

## Cochran, Patricia (DCOZ)

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**From:** Steve Money <stmoney@gmail.com>  
**Sent:** Saturday, March 12, 2022 10:37 AM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Letter of Support: PUD Case No. 21-18 (Dance Loft)

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Letter of Support: PUD Case No. 21-18 (Dance Loft)

March 12, 2022

Members of the Zoning Commission,

I am a resident of 16<sup>th</sup> Street Heights in Ward 4, and I am writing to you to express my strong support for the proposed project at 4618 14th St. NW (PUD Case No. 21-18). I have attended several community meetings with the project team, and I have been encouraged by their commitment to engaging with the community to ensure that this project will integrate well into our diverse, walkable, and transit-oriented neighborhood.

The District is in dire need of more housing, particularly units that can be affordable to working families, veterans, seniors, and low-income families. This project will set aside fully two thirds of the proposed units for affordable housing, including many family-sized units. The project will also help ensure that a vibrant arts center, the Dance Loft, will be able to stay in the neighborhood with a new state-of-the-art theater and studio space for artists. New residents will add vitality to a commercial strip that has been hard-hit by the pandemic. Lastly, the development team's commitment to constructing a net-zero energy building will help make progress on the District's climate resiliency goals.

The location of this project has been identified for increased density in the Comprehensive Plan and the Small Area Plan, and the size and density of the proposed building is not out of character with the larger 14<sup>th</sup> Street corridor. Changes have been made by the developers in response to concerns from immediate neighbors, including to reduce the overall height of the building and to add additional off-street car parking.

I have spoken with many neighbors and I am confident that there is strong support within the 16<sup>th</sup> Street Heights community for development that will help us do our part to meet the District's affordable housing and environmental goals, reduce income segregation and displacement, add density along existing transit and commercial corridors, and support the creative arts. As neighbors, we welcome new mixed-income and mixed-use projects that will provide benefits for all area residents, both new and longstanding.

I believe this project is exactly the kind of smart development that will contribute to a healthy, inclusive, and thriving community.

Sincerely,

Steve Money  
1429 Varnum St. NW