

February 8, 2018

Mr. Frederick L. Hill, Chairman
D.C. Board of Zoning Adjustment
441 Fourth Street N.W., Suite 200S
Washington, D.C. 20001

**Re: BZA Case No. 19377 – Lot 1067, Square 3648 – Townhouse and New Paulist Father
Location at 3015 4th Street, NE**

Dear Chairman Hill and Members of the Board:

I am writing on behalf of Trinity Washington University to express our strong support for the BZA application for the proposed project featuring new townhouses and the new Paulist Fathers building on Lot 1067 in Square 3648. Trinity has been in the Brookland/Edgewood neighborhood for 120 years, since 1897, and we have enjoyed a century of partnership with the Paulist Fathers. Trinity's campus is directly across 4th Street from the project property and so we have reviewed the BZA application with great interest.

Trinity believes it is very important to make sure that the Brookland/Edgewood community maintains its unique blend of institutional and residential uses with appropriate density. In general, we are pleased with the proposed project at 3015 4th Street NE. The development will provide several benefits to our community and the District of Columbia. Most importantly, the project is a sensitively designed enhancement to the site that will create new residential opportunities in an area that is ideally situated for families. No residents are displaced as the result of this project. On the contrary, the project will allow families to remain in the area and in D.C.

We are also happy to see that this project allows the Paulist Fathers to remain in the neighborhood. The Fathers have been important members in our local fabric for generations. They have been consistently open to the wider community and remain so to this day. The Paulist Fathers are active members of our community and I see great value in them remaining in such capacity. Maintaining the existing institutional uses and providing opportunities for relocation where necessary is an important aspect of Brookland's development.

The project also incorporates a high degree of open space and greenery into the concept design, laying the new townhouses and future Paulist Building into the landscape rather than projecting the new buildings into the landscape. The resulting design is one that sensitively co-exists with the natural environment rather than one that imposes a residential community onto its site. In addition, the applicant has gone to great lengths to save a large number of trees on the property, at the cost of removing several townhouses. Also importantly, the open space, including the various yards around the proposed buildings allows for a sense of openness appropriate for this property's context.

We believe that this project is a wise move for this Property and benefits the wider Brookland community. This is the type of investment in our neighborhood that increases the value of our community and enhances the area for everybody. Thank you for taking the time to receive our input on this important project. We would be happy to provide additional information if helpful.

Sincerely,



Patricia McGuire
President

Board of Zoning Adjustment
District of Columbia
CASE NO.19377
EXHIBIT NO.59