

Cochran, Patricia (DCOZ)

From: Meredith Gardner <meredith@dta.email>
Sent: Thursday, March 17, 2022 2:05 PM
To: DCOZ - ZC Submissions (DCOZ); Lewis-George, Janeese (Council)
Cc: heleos-development@googlegroups.com
Subject: Opposition to the Heleos-dance loft building

Follow Up Flag: Follow up
Flag Status: Completed

Some people who received this message don't often get email from meredith@dta.email. [Learn why this is important](#)

CAUTION: This email originated from outside of the DC Government. Do not click on links or open attachments unless you recognize the sender and know that the content is safe. If you believe that this email is suspicious, please forward to phishing@dc.gov for additional analysis by OCTO Security Operations Center (SOC).

To whom it may concern,

I live at 1417 Buchanan St. NW., directly behind where the Heleos/Dance Loft project is hoping to be built. I have lived at this house for 16 years and I've watched the neighborhood grow and change. The alley behind my house does look horrible and I welcome reasonable development. But I cannot get on board with a Project of this size and scale. Heleos/Dance Loft are planning to build a 76 foot tall building a mere 10 feet from my fence line. This is completely unacceptable! Come over. Stand in my backyard and see what you think. The invitation is open.

I am also quite familiar with development in the city, and their "party line" of we "can't make any money unless we build it at this scale" is complete fiction. There is a lot of money to be made in a development of any size in DC (lucky us-seriously), and it is laughable to think that they need to build a six story, 101 unit building in my alley to make it profitable for them. Not to mention I could care less about THEIR profitability. Propose a building of a reasonable scale, one that does not need a PUD exception. Clearly the current rules and regulations are in place for a reason, and the fact that Heleos/Dance Loft have to get permission to build bigger and taller should be a red flag for folks who get to make the decision whether to approve or disapprove the PUD application.

In closing, I'm asking you to deny the PUD exception so that Heleos/Dance Loft can rescale/replan their build to be of reasonable size and scale for this block. Please come spend time on our block if you have any questions about my concerns about size and distance from my property.

Sincerely,
Meredith Gardner
Property Owner of 1417 Buchanan, St, NW

Meredith Gardner, LPC, Clinical Director
District Therapy Associates PLLC
3704 Macomb Street NW, Suite 3
Washington DC, 20016
202-302-5671
www.districttherapyassociates.com