

Hanousek, Donna (DCOZ)

From: Sanford M NELSON <sanford.nelson@gmail.com>
Sent: Thursday, December 7, 2017 1:43 PM
To: DCOZ - ZC Submissions (DCOZ)
Cc: Troy Kravitz
Subject: ZC 16-23, Letter in Support

Dear Sir or Madam,

I am writing to offer strong support for the Lady Bird development, ZC 16-23, in American University Park. After participating in multiple meetings with the developer and community, I strongly believe that this development would become a great asset for our community. The Lady Bird development team has been tremendously responsive to community concerns as evidenced by their sensitive incorporation of multiple design features that will enhance the development's presence in the neighborhood. It would replace an abandoned grocery store with related, rapidly deteriorating structured parking and significantly upgrade an unsightly service alley that is an eyesore in our community.

Community led opposition to the development is positioning what is actually a mid-size, thoughtfully designed development that would improve life in our community by offering a mixture of carefully articulated, tiered massing with delightful public spaces and attractive pedestrian plane amnesties, as one that is massive and incentive for the neighborhood. The opposition's characterizations are inaccurate and disingenuous.

To add vitality, much needed assets and increase feasible options for younger citizens, families and those of us who are aging in place, our community needs development of this sort to offer alternative housing options.

Neighbors who live adjacent to the development site criticize its height, even though it is lower than a next door building owned by American University. Furthermore, the mass of the building has been radically mitigated by well-designed setbacks. Additionally, the topography of nearby streets that connect to the development—Windom Place, Yuma and Warren—moves rapidly uphill from the development, further reducing its perceived height.

We need and will significantly benefit from this development. I urge you to support it by moving approval forward in a timely manner as is humanly possible.

All the best,

Sandy Nelson

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