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Sent: Thursday, March 17, 2022 3:36 PM
To: DCOZ - ZC Submissions (DCOZ)
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Subject: OPPOSITION to Zoning Case 21-18 Dance Loft Ventures, LLC PUD

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March 17, 2022

Members of the DC Zoning Commission:

RE: Opposition to Zoning Case 21-18 Dance Loft Ventures, LLC PUD

I am a resident who lives within 200 feet of the proposed development. Let me first say that my concerns have NOTHING to do with affordable housing, the arts, or nimbyism. For any of these to be suggested as the reason the neighbors in close proximity oppose the development is absurd. I am writing to oppose the development for the following reasons:

1.) The structure, plain and simple, is too big. We welcome affordable housing and the arts "in our back yard". Half the size of what has been proposed would have a much better reception. The neighbors asked for that, and the developer only cited their profit as a reason they would not even consider reducing the size of their project. Their compromise was to decrease the number of units by 5. A project of this density, size, and height is out of character for the neighborhood of 100-year-old residential row homes. The neighbors abutting the development are concerned about the lack of privacy and sunlight resulting from the building in its current proposed state. I cannot imagine having to keep the rear shades of my home closed at all times for privacy. The neighbors have suggested to the developer that the height of the development be located closer to the 14th St corridor so as not to dwarf the homes and build only as high as the homes in the extended alley. This suggestion was met by the developers as not being profitable for them. Their profit should not be a burden the community has to bear.

2.) There are 6 established businesses that will be adversely affected, as they will be forced to move and possibly close during construction. The community has not been told what will

happen to these businesses that we as a community have supported. Their livelihood should be addressed.

3.) Parking continues to be a major concern. The development has 40 parking spaces allotted for 101 residential units. The developer assumes most residents will not have cars. There will be commercial spaces that will surely have customers who need to park in order to visit the businesses. The Dance Loft is committing to expansion, which will draw attendees to their various events. They, too, will need to park. Parking is already difficult many evenings when I come home from work. I cannot imagine how difficult it would be trying to carry groceries from a block or 2 away from my home because I could not find a parking spot near my home. I am not a young person. I cannot carry bags of groceries for a long distance, and I should not have to. Parking should be considered for at least half of the units plus the commercial spaces.

4.) The developer has partnered with Dance Loft as their way of saying the arts, and therefore this project, will be a benefit to the local community. My question is, why hasn't Dance Loft already offered the same type of benefit to the community they are promising they will offer in the future? The arts benefit to the community does not have to be 6 stories high and extend more than half a block into an alley! Dance Loft can proceed with their ideal studio with a shorter, smaller, and more neighbor friendly building.

In summary, the structure is too large. Please do not approve the project in its current submission. The affected community asks that consideration be given to substantially reducing the size of the structure, building more of the structure toward the 14th St corridor and including more parking for the residents and the commercial spaces.

Respectfully submitted,

Shanna Stringfield
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