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From: Anna Aguilera <anna.skubikowski@gmail.com>
Sent: Tuesday, March 22, 2022 11:51 AM
To: DCOZ - ZC Submissions (DCOZ); ATD DCOZ; ANC 4C Office (ANC 4C); Johnson, Paul (SMD 4C07); Botstein, Clara (SMD 4C08); Campbell, Ulysses E. (SMD 4C03); Barry, Maria (ANC 4C02); Rubio, Vanessa (SMD 4C01); Marbury-Long, Yvette (SMD 4C04); Mansaray, Namatie (SMD 4C06); Planning; Lawson, Joel (OP); Mordfin, Stephen (OP); WPerkins@dccouncil.us; jlewisgeorge@dccouncil.us; ATaliadoros@dccouncil.us; 16thStNA@googlegroups.com
Subject: Letter of Opposition to Square 2704 Development (ZC Case #21-18 PUD Application 4618 14th St., NW)

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We are interested and impacted homeowners living in ANC4C writing to express our opposition to the development plan and application of Dance Loft Ventures, LLC. As further outlined below, we oppose the size and density of the Dance Loft Ventures PUD 101-unit project. The project envisioned by Dance Loft Ventures PUD will suffer from poor access for vehicles (including trash, emergency vehicles, and moving vehicles for the high number of rental units and a performing arts space) in the narrow alleyways and will add to neighborhood congestion and decrease use of our alley to enter and exit home parking spaces. We are writing to ask for your support in opposing the Dance Loft Ventures PUD as currently proposed.

We are gravely concerned about the proposed density of this building, which has only increased from the original (and also unacceptable) 99-unit building communicated to the neighborhood by the developer. Our family has attended classes at Dance Loft and we were initially excited to see a boost for the performing arts and affordable housing in our neighborhood. However the packing of apartments and residential and commercial tenants into a small footprint, with only very superficial considerations for transportation, parking or loading/unloading on-site, is completely untenable for reasons the developer refuses to address meaningfully with neighbors. *A boost to the arts should not be able to come only with the extremely high price tag to the neighborhood of 101 poorly planned residential units. The lion's share of the benefits from this dense development will not accrue to Dance Loft or the neighborhood that has supported it over the years, but rather to the developer Dance Loft has partnered with, and to the primacy of profit the developer has frequently referenced with neighbors when justifying the project's increasing density.*

In addition to the problem with the building's proposed density, the overall transportation plan proffered in the Dance Loft Ventures PUD is inadequate. First, the WMATA Northern Bus Garage located at 4615 14th Street (currently in redevelopment) is not a transit hub with public access to transportation; it is a storage and maintenance facility. Second, the proposed 40 parking space allocation for 101 units in an already parking-challenged neighborhood is inadequate. The PUD states that the development's affordable housing units are intended for families. Those new families in the neighborhood will have the same needs as the rest of us here with children: they will need cars to shuttle kids to doctor's appointments and go grocery shopping, as none of this is within reasonable walking distance. The developer cannot will these families to not own a car and prioritize "non-automotive modes of transportation" as referenced in the PUD merely by not providing families with the parking they need. Finally, provisions for deliveries, loading, trash, and emergency access show access solely from an expanded alley from 14th Street NW, with little consideration for the bulk of the building to the west, which would be bordered by tight alleys with sharp turns.

ZONING COMMISSION
District of Columbia
CASE NO.21-18
EXHIBIT NO.302

We are not anti-development — even in our own backyard — nor against increasing the density of our beautiful neighborhood, and certainly not against the thoughtful redevelopment of the Dance Loft space. We are however very against this poorly designed project and the way in which it is being communicated to the neighborhood by the developer, who has taken every opportunity to show the same renderings of its project over and over and to drum up support for the project from outside the community, but has not responded in any meaningful way to the affected community's concerns about the density of the proposed building or its effects on our narrow alleys.

Thank you for your work and for listening to the surrounding neighbors' concerns.

Best,
Anna and Gabriel Aguilera, 1430 Crittenden Street, NW