

## Cochran, Patricia (DCOZ)

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**From:** Robert Hildum <hildum32@yahoo.com>  
**Sent:** Monday, May 2, 2022 6:32 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Opposition tp Zoning Case 21-18 (Dance Loft Ventures LLC PUD)

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Dear Zoning Commission Members,

We are interested and impacted homeowners at 4507 15th Street, NW. We live a block from the proposed development in Square 2704. We write to oppose the development plan and application of Dance Loft Ventures LLC that seeks a map amendment to upzone the lot from MU-3A to MU-5A.

We live in a 3 story rowhouse like so many of our neighbors. The proposed development is simply too big. It will tower over the 88 homes between Buchanan and Crittendon and the rest of the area. As proposed the development will be 10 feet from their property line and 6-7 stories-- twice the height of the rowhouses. The impact will be overwhelming. First, the construction itself will have a tremendous impact. When the city repaved the alleys near our home, we could not only hear it, we could feel it. The rowhouses create an acoustic platform that creates a cacophony that amplifies any sounds. This is a byproduct of the existing density of the area. We can hear someone cutting grass from blocks away and we can also hear the music from church festivals and parties many blocks away. The vibration and noise from the construction of this massive project will be overwhelming and will be heard and felt far beyond the 88 homes abutting it. Moreover, the rowhouses in this area were built over 100 years ago and their foundations are fragile as well as the plaster walls within them. No one can predict that a project this size will not severely damage the surrounding homes.

From experience a "popup" sticks out and alters the existing footprint-this proposed project will be simply overwhelming. Moreover, the light pollution will impact the area as well. The lights from a 6-7 story building within 10 feet of the property line of the 88 homes will be overwhelming.

The saddest thing about this project is how the development team has presented it to our good neighbors. The developer has said many times that the current design optimizes their profits. Anyone who reasonably opposes this massive project is labeled a NIMBY, anti-poverty, and worse. First and foremost this is about the developer's profits. The affordable housing and arts elements of the project are simply a means to that end. All neighbors who oppose the proposed massive project also support affordable housing. Everyone I have spoken to is in favor of a affordable housing as part of any development of the land but have simply asked for a more reasonable plan-frontloaded on 14th street with a structure that does not overwhelm. As proposed there will be over 100 units. Our understanding is that a proposal exists that would have 75 units and limit the height.

Please look carefully at the developer's renderings of this project because they do not show the full-scope of this project and many of the renderings are distorted. An architect that lives nearby created a model from the proposed plans and it truly shows how massive this proposed project is and its impact on the 88 homes that it will abut and tower over. The developer argued the model was not to scale but he has steadfastly

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EXHIBIT NO.690

refused to produce a model himself. It is very suspicious that a model has not been produced for viewing and as a part of this application.

A building of this size for any other purpose would still be TOO BIG. The proposed development in its current form should be rejected. An alternate proposal should be submitted that achieves the necessary need for affordable housing without the overwhelming impact of this proposal.

I am confident that a reasonable proposal that limits the height would be universally welcomed and still provide significant affordable housing units and a dance studio.

Please look at this very carefully. Please ask questions, and please consider what this massive project would do to the existing 88 homes, local businesses and the surrounding area. And finally please recognize that good people oppose this in good faith and are still in favor of a reasonable plan for affordable housing at this location.

Sincerely

Robert and Catherine Hildum  
4507 15th Street, NW