

4213 Sixteenth Street NW  
Washington, DC 20011

March 6, 2022

Dear Members of the Zoning Commission:

I am an interested neighbor living in ANC4C-03 at 4213 Sixteenth Street NW writing to express my opposition to the development plan and application of Dance Loft Ventures LLC seeking: (1) a Map Amendment; (2) and a PUD ZC 21-18 to up-zone the site from MU-3A to an MU-5A Zone.

Specifically, I oppose amending the existing MU-3A zone height maximum of 40'0 to allow for a building that would almost double the existing height limits, along with the size and density proposed in the application. To be clear, I am in agreement with the current Comprehensive Plan that supports a “small shopping district ... along 14<sup>th</sup> Street between Allison and Decatur Streets” (Comp Plan, Chapter 22 Rock Creek East, page 22-1). The Comp Plan calls for a change in zoning from MU-3A to MU-4A. Were this project to stay within the MU-4A zoning guidance, I would be in favor of it.

Both the developers and the ANC4C-03 representative have been unyielding and, frankly, deaf, to the calls from the community to find a negotiated arrangement for development of square 2704. The ANC4C-03 commissioner has held numerous community consultations where the developers controlled the agenda. Although the Dance Loft, developer, and architectural representatives were visible on screen and unmuted, Zoom configurations were set so that community members on the calls could not see the participant list, or see any of the “guests” on video, or speak without being unmuted by the call host. This mode of tightly controlled, one-way Zoom sponsored developer propaganda (and I do not use that word lightly) should not be considered to be community consultation. Can you ask how many community consultations there have been where the neighbors have been equally in control of the agenda and the moderation as the developers?

In these meetings, the developers have been explicit in directing threats to the abutting neighbors that if there is opposition, that they will make use of the maximum flexibilities possible to increase the size, density and impact of the project. These threats have materialized. The original design was said to be 77 units; now we are at 101 units.

The local ANC4C-03 representative has ignored repeated requests to have a more balanced moderation of the consultations. He has also not used these platforms in order to probe into what details of design and construction could be identified upon which to seek a negotiated settlement. I hate to undermine my local ANC representation, but he is clearly in favor of the development and not in tune with the SMD he represents.

Our ANC4C Commission has not had this development on its agenda since its April 14, 2021, meeting. It appears that the ANC4C has abdicated to its SMD commissioner its responsibility to represent constituent interests. Frankly, if the ANC4C comes to support this project, please understand that the “great weight” its support holds does not represent the major views of the ANC4C-03 abutting and affected neighbors.

Through this letter, I ask you to:

- **review the addresses of those who have written letters of support and of opposition to this project.** The proponents of the project almost to a tee live outside of ANC4C, Ward 4, and, in some instances, outside of DC. Their views are ignoring our neighborhood's view that the residential properties on the streets that abut the Dance Loft property will be irrevocably, negatively impacted;
- **deny the Map Amendment and the PUD with an up-zone to MU-5 at this time.** The developer has not in good faith listened to and considered neighborhood concerns. Instead, the developer has taken great lengths to advertise the positive attributes of the mixed-use facility in order to crowd-in support from those from outside ANC4C and specifically ANC4C-03. This is a diversion from a possible good faith negotiation that could make a difference in our Sixteenth Street Heights majority-view community opposition to this project.
- **Call upon the Ward 4 Commissioner's office to lead and manage a series of impartial community consultations,** especially one or more with abutting neighbors only present; as it is clear that ANC4C has not been able to do so, or, alternatively, has deliberately not chosen to do so;
- **Require the project to focus its design height on the 14<sup>th</sup> Street commercial corridor and reduce the impact to abutting homes, along with density and size.** The developer has interpreted all concerns about impact on the RF-1 residential streets of the 1400 blocks of Crittenden and Buchanan Streets and the 4600 block of 15th Street to be opposition to the project. This is not the case.

This is not my first rodeo with the Zoning Commission. I know that this can be a long process. The developers have not yet negotiated with our neighbors in good faith in order to find a project which our community can embrace as being of net value to our neighborhood and Ward 4. You have the ability to request this and to ensure it happens.

With much thanks for your attention, and for the difficult job that you do. Sincerely – Tracy.

**Tracy Hart**

4213 Sixteenth Street NW

Washington, DC 20011

M +1 (202) 460 9676

E [thartkrantz@gmail.com](mailto:thartkrantz@gmail.com)