance from the height requirement
- Variance from the floor area ratio (FAR) requirement
- Variance from the off-street parking requirement

The principals of Lock 7 presented their plan before a special SMD 5D06 meeting as well as at the Trinidad Neighborhood Association's November meeting, giving community members opportunities to pose questions and provide feedback. TNA appreciates Lock 7's willingness to work with residents and take into consideration community concerns. TNA also recognizes that Lock 7's requests are in-line with upcoming zoning regulation changes.

TNA welcomes continued investment in Trinidad, and furthering access to amenities created by such mixed-use developments. Maintaining retail space on the property, particularly that which would allow a local retailer affordable rent, makes this an even more attractive addition to the Trinidad neighborhood.

Sincerely,

Robert A. Mann-Thompson
Trinidad Neighborhood Association