

April 13, 2022

OPPOSITION to Zoning Case 21-18 DANCE LOFT VENTURES, LLC PUD

Dear Members of the Zoning Commission:

I am an interested and impacted homeowner living in ANC4C at 1417 Crittenden Street NW writing to express my opposition to the development plan and application of Dance Loft Ventures LLC and related Map Amendment. I oppose the size, height, and density (“Impact Issues”) of the Dance Loft Ventures PUD 101-unit project in this residential neighborhood where the RF-1 zoned two-story town homes in Square 2704 will be significantly dwarfed. As proposed, the development is out of character with the surrounding neighborhood and would adversely affect my quality of life.

The planned development is too big. With 101 units and few car spaces available for the residents we will have a massive parking problem. I support retail and commercial vitality in our neighborhood and it can still be accomplished if the height of the building is addressed primarily from the 14th Street side of the property, which is the only major commercial corridor— the 1400 blocks of Crittenden and Buchanan Streets and the 4600 block of 15th Street ARE NOT major commercial corridors. The alleged reasonable increase in density sought by the Dance Loft project should and could be accomplished at the front of the property along the 14th Street commercial corridor. However, the Dance Loft Property Ventures PUD project continues to respond that it is not ‘financially feasible” based on their budget. There has been zero consideration or compromise given to this central concern and reasonable solution.

As a homeowner I am interested and invested in the city’s health and our neighborhood’s vitality. This development will be a detriment to the enjoyment of my property, and I implore the Zoning Commission to stand in the shoes of the abutting property owners, and push for responsible, sensible and harmonious development. The pleas of many for responsible development have continued to fall on deaf ears. **I respectfully ask that this Commission require the density sought in this project to largely face the commercial corridor and right size the height of the rear of the building to decrease the impact to the abutting properties on Crittenden, Buchanan and 15th Streets, and reject the Comprehensive Plan amendments.**

I support projects that provide affordability in a balanced way, with mixed incomes, attractive architecture, and arts preservation, and their contribution to the neighborhood. This is not that project as it wildly out of proportion to the neighboring homes. **I oppose amending the existing MU-3A zone height maximum of 40'0 to allow for a building that would almost double the existing height limits, along with the size and density proposed in the application. I urge you require the project to focus its design height on the 14th Street commercial corridor and reduce the impact to abutting homes, along with density and size.**

Sincerely,

Sylvia Stearn

1417 Crittenden Street NW