

Pleasant P. Mann
1519 8th Street, NW
Washington, DC 20001

May 19, 2021

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

Dear Chairperson Hood and Zoning Commission Members:

I am writing regarding the 631 P Street, NW PUD application, Zoning Case No. 20-27.

I have lived in the Shaw neighborhood since 1988 and at 1519 8th Street, NW, one block away from the site of the proposed development, since 1997. I have watched as vacant lots all over the neighborhood were redeveloped during the past two decades, while the northeast corner of 7th and P Streets, NW remained vacant and blighted. The blight grew as adjacent buildings were demolished in anticipation of development that never happened.

My neighbors and I are ecstatic that this corner will at long last be brought back to life. Housing and ground floor retail are the right combination of uses for this location.

Because the developer has done significant community outreach, I have seen the design of the building evolve in response to input from individual and institutional stakeholders. I am glad that the architects have opted for a glassier, more contemporary design. Although this is a historic neighborhood, buildings should address the future as well as respect the past. By setting back the upper stories of the Marion Street façade, the building addresses the rowhouses on the east side of Marion Street. The 7th Street façade responds to the taller Jefferson Marketplace apartment building on the west side of 7th Street and the Hodge on 7th and City Market at O diagonally across the intersection.

The inclusion of affordable units in the otherwise all market rent building helps to address our city's affordable housing crisis. The public art adds to the growing collection of such works in the neighborhood, enlivening the streetscape. The proposed contributions to neighborhood nonprofits in the community amenities package will support important programs that strengthen our neighborhood's lower income residents and help maintain Shaw's diversity. Bringing back the Ordinary People barber shop helps to ensure the continued presence of a traditional African American owned business as the number of BIPOC owned businesses in the area dwindle.

The 631 P Street project checks all the boxes from the community's perspective. I hope the Zoning Commission will approve the Planned Unit Development application so that this project can move forward.

Sincerely,



Pleasant P. Mann