

March 25, 2022

Dear Members of the Zoning Commission,

I am writing to express my support for the Dance Loft redevelopment (ZC Case Number 21-18 Dance Loft Ventures). I live at 4406 15th St NW, just a couple blocks from the proposed development site, and feel that the project will be a positive addition to the neighborhood. Our section of 14th St will benefit from ongoing redevelopment to bring more people to the neighborhood and enhance the commercial vibrancy.

The developer went to considerable effort to engage the community before submitting their PUD application to start the official process, and the vast majority of neighbors refused to engage with them in a productive manner. Could the developer have conducted better community meetings? Probably. Did the neighborhood try to have a productive conversation? No. Their concerns are typical – noise, height, parking, uncertainty. 100 more residents will not make our neighborhood any less quiet. 100 more residents is unlikely to impact parking availability with so many high quality transit options nearby. There is ample on-street parking and the majority of rear yards are large enough to use as a parking spot if desired.

The District has expended considerable resources on affordable housing plans, studies, and policies. The Dance Loft site is typical of other infill opportunities that exist across the city. If we want to actualize our stated plans, this type of site needs to be developed as mixed-income and affordable housing. The proposal may warrant modest design modifications, but the proposed height, density, and on-site parking are appropriate for the site. In addition, the proposed unit mix, including family size units and a significant number of 30%, 50%, and 60% of AMI options, is above and beyond what most affordable housing projects offer. DC needs to act on its stated goals to increase housing equity and affordability in all of its neighborhoods by approving this project.

Thank you for the consideration.

Erin Talkington
4406 15th St NW