

Tim Childress
1503 Decatur St NW
Washington DC 20011

22 March 2022

Dear Members of the Zoning Commission:

I'm an interested homeowner living at 1503 Decatur St NW writing to firmly express my OPPOSITION to the development plan and application of Dance Loft Ventures LLC that seeks a map amendment, a request to upzone from MU-3A to MU-5A, and additional density.

I'm not anti-development, I'm anti-bad-development. This project is bad-development and should not be allowed to progress for the following reasons:

- Density - The project as currently planned has a density of living spaces that does not come close to the existing neighborhood density. Why should an exception to the zoning be allowed now and for this location? What has changed other than the aspirations for profit by the developer?
- Increased traffic – increased density translates into increased traffic that has a number of negative impacts. First, there would be an increased safety risk for pedestrians who currently traverse the neighborhood. Second, increased traffic would increase air pollution. Third, increased traffic would increase noise pollution. This all amounts to a degradation of the quality of life in our neighborhood.
- Parking – The neighborhood already struggles with the lack of adequate parking. Adding 101 units will bring in more vehicles and traffic into the neighborhood further exasperating the existing parking problem. The current plan for some incremental parking places is completely inadequate. The developer's study on parking is a whitewash of reality. Just by casual observation through walking the neighborhood, it is apparent that there are multiple vehicles for each residence that contain a single family and perhaps a basement tenant. The addition of 101 new residences will add more vehicles and over crowd the neighborhood. Creating a small limited number of paid for parking spaces doesn't reflect the reality of budget conscious tenant who would opt for free parking on the street. Where will these new tenants park? The developers plan makes little sense and doesn't reflect reality.
- Displacement of existing business – This project would result in the removal or displacement of some existing businesses that currently serve the local community. There currently is a lack of businesses to serve our community and removing several to make room for this project would be a set back for the existing community. More people and less services make little sense.

Please favor the will of current residents over a profit driven developer.

Respectfully,

Tim Childress
1503 Decatur St, NW