

Rachelle Nigro
Commissioner, 6E04
437 New York Ave. NW #809
Washington, DC 20001

January 16, 2020

Anthony Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth St. NW
Washington, DC 20001

Re: Z. C. Case 19-16

Dear Chairman Hood and Commissioners,

I represent the constituents of Single Member District 6E04, which is the area to the east and south of the development at 1200 5th St. NW. I am the Commissioner that voted against the PUD application on December 19th at a Special Meeting for the ANC. I would first like to point out the letter that was sent to you on December 20th, the day after our meeting. In the letter is the misleading statement "The Applicant enjoys support from the ANC and other community stakeholders and is not aware of any opposition." My constituents and I are the opposition. Let me make it clear to the Zoning Commission that there were some constituents in favor of the project but there were many more constituents that were not supportive of this impactful development.

The main concern that was brought up continuously by my constituents is the sheer size the development that they feel is going to be too large for that area. With over 350 units this development can bring close to 500 new residents to that one block. Concerns range from having such a large development to close the sidewalk, too many people moving into the neighborhood, and of course the quintessential concern about parking and how many cars that will be driving through and parking in 6E04. Even though the mantra is that no one will bring a car and the residents will walk and take the metro the reality in 6E04 is quite different. Many of these future residents will be utilizing the street parking of which currently there is barely any.

Even though my constituents and I appreciate the amount of outreach done by the developer, the restraint with regard to the height, and the increased affordable housing I want the Commission to understand that this was not a home run for the developer as they implied with their submissions. That said my constituents and I look forward to working with MidCity as the project progresses.

Sincerely,



Rachelle P. Nigro