

Cochran, Patricia (DCOZ)

From: Erik Hoffland <erik@erikhoffland.com>
Sent: Thursday, March 24, 2022 4:44 PM
To: DCOZ - ZC Submissions (DCOZ)
Subject: Opposition to Dance Loft PUD Case 21-18

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24 March 2022

Dear Members of the Zoning Commission,

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

I am a DC resident and architect, 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, as well as neighboring/adjacent commercial buildings along 14th Street NW, will be dwarfed.

The Dance Loft Ventures PUD application for 4618 14th Street NW proposes a total built height of 81'10" when you add up the penthouse and rooftop enclosures for condensing units and solar panels. The surrounding houses are between 22 feet to 25 feet tall, and few (if any) of the commercial buildings along 14th Street in this vicinity are much taller than that. A building at 50 feet tall would dwarf the surrounding buildings, let alone one as tall as is being proposed. The right to sunlight for adjacent neighbors will be severely compromised if this case is approved, and that alone as a matter of zoning regulations should be given great weight when determining such matters. Moreover, the Dance Loft Ventures PUD seeks to extend the entire mass of the proposed building from the eastern lot boundary 295 feet to the west into the alley areas directly behind single- and two-family row houses, overshadowing the existing 100 year-old homes. This is inconsistent and incompatible with the MU and commercial zones currently outlined, which only extend back 80 feet - 100 feet from lot lines that front busy streets..

While the Comprehensive Plan and DC's goals related to Affordable Housing are admirable they should not be realized through buildings such as this which are incompatible in scale and density to their immediate neighbors. With a better understanding and respect for its neighbors, this project can be a model in the city for affordable housing, community benefit and good design. As it stands, the project is anything but, and seems ill-conceived as a way to maximize developer profit with little to no regard to the greater needs and scale of the neighborhood and community within which it will reside.

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, skilled 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. Do not encourage this kind of development, I am afraid it will establish an unfortunate precedent for the rest of DC.

Sincerely,

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