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From: Blaine Carter <BCarter@pgp.us.com>
Sent: Wednesday, March 16, 2022 4:10 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Opposition to Dance Loft PUD Case 21-18

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March 14, 2022

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Dear Members of the Zoning Commission,

RE: OPPOSITION TO Zoning Case 21-18 DANCE LOFT VENTURES, LLC PUD

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I am a DC resident; and I am writing to express my opposition to the 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. As outlined below, I oppose the size, height, and density of the Dance Loft Ventures PUD 101-unit project in a residential neighborhood where the RF-1 zoned two-story town homes in Square 2704 will be dwarfed.

The Dance Loft Ventures PUD application for 4618 14th Street NW proposes a total built height of 81'10", including a rooftop enclosure for condensing units and solar panels! Most of the surrounding houses are between 22' – 25'0" tall at the back. This is not right. Moreover, the Dance Loft Ventures PUD seeks to extend the entire mass of the proposed building from the eastern lot boundary 295'0" feet to the west into the alley areas directly behind single- and two-family row houses, overshadowing the existing 100 year-old homes. The majority of MU and commercial zones in the district only extend back from 80'0" to 100'0" from their lot lines that front busy streets..

While the Comprehensive Plan and DC's goals related to Affordable Housing are admirable, they do not need to be housed in a building that is clearly oversized in comparison to its neighbors. This project can be a model project for affordable housing, community benefit and good design if our government paid attention and compelled developers to engage with the communities instead of rubber stamping an ill-conceived box to warehouse people, to enrich only the developer.

Moreover, the lack of amenities, both outdoor and indoor, in a project that features 2 and 3 bedroom units, likely to house families with children calls to mind the kind of public housing that, in the mid to late 20th century, was demolished after they failed to provide the right kind of homes for people that needed them, even here in DC.

I am asking the members of the Zoning Commission to vote against the Dance Loft proposal in its current form. The Applicant's proffers of affordable housing, community entertainment, environmental benefits can be met in a more refined, skillful and thoughtful way that does not ignore a 100 year old neighborhood, but

engages it in a way that makes sense in a delicate neighborhood context. Please do not encourage this kind of development, I am afraid it will establish an unfortunate precedent for the rest of DC.

Sincerely,

Blaine D. Carter

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