

January 10, 2020

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

Re: Letter in Support of PUD Application for 1200 5th Street, NW submitted by MCF WALP Phase 1, LLC

Dear Chairman Hood and Commissioners,

My name is Tess Guinn. I am writing to support MidCity's (MCF WALP Phase 1, LLC) Consolidated Planned Unit Development (PUD) Application for 1200 5th Street, NW.

I reside at 450 M Street NW and am interested in this project because it is in such close proximity and is directly visible from my home.

I support this PUD application because it will deliver much-needed high quality multifamily housing within short walking distance of the Convention Center Metro Station and many employers in Mount Vernon Triangle and Gallery Place. The proposed development will create more market rate and affordable housing units and will include 12% affordable units and a range of bedroom sizes to suit many types of renters. This type of transit-oriented development helps to meet the city's housing goals.

The high-quality architecture and landscaping plan for the project will be a benefit to the neighborhood, replacing outdated buildings and a surface parking lot with a beautifully designed, energy-efficient building and below-grade parking. As designed, the proposed building is appropriately scaled for the surrounding neighborhood, adding needed housing in a way that is sensitive to the neighborhood. The plan also includes a publicly accessible but privately maintained green space that will add further benefits to the community and enhance the beauty of the site.

MidCity met with the community on a number of occasions during the past year, and the project's design, amenities, and public benefits reflect community input. For these reasons, I encourage the Commission to approve this PUD application.

Sincerely,



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