

Cochran, Patricia (DCOZ)

From: Jason Kelleher <jason@kellehers.us>
Sent: Monday, April 4, 2022 8:05 PM
To: Tim Childress
Cc: 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/Dance Loft, LLC + Heleos (ZC Case #21-18)

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Dear Honorable Zoning Commission Members:

As a homeowner at 4704 15th St NW for the last 15 years, I am writing to express my firm opposition to the development plan of Dance Loft Ventures LLC at 4618 14th St NW, which includes lot s64, 828, 83-832, and 823 in square 2704. Dance Loft Ventures LLC is seeking a) a map amendment, b) PUD ZC 21-18 to increase the density of the proposed site from an MU-3A to an MU-5a zone, and c) additional residential density through MIZ.

I oppose this development for multiple reasons as outlined below:

1. The scale and height of the proposed structure is far too great for the neighborhood, soaring to 75+ feet plus 6.5 feet of rooftop enclosures as I understand. This is almost double the existing MU-3A height limit of 40'. The structure will dwarf the homes around it, blocking natural light and significantly changing the character of the neighborhood.
2. The plan does not include sufficient parking and the resulting excess vehicles will make parking in the neighborhood even more challenging. I am a committed bus commuter and have been for over 22 years, but I still rely on a car for various reasons – as will many of the tenants of the proposed new building, if constructed. Parking has already become quite tight in recent years, and the proposed new building would exacerbate the problem significantly.
3. The plan does not address the fact that the Bus Barn, when completed, will return significant additional traffic and parking strain on the neighborhood. The Bus Barn was already closed for renovation at the time the sparse traffic study for the above-referenced development was conducted.
4. While our commercial corridor is small, it is lively and used frequently by the neighborhood. I am concerned that 6-7 small business owners would lose their livelihoods if the proposed project were to move forward.

I have absolutely no objections to affordable housing in the neighborhood, but this proposed project is **far too large** and will have a significant negative impact on the character and livability of this century-old neighborhood.

I have taken part in a number of the meetings with Heleos on this proposed initiative. I have consistently felt as though I was being talked at rather than with. Simply put, there has been very limited opportunities for community consultations.

Most recently, Heleos objected that a model built by the community was not accurate. I proposed – very respectfully – that Heleos develop a model that they felt accurately depicted the proposed development in relation to the surrounding homes. That request was flatly rejected. I have been stunned at the lack of real input community voices have had in this effort to date.

I respectfully urge the esteemed members of the Zoning Commission to reject the proposed modifications to existing zoning regulations in the neighborhood and require a significant downscaling of this project (e.g., 3 stories perhaps), if it is to proceed. There are options available that would allow the space to be redeveloped without overwhelming the established surrounding community.

Sincerely
Jason Kelleher
4704 15th St NW
Washington, DC 20011

On Tue, Mar 22, 2022 at 4:17 PM 'Tim Childress' via 16th Street Neighborhood Association <16thStNA@googlegroups.com> wrote:

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
tim_childress@yahoo.com

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