

January 14, 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,

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

My name is Holly Bray and I have lived and worked in the DC area for over 30 years. My professional expertise is in financing multifamily properties through the FHA programs nationwide. On a more local level I work in D.C. and have served as the Chair of the Arlington County Citizen's Advisory Commission on Housing for the past seven years. Throughout my career I have had the opportunity to work with many different communities across the country as projects go through various zoning and review processes. This transit-oriented project stands out to me because it does such a nice job of not only meeting the city's housing goals but also seamlessly fitting a new construction project into the existing neighborhood, providing new public green space, and including affordable housing units. More specifically:

I support this PUD application because it will deliver much-needed high quality multifamily housing just outside the downtown core and within walking distance of the Convention Center Metro Station. This type of transit-oriented development fits squarely into the city's housing goals.

The architecture and landscaping plans are significant project benefits that demonstrate a notable investment in the community and commitment to quality. The publicly accessible but privately maintained green space will add further benefits to the community and enhance the beauty of the site. In addition, the building is appropriately scaled within the context of the surrounding neighborhood, effectively blending new construction into the neighborhood.

Finally, the project will create more market rate and affordable housing units than were there previously, which is an important project benefit that serves the entire city. I am pleased to see that 12% of the units will be affordable, and that the project includes a range of bedroom sizes.

The development team met with the community on numerous occasions during the past year, and the project's design, amenities, and public benefits reflect our input. For these reasons, I encourage the Commission to approve this PUD application.

Sincerely,

A handwritten signature in blue ink, appearing to read "Holly Bray". The signature is fluid and cursive, with a long horizontal stroke at the end.

Holly Bray
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