

21 April 2022

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

Dear Members of the Zoning Commission:

We are interested and impacted homeowners living in ANC4C at 1423 Buchanan Street NW writing to express **our opposition** to the development plan and application of Dance Loft Ventures LLC and related Map Amendment. We 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 our quality of life.

The planned development is too big. With 101 units and few car spaces provided for the residents there will be a massive parking problem. We 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 14<sup>th</sup> 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 15<sup>th</sup> 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 14<sup>th</sup> 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 homeowners we are interested and invested in the city’s health and our neighborhood’s vitality. This development will be a detriment to the enjoyment of our property, and we 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. **We 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, Buchannan and 15<sup>th</sup> Streets, and reject the Comprehensive Plan amendments.**

We support projects that provide affordability in a balanced way, with mixed incomes, attractive architecture, and arts preservation, and what this would contribute to our neighborhood. This is not that project as it wildly out of proportion to the neighboring homes and greatly impacts my and my neighbors quality of life, **we 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. We urge you to require the project to focus its design height on the 14<sup>th</sup> Street commercial corridor and reduce the impact to abutting homes, along with density and size.**

Sincerely,

Luke and Juliet Armerding

Owners of 1423 Buchanan ST NW