

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

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From: *Mary Reinstadler, 1424 Buchanan St. NW, 200 11, Washington, DC*
Date: December 6, 2021 *202-352-6218*

I am an interested and impacted homeowner living in ANC4C writing to express my opposition to the development plan and application of Dance Loft Ventures, LLC seeking: (1) a Map Amendment; (2) a PUD ZC 21-18 to upzone the site from MU-3A to an MU-5A Zone; and (3) additional density through the Mandatory Inclusionary Zoning (MIZ) process. As proposed, the Dance Loft Ventures PUD is completely inconsistent with the attendant neighborhood development in this part of the city. As further outlined below, I oppose the size, height, and density of the Dance Loft Ventures PUD 101-unit project in a residential neighborhood where the RF-1 zoned two-story town homes will be dwarfed. Aside from the adverse effects the project will create for present residents' air, light, and privacy and a design that starkly differs from the neighborhood's dominant form, I contend the project envisioned by Dance Loft Ventures PUD will suffer from poor access for vehicles (including trash and emergency vehicles) in the narrow alleyways and will add to neighborhood congestion and parking shortages. I am also writing to ask for your support in opposing the Dance Loft Ventures PUD as currently proposed for all the reasons outlined in this correspondence.

The Dance Loft Ventures PUD application for 4618 14th Street NW (Lots 64 & 828, and 830-832 and 823 in square 27040) proposes an increased height to 65 feet with an additional 12-foot penthouse, for a total built height of 76'8"-feet plus an additional 6'6" of rooftop enclosure for condensing units and solar panels! If approved, this would almost double the existing MU-3A zone height maximum of 40'0." Moreover, the Dance Loft Ventures PUD seeks to extend from 175 to 250 feet to the west into the alley areas directly behind single- and two-family row houses, thereby overshadowing the existing residential development, now reaching its 100-year anniversary. The topography of the site trends to 20 feet above the measuring point on 14th Street at the western end of the development resulting in a development that nets out to 58 feet above the adjacent row houses, typically only 22 feet to 25 feet at their highest elevation in the rear yards facing the proposed Dance Loft Ventures PUD.

The overall transportation plan proffered in the Dance Loft Ventures PUD is inadequate. First, the WMATA Northern Bus Garage located at 4615 14th Street (currently in redevelopment) is not a transit hub with public access to transportation; it is a storage and maintenance facility, in a PDR zone. Second, the proposed 40 parking space allocation for 101 units in an already parking-challenged neighborhood is inadequate. Finally, provisions for deliveries, loading, trash, and emergency access show access solely from an expanded alley from 14th Street NW, with little consideration for the bulk of the building to the west.

I will oppose any development at the site that does not provide for reasonable development of the alley consistent with alley development throughout the city and as published by the Office of

Planning and the Society of Architectural Historians. A lot of time, effort, and careful thought went into the small area plans and the corresponding historic source documents, and this project seems to disregard that body of work published in 2014. Even though 16th Street Heights was not included in the Historic Alley Survey, this area has alley development that is consistent with the rest of DC in that the alleys here were developed in service to the dominant form in the neighborhood: typically, row houses. Alley buildings, such as garages or carriage houses are typically smaller than the surrounding residential or commercial development in the area. Moreover, this particular lot on 14th extends so deeply, between 175 to 250 feet, into the square – when higher density zones up and down 14th Street only extend back 80 to 100 feet back and act as a buffer to the north south arterials.

I am unified with a group of similarly situated concerned homeowners in 4C03 and 4C02. I, along with others, consider the development plan and schematic design for the Dance Loft Ventures PUD a significant overreach in terms of its size, height, density, vehicular access, limited parking and poor design. We oppose the development plan in its present form and request your assistance as ANC Commissioners to address our concerns in an open forum with the intent to collaboratively consider other plans that would be consistent with good planning practice. Accordingly, and respectfully, we seek to have direct engagement and proper consultation with respect to the design process in a more open forum that includes ANC Commissioners from impacted areas, that has not happened to date.

Thank you for your consideration. I look forward to speaking with you soon. I can be reached at [insert contact information]

Sincerely, 
[INSERT NAME, ADDRESS, EMAIL and NUMBER]

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