

Applicant Submission

To Whom It May Concern:

I am writing to submit a proposal for a land use change in the Beltline community, which would add a number of lower intensity non-residential uses to an existing primarily residential land use district. The purpose of this proposal is to enhance the livability of the community by allowing for a mix of land uses that can support the needs of residents of our building and the surrounding community, while also promoting economic development.

Our project was approved under DC 7D2019 and DP 2018-2882. It's an 18 storey apartment building with 7 townhomes at ground level. It is proposed that the additional non-residential uses be allowed only in the townhomes at ground level that have direct access to the outside. These units are loft style units with 20 foot ceilings that function well for smaller non-residential uses. Our project Orange lofts in the East Village has similar style units and almost all of them have converted to a commercial use, notwithstanding that the building is not on a commercial street. It provides for smaller scale, low impact commercial uses tailored to the surrounding community.

As you are aware, the Beltline community is a rapidly growing neighborhood with a vibrant urban core that is home to many residents and businesses. While the community has designated certain areas as mostly residential in nature, there are a number of examples of non-residential uses embedded within the residential zone. This suggests that there is a demand for a diverse mix of land uses that can support the needs of residents and the broader community. This current development is less than 50m from 14 Street, a major commercial corridor.

Our proposal seeks to build on this existing trend by allowing for a range of lower intensity non-residential uses within the Beltline community. Specifically, we are proposing to add uses such as small-scale retail, office, and service uses to areas that are currently zoned for residential use. These uses would be subject to certain restrictions to ensure that they are compatible with the surrounding residential uses and do not negatively impact the livability of the community.

We believe that this proposal would bring a number of benefits to the Beltline community. By allowing for a mix of land uses, residents would have access to a greater range of goods and

services within walking distance of their homes. This would reduce the need for car trips and help to promote a more sustainable and livable community. Additionally, the proposed non-residential uses would provide economic benefits to the community by creating jobs and supporting local businesses.

We understand that there may be concerns about the impact of non-residential uses on the surrounding residential areas. However, we are confident that the proposed uses can be accommodated in a way that is compatible with the existing residential uses. We reached out to the Beltline Community Association and they did not express any concerns with the proposed change.

In conclusion, we believe that our proposal to add lower intensity non-residential uses to the Beltline community would enhance the livability and sustainability of the community while also supporting economic development. We appreciate your consideration of this proposal and look forward to working with you to make the Beltline community an even better place to live and work.

Sincerely,

Paul Battistella