

**BEFORE THE ZONING COMMISSION  
of the DISTRICT OF COLUMBIA**

**TESTIMONY OF SHANNA STRINGFIELD  
FRIENDS OF FOURTEENTH STREET MEMBER**

**CASE NO. 21-18 (DANCE LOFT VENTURES, LLC)**

**THURSDAY, MAY 5, 2022**

Chairman Hood and Members of the Zoning Commission:

My name is Shanna Stringfield and I reside at 1415 Crittenden St NW. This home has been in our family since 1953. My husband and I have called this house our home since 2017. We are concerned about the size (density, height and scale) of the proposed structure and the lack of adequate parking. We are not against affordable housing, the arts, or new development in the neighborhood. I'm disheartened that the neighbors have been portrayed as such in letters from some supporters and the applicant. We are asking that the new development be more characteristic of the 100-year-old neighborhood and be considerate and respectful of the existing residents. A building that dwarfs the existing homes and does not provide ample parking for the building's residents, guests of the residents, and commercial space is not compatible or considerate of the existing neighborhood.

The developer's response to a smaller building was to reduce the number of units by 5 when they met with FOFS. This was not something the neighbors could take seriously because the size was not noticeably reduced. It seemed more of a "check the box" response. Why doesn't anyone care that this structure extends almost a city block behind existing homes with only an alley separating the two, and stand almost 80 feet tall? Just take a minute to visualize this massive structure between two streets of homes. It is the approximate width of 1/2 a city block in the front and 3/4 a city block in length. Please review the actual measurements of the building and the proximity to existing homes, setting aside the building's purpose and use.

The developer did increase the parking by 20 spaces by using a parking lift, but is this feasible and safe with young children in the building? Forty spaces are not enough for the occupancy of the building, even if half of the residents do not have vehicles. The current parking situation in the neighborhood is already difficult. Once 100+ residents, retail space shoppers, and event attendees are included in the mix, there will be parking chaos. Why doesn't anyone care about this? This will adversely impact the residents of Dance Loft on 14<sup>th</sup>, existing Buchanan St., Crittenden St. and 15<sup>th</sup> residents.

My ask of the zoning commission is to deny the application as proposed because of size (height, density, and scale) and insufficient parking to accommodate the residents and neighborhood. We have not been heard by the developer or our ANC commissioners. We are asking for a smaller structure that does not dwarf the neighboring homes and ample parking so we can all coexist. We need an unbiased arbitrator to sit with the neighbors and developer to come to a mutually acceptable size project with ample parking.

Thank you for your consideration.

Shanna Stringfield  
1415 Crittenden ST NW