WASHINGTON, DC
MARKETING CENTER

BZA 17047

2003 SEP -5 PM 4:47
D.C. OFFICE OF ZONING

September 5, 2003

Michael and Lilyan Rehman, Members
Night and Day Management, LLC
33 Patterson Street, NE
Washington, DC 20002

Re: Conversion of Warehouse at 33 Patterson Street to Entertainment Venue

Dear Mr. And Mrs. Rehman:

As you know, the Washington, DC Marketing Center is a partner in promoting the District's new residential marketing campaign – city living: **dc style!** The campaign is designed to attract new residents to the District by promoting residential opportunities and the quality of life amenities that the city has to offer. Cultural and entertainment venues certainly support the quality of life of living in the District.

I have preliminarily reviewed your concept for the Fur Lounge & Café at 33 Patterson Street, NE and find it to be an intriguing one. This venue would certainly support the idea of an entertainment lifestyle that would encourage people to choose to live in the District. You seem to have been very thoughtful in the security and parking aspects of your concept, and have met with the neighborhood leadership to achieve their support for the project. Renovating an empty warehouse and putting it to productive use is also a plus for the project.

The proposed location would also seem to be a sound decision, with it's proximity to the New York Avenue Metro station, major access streets and the availability of surface parking in the neighborhood. I was impressed by the range of support letters from adjacent land owners willing to work with you in a shared parking strategy to meet your parking goals. Your proximity to Union Station and the new Convention Center certainly add to the appeal and accessibility of the project.

Entertainment venues, existing and proposed, will be important assets in our campaign to attract 100,000 new residents to the District. You seem to have done a good job of soliciting neighborhood input and support, the support of adjacent business and property owners, and the input of various District Government agencies. You are to be commended for that "homework". I wish you well in this business endeavor and success in the opening of the Fur Lounge & Café.

Sincerely,

Michael Stevens

Michael Stevens, AICP
President & CEO

BZA
Case No. 17047
Exhibit No. 53

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Board of Zoning Adjustment
District of Columbia
CASE NO. 17047
EXHIBIT NO. 53