

## Cochran, Patricia (DCOZ)

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**Sent:** Wednesday, May 4, 2022 3:45 PM  
**To:** DCOZ - ZC Submissions (DCOZ); ATD DCOZ; 4C@anc.gov; Johnson, Paul (SMD 4C07); Botstein, Clara (SMD 4C08); Campbell, Ulysses E. (SMD 4C03); 4C02@and.dc.gov; Rubio, Vanessa (SMD 4C01); Planning; Lawson, Joel (OP); Mordfin, Stephen (OP); WPerkins@dccouncil.us; jlewisgeorge@dccouncil.us; ATaliadoros@dccouncil.us  
**Subject:** Letter of Opposition to Square 2704 Development (ZC Case #21-18 PUD Application 4618 14th St., NW)

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I am an interested and impacted homeowner living in ANC4C at 1432 Crittenden Street NW 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 change the site from MU-3A to an MU-5A Zone; and (3) additional density through the Mandatory Inclusionary Zoning (MIZ) process ("Dance Loft Project Venture PUD"). As further outlined below, 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.

The application of the Dance Loft Project Ventures PUD for 4618 14th Street NW (Lots 64 & 828, and 830-832 and 823 in square 2704) proposes an increased height from 40'0" to 66'8" feet with an additional penthouse, for a total built height of 75'4" plus an additional 6'6" of rooftop enclosure for condensing units and solar panels. If approved as proposed, this property almost doubles the existing MU-3A zone height maximum of 40'0". Moreover, the Dance Loft Project Ventures PUD seeks to extend the entire mass of the proposed building from the eastern lot boundary 295 feet to the west into the alley areas directly behind single- and two-family row houses, overshadowing the existing 100+ year-old residential development. 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, at its lowest point, tops out at 58'0" plus an additional 6'6" of rooftop enclosure for condensing units and solar panels, above the adjacent row houses, typically only 22'0" to 25'0" at their highest elevation in the rear yards facing the proposed Dance Loft Ventures PUD.

Achieving retail and commercial vitality in our neighborhood 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 over twenty year homeowner in this neighborhood, I am obviously interested and indeed invested in the city's health and our neighborhood's vitality. However, the impact of the Dance Loft Ventures PUD, as currently proposed is a substantial detriment to the enjoyment of my property and investment, 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 15<sup>th</sup> Streets, and reject the Comprehensive Plan amendments.

I understand proponents stressing the need for projects like this, and the belief that affordability in a balanced way, with mixed incomes, attractive architecture, and arts preservation, can contribute to the neighborhood. To be clear, that is not

what is in dispute and not what I oppose. 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 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.

Pauline Pilate

1432 Crittenden NW