

Cochran, Patricia (DCOZ)

From: Alexander Laytin <alexlaytin@gmail.com>
Sent: Wednesday, May 4, 2022 1:07 AM
To: DCOZ - ZC Submissions (DCOZ); ATD DCOZ; Planning
Subject: OPPOSITION to Zoning Case 21-18 DANCE LOFT VENTURES, LLC PUD

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Dear Members of the Zoning Commission –

We are writing to express our **strong opposition** to the development plan and application of Dance Loft ventures in its entirety including updating from MU-3A to a MU-5A Zone and additional density. As homeowners living in ANC4C at 1403 Crittenden St NW, which is less than 200 feet away and across the street from Square 2704, we are directly impacted by this proposed project. While we support the development of affordable housing we believe that any proposed development should be fronted on 14th Street, which is a true commercial corridor, with a corresponding right sizing of the building's height in the rear to reduce the impact the proposal would have on the neighbors along the surrounding streets (Crittenden, Buchanan, and 15th Streets). Further, we would like a better understanding from the developer and the city around the impact such density would bring to the neighborhood regarding traffic, the already limited street parking, the supposed community arts benefits (free studio time? dance classes?) and the fate of the local businesses that many residents have come to frequent and support.

As currently proposed, the size and density would negatively impact the current neighborhood as an almost 80 foot tall building abutting two story town homes, only feet from the property line, would be completely out of place in a RF-1 neighborhood. Unfortunately, when the community engaged the developer to seek a compromised solution we were met with an unwillingness to substantively address any of our concerns and only heard the standard trope that it would be too costly and reduce profits if changes were made. However, the developer has failed to support this assertion in any meaningful way. I can think of no current or recent proposal for affordable housing, or even market rate housing, in the immediate area that has such a large and dense structure built within a cluster of RF-1 homes, including the most recent opening of the affordable housing units at Spring Flats. There are solutions and compromises to be made, but the developer has been unwilling to thoughtfully engage with the local community.

Again, **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 ask that 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.**

Thank you for your consideration.

Sincerely,

Alex Laytin