

Cochran, Patricia (DCOZ)

From: Jenefer Ellingston <jellygreen3@gmail.com>
Sent: Monday, May 09, 2016 10:27 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Support for Case No. 15-16

Dear Chairman Hood,

Dear Chairman Hood and Commissioners:

I write in support of Zoning Case No. 15-16, to transform an aging shopping center into an active, mixed-use development that takes full advantage of access to Metro and the Metropolitan Branch Trail. This project will enhance the use of the trail and give more DC residents the opportunity to live near a Metro station. This project has many smart growth features: new Capital Bikeshare stations, enhancements to the trail, increased access to the trail and Metro pedestrian bridge; much needed stairs connecting Edgewood Commons and beyond to the site and Metro station, and, best yet, a long sought 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 we are very pleased with this project- clearly, the Zoning Commission should tell the developer to build more 'affordable' housing than the minimal number required under Inclusionary Zoning. Under 'Planned Unit Development', with a larger set-aside, more 'affordable' homes are possible.

Also, for most DC citizens, the term 'affordable' is an elastic term that rarely matches low-income (middle-income) housing.

With that caveat, I still support this mixed-use development that promises to benefit the neighborhood and city with its addition of walk, bike, and transit features in the location.

Please consider the recommendation in this letter and act promptly to approve this project.

Thank you,
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