



Brandon T. Todd
Councilmember, Ward 4
Chairman, Committee on Government Operations

Committee Member
Health
Human Services
Transportation and the Environment

October 19, 2018

Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200-S
Washington, DC 20001

RE: Letter in Support of Coloma River Capital Project at 71 Kennedy St. NW & 5505 1st St. NW

Dear Chairperson Hill,

I understand that Coloma River Capital has applied for zoning relief before the Board of Zoning Adjustment regarding the properties located at 71 Kennedy Street NW and 5505 1st Street NW to construct a mixed-use building on the site. I fully support Coloma River Capital and their proposed project.

I am familiar with Charles Paret and Coloma River Capital, as they have delivered numerous high-quality, innovative redevelopment projects in the District, thereby promoting reinvestment in our community and providing much-needed housing opportunities for District residents. By providing 46 dwelling units as part of the moderately-scaled project, I understand they will designate a portion of the units as affordable, inclusionary units. Further, the commercial space on the ground floor will serve as a walkable small local grocery for residents, responding to the greater need for this service in the area. Importantly, this project will contribute to the mixed-use character of the neighborhood and continue the momentum of other redevelopment efforts in Ward 4.

I believe that the zoning relief requested, particularly that related to parking, would present minimal adverse effects due to the walkability of the neighborhood and multitude of public transportation options nearby including bus, bikesharing, and carsharing options. In addition, the project will provide both short and long-term bike storage facilities to accommodate and promote alternate modes of transportation to and from the site.

For these reasons, I fully support the application of Coloma River Capital and their exciting proposed project in Ward 4. Thank you for your consideration of this application.

Sincerely,

A handwritten signature in black ink that reads "Brandon T. Todd".

Brandon T. Todd
Councilmember, Ward 4