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Sent: Thursday, March 31, 2022 4:19 PM
To: DCOZ - ZC Submissions (DCOZ)
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Subject: ZC Case No. 21-18

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District of Columbia Zoning Commission

441 4th Street, NW, Suite 200S

Washington, DC 20001

Dear Commissioners,

I am writing **in support** of the Dance Loft project.

I would just like to yell, very respectfully, "Finally!"

I have waited over twenty years, as a resident of Webster and 15th St, for the revitalization of my neighborhood's commercial corridor. At long last, this project promises a win-win-win scenario: affordable housing, increased density, and a top-line facility for a committed neighborhood arts organization. The Dance Loft and developers have reached out repeatedly and in good faith to residents for feedback and information. The Dance Loft has demonstrated their commitment to arts education, providing classes and outreach to local schools. Our community should support the survival of this vibrant arts organization right here in walking distance.

A building of the proposed scale is not out of place along 14th Street (although its thoughtful setback design may be). Rowhouse neighborhoods to our south and north already have similarly sized buildings on the corridor. This project's proposed size is an asset to our community. Our little commercial hub from Allison to Decatur, anchored by the Northern Bus Barn development and small businesses, deserves the boost from the residents, customers, and amenities this project offers.

Some neighbors have voiced concern about parking for the new development. I would remind the Commissioners that almost all of our rowhouses have alley-accessible parking spaces, or space for them. Most residents don't use these spaces because street parking is easier or they prefer to use their property in other ways. If street parking gets tighter, residents can adjust by using or creating on-property spaces.

This is an extraordinary project on every level. After decades of waiting, I hope we don't let it slip through our fingers. *Please don't allow any further reduction in the size of this project.* 16th St Heights needs a win-win-win.

Sincerely,

Katherine Cain

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