

Cochran, Patricia (DCOZ)

From: Damon Fodge <info@email.actionnetwork.org>
Sent: Tuesday, April 26, 2022 9:17 AM
To: DCOZ - ZC Submissions (DCOZ)
Subject: My support as Ward 4 Resident for Dance Loft/Heleos — ZC Case No. 21-18

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All Members of the Zoning Commission Members of the Zoning Commission,

My name is Damon Fodge and I am a Ward 4 resident writing to express my support for the redevelopment of the Dance Loft on 14 building, located at 4618 14th St. NW. I live approximately two blocks from the proposed development at 1525 Buchanan St., NW.

Although I would prefer that the building be no more than five stories high -- as many of my friends and neighbors feel strongly about -- I am concerned that broad neighborhood opposition to a larger building will kill a deal to building something sorely needed in this space, and I believe that the larger 7-story building is better than *no building at all.* I do not want our city and neighborhood to end up like places such as Palo Alto California and elsewhere where well-intentioned neighbors kill affordable high-density development because of their feelings about parking, property values, and aesthetics.

This project will support businesses in our neighborhood by bringing appropriate residential density to this commercial corridor. It is my understanding that more than half of the apartments in the new building will qualify as affordable housing and our city needs as much affordable housing as possible! This area will soon also be home to new retail at the redeveloped Northern Bus Garage across the street, and additional density will help both current business and the expected new businesses prosper.

Without density, this two-block corridor will continue to languish. I have lived here since 2008, and this strip has always been well below its potential. It still currently has a few abandoned, blighted storefronts and crime is sometimes an issue in this area. I believe a new building with a density of residents will help. The current furniture store in this spot is a blighted

building; the row house residents whose backyards abut this store have a view of ugly graffiti-marked walls, rusty neglected barbed wire, and a trash-strewn alley. This can only be improved by this new development.

I support this project's multiple benefits of more housing that is affordable, a new home for an established neighborhood arts organization, and support for local businesses in our neighborhood. I encourage the Zoning Commission to approve this request.

Thank you for your work and service, as well as your consideration of this matter.

Sincerely,

Damon Fodge

1525 Buchanan St., NW, Washington, DC 20011

TO:

Commissioner Hood

Commissioner Miller

Commissioner Shapiro

Commissioner Imamura

Commissioner May

CC:

ANC Commissioner Ulysses Campbell, 4C03

ANC Commissioner Paul Johnson, 4C07

ANC Commissioner Maria Barry, 4C02

ANC Commissioner Vanessa Rubio, 4C01

ANC Commissioner Yvette Marbury-Long, 4C04

ANC Commissioner Audrey Duckett, 4C05

ANC Commissioner Namatie Mansary, 4C06

ANC Commissioner Clara Botstein, 4C08

ANC Commissioner Alan Wehler, 4C09

ANC Commissioner Jonah Goodman, 4C10

Councilmember Janeese Lewis George, Ward 4

Will Perkins, Ward 4 DC Council office

Damon Fodge

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