



COALITION FOR SMARTER GROWTH

November 16, 2011

Historic Preservation Review Board
441 4th Street NW, Suite 210 South
Washington, D.C. 20001

RE: Support for Case HPA #11-407, 2005 15th Street, NW, revised concept/nine story apartment building

Dear Chairman and members of Board:

Please accept these comments on behalf of the Coalition for Smarter Growth, a regional organization based in the District of Columbia focused on ensuring transportation and development decisions are made with genuine community involvement and accommodate growth while revitalizing communities, providing more housing and travel choices, and conserving our natural and historic areas. Also, I would like to add my personal support for this project as a close neighbor to the site, at 1438 Florida Avenue. I had the opportunity to attend a community outreach meeting by the development team at the site, speak with neighbors and participate in public discussions.

We would like to express our support for this project and are eager to see this new construction and senior housing preservation project advance. We believe that this new building is respectful of its neighbors and historic context. Most importantly, the new building will respect the St. Augustine church. At the same time, the project will contribute to preserving and adding affordable housing in this popular neighborhood. This is a valuable contribution to our neighborhood and city. We also welcome the market-rate units as part of meeting housing demand across a spectrum of prices.

From a broader perspective, we note that this kind of preservation and infill development is an important part of guiding growth in population and jobs in our region to appropriate sites. This project fits in new housing opportunities in a historic context, while expanding affordable housing options and preserving existing affordable housing in a neighborhood rich in transportation choices and close proximity to jobs and services. This is a prime example of smart, sustainable growth for our region. By welcoming more people in this location, more residents in our region can walk and bicycle for most of their daily needs, commute without needing their own car, and take advantage of local stores, restaurants and transit. As a long-time resident of the neighborhood, I can attest to its convenience, accessibility and freedom from the need to drive to do most anything or own a car (Zipcar helps for the occasional car trip). This is a great location for new and preserved housing, and the respectful design fits the historic context.

We ask the Board to approve the project. Thank you for your consideration.

Sincerely,

Cheryl Cort
Policy Director