

## Cochran, Patricia (DCOZ)

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**Sent:** Wednesday, March 23, 2022 11:26 AM  
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**Cc:** Agustín Rossi  
**Subject:** 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 express my support for the Dance Loft Development for Square 2704 (ZC Case #21-18). I have lived in 16th ST Heights (4720 15th ST NW) for the past two and half years. We moved to the neighborhood after a decade of living in Logan Circle, what attracted my family and me to the area was the proximity to the commercial area of 14th St, the potential for revitalization of the commercial corridor, and our lovely mixed-use and diverse community.

We are excited to see the redevelopment of the Dance Loft project -- we welcome additional density to the neighborhood, the addition of affordable housing, and the opportunity for improved facilities for businesses. The project (along with other forthcoming projects like the redevelopment of the bus barn) will provide the opportunity for the revitalization of the upper 14th ST corridor. Hopefully creating a desirable location for businesses, and will improve the daily lives of the neighbors through increased services and amenities.

While I do not wish to diminish immediate neighbors' concerns about accessibility and impositions during construction and the general size and scale of the project, I also recognize that our city is in desperate need of additional housing, which in turn requires increases in density. Also while there, of course, may be *mrgsrzirnrgiw* for immediate and surrounding neighbors during the construction, that will be temporary and unfortunately is often a general element of living in an urban area. Hopefully, consideration by the developer will be given to how that inconvenience can be minimized. Ultimately, however, the long-term benefits of the project for the community as a whole will be significantly larger than the temporary difficulties of construction.

Even more important than the immediate benefits for the community of amenities and improvements to the storefronts, the addition of affordable housing is a huge element of why I support this project. We need housing in our city for varying levels of income, and the best way to create that is through the creation of NEW housing with those specific income limits --- which this project will be providing in droves. We live in what DC has designated as the "Rock Creek East" area and we need 1,500 new units of affordable housing in our specific region to accommodate demand. This project only provides 5% of that. It's a small step towards what we need, but it's an important step. Further, it looks like our specific neighborhood has not had much new affordable housing over the past decade. Any new affordable housing that's been built in the rock creek east area has been in Brightwood, Petworth, and along Georgia Avenue. Not here. I don't feel that's right. Further, the developer has committed to affordability covenants in perpetuity for the project, a huge win for the community and the District as a whole.

The developer and the Dance Loft have been engaged with the community since the beginning of the project. I know change is hard, and I know that there are several vocal opponents to this project, however, I ultimately do not think this project will make our neighborhood any less wonderful or any less quiet or any less convenient but will rather bring a lot of good for a lot of people.

Thank you for your consideration, and thank you for hearing our support,  
Molly Hofsommer

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