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Sent: Sunday, April 24, 2022 10:12 AM
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Subject: ZC case # 21-18

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District of Columbia Zoning Commission
441 4th Street, NW, Suite 200S
Washington, DC 20001

RE: ZC Case No. 21-18. Dance Loft Project

Dear Commissioners,

I am writing to urge the Zoning Commission to approve the Dance Loft project. As the co-chair of Ward 3's Washington Interfaith Network's Affordable Housing Work Group, I work to increase affordable housing in Ward 3. Gentrification took place many years ago in Ward 3 when Blacks were displaced, followed by discriminatory land use and lending practices plus racial covenants that kept this part of DC exclusive and white. Our WIN Ward 3 Congregations Work Group works to create opportunities for Black home ownership and dedicated affordable housing units.

As you know, gentrification has been happening across the District, particularly in Ward 4. The Dance Loft Project is an effort to counter that trend and build more housing that includes a significant amount of affordable housing at the deeply and work force levels. I support increased density which is necessary for this to occur. The project is consistent with the Comp Plan and its recent amendments and the proposed project is within the zoning parameters of the Future Land Use Map, the Small Area Plan, and Comp Plan amendments.

I have been made aware that several adjacent neighbors continue to oppose this project on the grounds that it is doesn't fit with the neighborhood or is too large. This is a 5-story building (plus setback penthouse level) along a major commercial corridor that scales back to a 4-story structure at the rear. The building is set back approximately 60-75 feet away from surrounding row homes, some of which are nearly equal in height to the proposed structure. A building of this scale would not be out of place in most DC neighborhoods and along a major commercial corridor such as 14th Street. We have an affordable housing crisis in DC and a few vocal residents should not be permitted to create a roadblock to the success of this project and the affordable housing goals it aims to achieve.

As a member of the Citizens Advisory Committee for the Chevy Chase Small Area Plan, I have encountered this kind of opposition in Ward 3. These opponents fear change and distort the effects of modestly increasing density that is outlined in the Comp Plan Amendments. As YIMBYs, we say yes in my back yard! Providing affordable housing, achieving retail and commercial vitality and preserving the arts in our city requires increased density. This is especially true along commercial and transportation corridors, in neighborhoods with a history of exclusion, and where the zoning documents *themselves* call for such increased density.

We need projects like this in all Wards. I strongly urge support for this project without any changes to the already modest proposed density.

Sincerely,
Jamie Butler