

Cochran, Patricia (DCOZ)

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Sent: Monday, April 11, 2022 5:58 PM
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Subject: Opposition to Zoning Case 21-18 (Dance Loft Ventures, LLC PUD)

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Dear Honorable Zoning Commission Members:

As a 57 resident at 1407 Crittenden St., NW and a 14 year homeowner, 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 reside within 200 ft of this property.

I oppose this development for multiple reasons as outlined below:

A) On site parking for residents and visitors is insufficient. The two blocks that surround the north and south sides of the proposed development are already challenging for resident parking. Placing up to 100 units and at least 100 driving aged adults in this neighborhood will further stress parking availability. 20 parking spaces for the proposed project's residents is not enough.

I read the transportation study by *Gorove Slade*, dated 3/21/22. The site trip generation assumptions in Table 5 for the Theatre and Dance Studio and residents are too low. Given that the dance studio would have a facility that allows for more programming that exists now, those assumptions should be increased. Programming for youths (under 16) will increase on street parking demand. Also, I have personally witnessed multiple cars parking on my block on a Saturday and/or Sunday for the entire day for current dance studio events. We have Saturday RPP on my block. These vehicles have DC plates (often non Zone 4 RPP) or out of state plates, sometimes as far as Delaware. Further, how can an assumption be made that residents won't have cars? And how are car trips by visitors factored in?

The Parking Occupancy figures on pp. 21 and 25 show present parking occupancy rates for evening hours of at least 70% for the entire block physically surrounding the proposed project and for the north side of the 1400 block of Crittenden St., NW. As I mentioned above, the area is already tight in regard to parking access in the 1400 blocks of Crittenden and Buchanan Sts., NW. Did the firm who performed the parking occupancy study actually observe and note where any persons parking during those time periods were going? If these cars had Zone 4 RPP stickers? There are multiple restaurants in the 4700 and 4600 blocks of 14th St., NW. Some of these restaurants don't close until midnight. Some of their patrons drive to the neighborhood to eat and drink at these places. I fail to see how the analysis section on page 2 of Exhibit 2K can support this statement:

the Project's physical form mitigates traffic impacts by promoting and encouraging active mobility over driving. At the same time, the Project makes reasonable accommodations for those who choose to or must drive, and ensures that parking demand does not adversely interfere with the on-street residential parking supply. The Project provides sufficient new off-street parking to serve new residents (especially in light of what may be heightened demand for vehicle parking post-pandemic), but not so much parking as to induce unnecessary driving. (highlighting added)

Onsite resident parking availability for this proposed project should be increased.

B) Car traffic and truck traffic in the very narrow surrounding alleys will be increased. These alleys are too narrow for the marked increase in car and truck traffic that will occur. I'm aware that the alley section off of 14th Street will be widened. This increase in car traffic will negatively impact safety, quiet, and will add the presence of more fumes. I don't believe that the current application or traffic study adequately address the negative impact of increased large vehicle, service vehicle, or passenger vehicle trips that will occur in the surrounding alleys and streets.

C) I read that this proposed development may possibly have balconies. Balconies should not be a part of this proposed development. They would further negatively impact the light, air, privacy, and quiet enjoyment for the neighbors who currently live on abutting blocks of Buchanan, 15th, and

Crittenden Sts, NW. Given the short set back of this proposed project, abutting neighbors are already negatively impacted without the balconies.

I respectfully urge the Zoning Commission to reject this PUD application in its current size, scale, and format. The proposed project will have an adverse impact on this neighborhood. I urge the Zoning Commission to send the applicant back to the drawing board to come up with a project that respects and incorporates the existing scale and character of this neighborhood.

Thank you.

Sincerely,

Gabrielle Butler

1407 Crittenden St., NW
Resident within 200 ft of proposed project

Gabrielle Butler