



Dear Council Member Lewis-George & Commissioner Campbell,

I am the Pastor at the Mosaic Church of the Nazarene at 4401 16th St NW, Washington and I live on 1209 Delafield Place NW. As a working neighbor of the redevelopment project proposed for 4618 14th St. NW, I am writing to express my support for the project. I have followed news of the project on local listservs, blogs, in discussion with other neighbors, and in zoom meetings with the Sixteenth Street Neighborhood Association.

I support the project for the following reasons:

First, my primary reason for supporting the project is that I strongly resonate with the mixed-use space model for both keeping non-profit organizations and/or small local business vibrant in our community and providing genuinely affordable housing in Ward 4, as well as possibly creating an effective model throughout the city.

It seems like several neighbors are opposed to a change in the property. My hunch is that change in this section is inevitable. And, given the likely alternatives to this program, i.e. a luxury condo development, losing Dance Loft 14, etc. I believe it would be foolish to lose this opportunity.

Secondly, I believe this commercial stretch along 14th Street is in need of revitalization and has for some time. I do not fully understand the outrage expressed by a handful of neighbors at the size of this building. If this was a beautiful landscape or an artful piece of architecture or a business with a strong, rich history in our community, I would understand the strong emotional sentiments, but from my perspective, the current view from the homes around the area is a fenced in, back section of an old furniture warehouse, that appears to be in disrepair. Also, I realize this building is large in comparison to surrounding buildings, but not in comparison to other buildings in the city or Ward 4. However, even with its size, I believe it will enhance a stretch of property that is in need of overdue for a makeover.

Third, I understand that adding ninety-nine units to this space will create a level of density that is above the current situation in this neighborhood. For me, this is the only drawback of the proposal. However, I realize that some density is necessary for the provision of affordable housing and essential for the vitality of our commercial corridors. Therefore, I believe that is a reasonable cost for the potential this project has for our community.

Finally, I would like to add that it would be a real shame for the neighborhood to miss out on this opportunity to develop and enliven the corridor with a project this well thought out and with such merit. The unfortunate fact of the matter is that if this project were to not go through, the neighborhood would undoubtedly be left with considerably fewer desirable options to say the least.

Sincerely,

Rev. Dr. Bryan Todd