

Cochran, Patricia (DCOZ)

From: Nafees Clay <nafeesclay@gmail.com>
Sent: Sunday, March 13, 2022 9:49 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Letter of Opposition to Square 2704 Development (ZC Case #21-18 PUD Application 4618 14th St., NW)

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Dear Members of the Zoning Commission:

We are interested and impacted homeowners living in ANC4C at 4714 15th Street, NW, writing to express our OPPOSITION to the development plan and application of Dance Loft Ventures LLC seeking: (1) a Map Amendment; (2) a PUD ZC 21-18 to upzone the site from MU-3A to an MU-5A Zone; and (3) additional density through the Mandatory Inclusionary Zoning (MIZ) process (“Dance Loft Project Venture PUD”). As further outlined below, we oppose the size, height, and density (“Impact Issues”) of the Dance Loft Ventures PUD 101-unit project in this residential neighborhood where the RF-1 zoned two-story town homes in Square 2704 will be significantly dwarfed.

The proposed building with 101 units also will have a very negative impact on existing parking issues throughout the neighborhood. Most units are intended for families, and families need cars to care for family members. This neighborhood does not have supermarkets, medical care facilities, pharmacies, etc., within walking distance. Families who will live in the building require cars to grocery shop, drive children to daycare, go to urgent cares, and otherwise care for family members. It is unfair to expect families to cope without sufficient parking provided at the building, particularly when neighborhood parking is so limited. Because lot sizes of most existing houses in the neighborhood are too small to accommodate parking spaces, current residents’ ability to care for their family members will be adversely affected, as well.

Achieving retail and commercial vitality in our neighborhood can still be accomplished if the height of the building is addressed primarily from the 14th Street side of the property, which is the only major commercial corridor— the 1400 blocks of Crittenden and Buchanan Streets and the 4600 block of 15th Street ARE NOT major commercial corridors. The alleged reasonable increase in density sought by the Dance Loft project should and could be accomplished at the front of the property along the 14th Street commercial corridor. However, the Dance Loft Property Ventures PUD project continues to respond that it is not “financially feasible” based on their budget. There has been no sign of consideration given to this central concern.

We bought into this neighborhood 12 years ago NOT for the commercial appeal but for the residential community to start (and raise) a family. We are asking you to please consider the concerns expressed by the neighbors living along the residential streets - 1400 blocks of Crittenden and Buchanan Streets and 4600 - 4700 blocks of 15th Street. We currently deal with parking issues as it is, there is NO guarantee that NONE of these new homeowners/residents will not be parking on these side streets. We have elderly

neighbors that need their parking spaces on their blocks, we have young families with babies who need parking on the blocks they live on, please do not make this any more difficult for our existing residents at the detriment of a developer trying to make millions and walk away from their responsibility to their proposed project.

No one in our neighborhood is opposed to affordable housing, but this is not the way to do it.

Thank you.

Sincerely,
-Nafees Clay and family-
4714 15th St NW
Washington, DC 20011