

## Cochran, Patricia (DCOZ)

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**From:** Etta Hulcher <info@sg.actionnetwork.org>  
**Sent:** Thursday, February 3, 2022 12:25 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** ZC Case No. 21-18 — Support for Dance Loft/Heleos development project

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Members of the Zoning Commission ,

DC's Comprehensive Plan sets out a vision of a city that is more affordable, inclusive, and environmentally-friendly, as well as better-served by neighborhood-based arts and culture. We currently have a chance to move toward all of these goals with a single project.

I am writing to express my strong support for the redevelopment of the Dance Loft on 14 building, located at 4618 14th St. NW. Dance Loft on 14 and Heleos Development are partnering as the leads on this project.

This development has the potential to add much needed affordable housing to our community. The District is in dire need of more housing, particularly units that can be affordable for families. This project expects to set aside two-thirds of the proposed 99 units for affordable housing, including many deeply affordable units as well as several 3-bedroom units which are rare and badly needed.

This project will also create a first-class arts and cultural space for the Dance Loft, and allow this fantastic non-profit to continue serving children, school groups, and artists from all over DC with one of the few dedicated neighborhood dance spaces in the District.

This project will support neighborhood businesses, by bringing appropriate residential density to this commercial corridor. This area will soon also be home to new retail at the redeveloped

Northern Bus Garage across the street, and additional density will help both current business and the expected new businesses prosper.

Lastly, the development team's commitment to constructing a net-zero energy building will help make progress on the District's climate resiliency goals. It will be the first net-zero arts center in DC history.

I strongly support this project's multiple benefits of more housing that is deeply affordable, a new home for an established neighborhood arts organization, support for local businesses in the neighborhood, and net-zero energy efficiency. I encourage the Zoning Commission to approve this request and support this project's potential to contribute to a healthy, inclusive, and thriving community.

Thank you for your work and service, as well as your consideration of this matter.

TO:

Commissioner Hood

Commissioner Miller

Commissioner Shapiro

Commissioner Imamura

Commissioner May

CC:

ANC Commissioner Ulysses Campbell, 4C03

ANC Commissioner Paul Johnson, 4C07

ANC Commissioner Maria Barry, 4C02

ANC Commissioner Vanessa Rubio, 4C01

ANC Commissioner Yvette Marbury-Long, 4C04

ANC Commissioner Audrey Duckett, 4C05

ANC Commissioner Namatie Mansary, 4C06

ANC Commissioner Clara Botstein, 4C08

ANC Commissioner Alan Wehler, 4C09

ANC Commissioner Jonah Goodman, 4C10

Councilmember Janeese Lewis George, Ward 4

Will Perkins, Ward 4 DC Council office

Dance Loft on 14

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