

1 HAWAII AVE NE TENANT ASSOCIATION
1 Hawaii Ave NE
Washington, DC 20011

August 19, 2019

D.C. Zoning Commission
Anthony Hood, Chairperson
441 4th Street NW, Suite 200S
Washington, DC 20001

Re: 1 Hawaii Avenue NE (the "Property") – PUD/Map Amendment Application

Dear Chairman Hood and Members of the Commission,

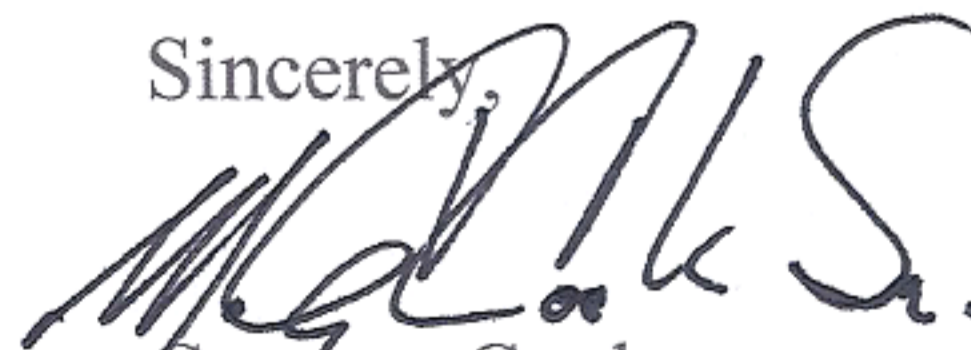
As the President of the 1 Hawaii Ave NE Tenants Association, I write to express our support for Wesley Hawaii LLC's ("Wesley") proposed residential apartment project, including the planned unit development and map amendment application to the Zoning Commission. We understand that Wesley is seeking to demolish the existing building at the Property and build a new 70-unit apartment building.

As a brief background, we have been working with Wesley for two years since Wesley first approached us about purchasing the Property. As part of the process, we assigned our TOPA rights to Wesley, and Wesley has owned and managed the building since March 2018.

We are excited about Wesley's plans to build a new apartment building at the Property. The new building, amenity space, and landscaping will be a great improvement over our existing building. Wesley's new building will offer tenants updated units and amenities, such as communal recreation space and an outdoor children's play area. Wesley has also worked with the tenant association to ensure that tenants will be relocated to temporary housing while the existing building is demolished and the new building is constructed. Additionally, Wesley has guaranteed as part of a development agreement that all existing tenants will be returning to the new building with the same rents and comparable unit sizes as the existing building.

We think that the new building will be a positive for tenants at the Property as well as the surrounding community. Therefore, we strongly recommend that the Zoning Commission approve Wesley's application and allow the building process to proceed. Thank you very much for your time and consideration.

Sincerely,



Gregory Cook
President

cc: ANC 5A, Sandi Washington