

## Cochran, Patricia (DCOZ)

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**From:** Adam Batenhorst <adam.batenhorst@gmail.com>  
**Sent:** Tuesday, March 22, 2022 4:50 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Letter of Support for Square 2704 Development/Dance Loft, LLC + Heleos (ZC Case #21-18)

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Dear Members of the Zoning Commission,

I am writing to voice my support for the upzoning and additional density for this project on the 14th street corridor. It is my firm belief that additional density will be good for the neighborhood and the city. As a supporter of greater density in general for the district I cannot in good conscience oppose any development that will add needed affordable housing in my own backyard.

I also would like to add that I think many of the concerns raised by opponents of this project are misplaced, but most importantly the concerns regarding parking and the design of the facility. I have lived in the neighborhood, within a few blocks of the site, since 2017 and have \*never\* had a problem finding a spot. This includes church Sundays where there are a significant number of additional cars in the neighborhood because of the numerous churches in and adjacent to it. Second, while I understand concerns that the project may cause the displacement of business in their current place, the greater density and redevelopment of this block and the bus barn more than offsets the potential loss of these businesses.

Finally, I believe the objections to the size and design of the building that suggest that with changes the building would be supported are disingenuous. Many of the most vocal opponents of this project have opposed any and all projects, attempts, or suggestions that greater density should be encouraged in the neighborhood, the 14th st corridor, or 16th street corridor. If someone tells you they only oppose bad development, but cannot cite a single development they would support that person is opposed to all development. I am not saying that their opinions should be disregarded, but that they should be taken in the proper context as opposed to all development and unwilling to compromise on anything but a goldilocks project that will never exist.

Thank you,

Adam Batenhorst  
4406 15th ST NW