

PAYAM BAKHAJE

609 P Street, NW
Washington, DC 20001

May 19, 2021

District of Columbia Zoning Commission
441 4th Street, NW
Suite 200S
Washington, DC 20001

RE: Statement in Support of PUD Application - Zoning Case Number 20-27

Dear Members of the Zoning Commission:

My name is Payam Bakhaje. I live at 609 P Street, NW and have lived there since 2004. I am also a Washington, DC Realtor. I am writing to express my support for the PUD application filed by High Street District Development, Inc., the developer of the proposed project at 631 P Street, NEW, half a block away from my home.

As an active member of the Shaw community, and a property owner, seeing this long vacant and blighted property developed in a manner that respects the community and positively benefits our neighbors is very important to me. I am excited to see a developer ready to move forward with this site, at long last.

631 P Street, NW will bring much needed affordable housing, including two-bedroom units and deeply affordable units. The developer is to be congratulated for having the architect make the building's design respond to the surrounding neighborhood's scale, addressing both the row houses on Marion Street and the highrises across 7th Street. The architecture of the project serves as a transition between Marion Street's residential character and 7th Street's higher density and commercial nature. The glass façade at the corner of 7th and P Streets and the Marion Street façade setback are particularly attractive.

It is important to note that this development will not displace any existing businesses or residents. Indeed, the lone existing business, a barber shop, will return after construction to a comparably sized retail space on the ground floor of the new building. I understand that the developer has agreed to charge the barber shop a below market rent, which is to be applauded.

I appreciate the lengthy and proactive community engagement undertaken by the developer, both before and during the pandemic. In response to community input, the project's design has been modified, additional environmental features were added and the community benefits package was enhanced. I am pleased to offer the project my support and request that you approve the project.

Sincerely,

DocuSigned by:
Payam Bakhaje
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5/19/2021

Payam Bakhaje

ZONING COMMISSION
District of Columbia
CASE NO.20-27
EXHIBIT NO.47