

01/10/2020

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

I am interested in this project because I have lived in Shaw for nearly five years and want to see the neighborhood and surrounding community continue to grow, while supporting established residents.

I support this PUD application because it will create more market rate and affordable housing units and will include 12% affordable units with a range of bedroom counts and sizes to suit a variety of renters. The proposed development will also deliver much-needed, high quality multifamily housing within a short walking distance of the Mt. Vernon Square Metro Station and many of the employers in Mount Vernon Triangle and Gallery Place. 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The high-quality architecture and landscaping plan for the project will be a benefit to the neighborhood, replacing outdated buildings and a surface parking lot with a beautifully designed, energy-efficient building and below-grade parking. The proposed building is designed to a height that is appropriately scaled for the surrounding residential neighborhood with entrances that reflect the rhythm of the nearby row houses, successfully 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 allow daylight into interior units and enhance the beauty of the site.

MidCity has met with the community on a number of occasions throughout 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,


Lane Gearhart
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