

## **Cochran, Patricia (DCOZ)**

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**From:** Ashley Raethel <raethel@gmail.com>  
**Sent:** Monday, May 09, 2016 9:52 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Support for Case No. 15-16

Dear Chairman Hood,

Dear Chairman Hood and Commissioners:

I want to express my support for the Zoning Case No. 15-16, to transform an aging shopping center into a vibrant, mixed-use development that takes full advantage of access to Metro and the Metropolitan Branch Trail. I'm excited by the potential for this project to enhance the use of the trail and give more DC residents the opportunity to live next to a Metro station. This project has so many smart growth features – new Capital Bikeshare stations, enhancements to the trail, increased access to the trail and to the Metro pedestrian bridge, long-sought-after stairs connecting Edgewood Commons and beyond to the site and Metro station, and a grocery store after many years of Safeway's absence.

This is exactly the kind of transit- and bicycle-oriented development our city needs to give our growing population more housing opportunities in the right place.

While I'm thrilled with all that this project has to offer, I do suggest that the Zoning Commission ask the developer to provide additional affordable housing. To the developer's credit, it is providing something more than minimally required under Inclusionary Zoning, but given the flexibility enabled by a Planned Unit Development, a larger set-aside with more deeply affordable homes is possible.

Again, I want to say how excited I am to support this bold mixed-use development that promises to benefit the neighborhood and city with its embracing of the walk, bike, and transit features of the location. Please act quickly to approve this project.

Thank you,

Ashley Raethel  
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