

12/24/2019

Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 200S
Washington, DC 20001

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

Dear Zoning Commission,

Our names are Arsiné Kailian and Jefferson Parke. We are writing to support MidCity's (MCF WALP Phase 1, LLC) Consolidated Planned Unit Development (PUD) Application for 1200 5th Street, NW.

Our home and residence at 1108 5th Street NW is one block south of the 1200 5th Street NW project. We also have a rental home at the intersection of 4th and Ridge Streets NW, one block east and with views toward the project site. In our 18 years living in the neighborhood, we have served our community on the board of the Mount Vernon Square Neighborhood Association for over 10 years.

The 1200 5th Street NW project is in keeping with the fabric of the neighborhood. We are looking forward to the improved design and land use, to the public green space provided in the eastern court, as well as the direct street access for many of the first floor apartments on the perimeter of the project.

The developer has appropriately balanced the need to build a larger building than is currently at the site, while providing more affordable housing for the community. With community input over the past nine months, the development team has increased its affordable housing commitment to 12%. This is a significant increase in affordable units compared to what was previously at the site (a market rate building), and an important benefit that serves the entire city.

The development team met with the community on a number of occasions during the past year, and the project's design, amenities, and public benefits reflect our input. For these reasons, we support the requested zoning relief for increased lot occupancy in order to satisfy both target density and neighbors' desire for a compatible scale. We encourage the Commission to approve this PUD application.

Sincerely,

Arsiné Kailian & Jefferson Parke
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