

Cochran, Patricia (DCOZ)

From: Thomas M. McIntyre <tom.mcintyre@nyu.edu>
Sent: Wednesday, December 1, 2021 6:33 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Letter in Support of ZC 21-14

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To whom it may concern:

I write in support of amending the map to convert the property at 2026 Jackson Street NE from zone R-1-B to zone MU-4.

The property is located between two MU-4 blocks that have lively businesses that are integral to our community and is in close vicinity of several new multifamily residential buildings. Its proximity to Rhode Island Avenue make this property an ideal candidate for mix-use that would be consistent with the city's Comprehensive Plan, and would have a positive effect on the growth and economy of our community.

This property is currently an empty gravel lot that is "retired" and rarely used and in my opinion not only an eyesore, but doing a disservice to the community. As we see continued growth on Rhode Island Avenue around the RI Metro Station, we should be welcoming the prosperity and development that could be taking place with a change to some of the current zoning in the area, without destroying the unique feel of the suburban vibe of the area. With the amenities and conveniences already in the area, this property, as a mix-use zone, would be highly sought after and bolster the business district.

I also vehemently disagree with the report filed by ANC5C07 Commissioner Jeremiah Montague, Jr. The current gravel parking lot does nothing to support his claim of the area as a suburban environment, and if on-street parking is of major concern, then perhaps he should address the overuse of street parking by mechanic shop operating in that immediate area. Redefining the look and feel of this area is something needed and would be welcomed by many neighboring residents. I also find his claim of taxing existing infrastructure such as power and water to be ludicrous at best, as we all know there are specific safeguards in place that protect these resources from overstrain. It is also curious that so many local residents who have off-street parking on their properties would find the current "lack" of street parking untenable.

In addition, the Commissioner's claim that a structure on this property would eliminate an abundance of sunlight and good airflow would likely only impact one home, located adjacent to the property, as it is the only structure in close enough proximity to have such an effect.

Lastly, HOW does a community benefit greatly from an unused, gated gravel lot? This statement makes absolutely no sense and shows just how out of touch the Commissioner is with his constituents. Wanting to keep a defunct church in the community with a relocated congregation is only a detriment to what most of us in this community want to see.

This location would be an ideal location for retail and much needed housing in the neighborhood, and have much more positive effect on the community than if it were to remain zoned as R-1-B.

Sincerely,



Tom McIntyre
5C07 Resident

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