

April 15, 2022

**VIA IZIS**

Anthony J. Hood, Chairman, Zoning Commission for the District of Columbia  
441 Fourth Street, NW, Suite 200S  
Washington, DC 20001

Re: Z.C. Case No. 21-18: Dance Loft Ventures LLC (“**Applicant**”) Application for a Consolidated PUD and related Zoning Map Amendment (collectively, the “**Application**”) for 4608-4618 14th Street, NW – **Supplemental Statement**

Dear Chairman Hood and Commissioners:

On behalf of the Applicant, we submit this pre-hearing statement for a consolidated PUD and related amendment to the Zoning Map from the MU-3A zone to the MU-5A zone to allow the development of a mixed-use multifamily residential building with ground floor retail/commercial and performing arts/entertainment/assembly uses (the “**Project**”). The Commission set down the Application on December 16, 2021. The hearing is May 5, 2022.

The Project has tremendous public benefits: **67 affordable units** (out of 101 total), including **22 units at 30% MFI**, **24 three-bedroom units** (16 affordable), preservation of the Dance Loft, an arts use, and sustainable design at the Enterprise Green Communities Plus level. **ANC 4C has voted to support of the Project at a public meeting on April 13.**

This submission includes an updated summary of the Project (Exhibit A) and revised plans with new views of the Project in context (Exhibit B). In addition, recognizing the opposition of some adjacent neighbors to the Project, the Applicant summarizes the status of neighbor discussions and provides a roadmap with potential points of compromise (Exhibit C) as well as Project changes made as a result of community and agency comments (Exhibit D).

Since the Project’s height and density is a primary issue for certain neighbors, the Applicant provides additional information as to why the requested 101 units is a threshold for this primarily-affordable housing development (Exhibit E). Also recognizing the volume of letters in the record, the Applicant provides a summary of supporter and opponent comments and concerns (Exhibit F). This submission also includes an arts and cultural impact analysis (Exhibit G), a Comprehensive Plan consistency analysis, and a racial equity analysis in light of the District’s goals (Exhibit H). For reference, also included are a summary of public benefits and potential impacts (Exhibit I), an analysis of the alley network surrounding the Project (Exhibit J), and witness resumes and outlines of testimony (Exhibit K). More detail on each exhibit follows on the next page. The Applicant requests one (1) hour to present testimony at the hearing.

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Project Summary	<b>Exhibit A</b> is a one-page digest of the Project with information about the Applicant, the property, the Project’s design, potential impacts, and public benefits.
Revised Plans	<b>Exhibit B</b> includes a complete set of plans for the Project, updated to reflect the changes noted above. Of note, the plan set now includes floor plans showing the location of affordable units, views of the Project in context (i.e., actual photographs of the existing conditions with the Project digitally superimposed at sheets A.07.1-A.07.4), and revisions to the Project’s garage entrance.
Neighbor Discussions	<b>Exhibit C</b> summarizes the status of the Applicant’s discussions with neighbors and identifies areas of potential compromise with neighbors who have opposed the Project.
Changes to Project	<b>Exhibit D</b> lists the many changes that the Applicant has already made to the Project in response to neighbor concerns and comments and in response to comments from District agencies. Included in this Exhibit is a detailed plan for the retail tenants located on the Property today.
Analysis of Density and Design	<b>Exhibit E</b> provides the Commission with a justification for why the Project seeks the requested density and why a smaller building, on the scale requested by Project opponents, is infeasible. In sum, the 101-unit (67 affordable unit) Project is intended to satisfy DHCD’s targets for financial subsidy, without which the Project’s affordable housing and arts preservation goals are not possible. The 101-unit Project is consistent with the Comprehensive Plan and Small Area Plan and has support from ANC 4C and many others in the community. Many costs are fixed and construction and development costs do not scale linearly, so a reduction to the Project scale would have severe adverse impacts on viability. A reduction of, for example, 30% of project size would not save 30% even on construction costs and much less on overall costs.
Summary of Letters in Record	<b>Exhibit F</b> provides a summary of the many letters in the record. The Applicant recognizes that there are numerous support letters and a smaller number of opposition letters. For the Commission’s convenience, this Exhibit summarizes themes from those letters and the information provided by the letter writers. Exhibit F also contains the Applicant’s responses to opponents’ comments.
Analysis of Arts and Cultural Impacts	<b>Exhibit G</b> includes information about the loss of arts spaces in the District. The intent is to help the Commission understand the magnitude of the arts preservation component of this Project. In sum, many arts and performing arts organizations have left the District or closed as a result of changes in the District’s real estate market and the loss of space for such uses. The Project is a rare opportunity to preserve in place, and even expand, a viable community-focused arts organization.
Comp. Plan + Racial Equity Analysis	<b>Exhibit H</b> summarizes the Project’s robust consistency with the Comprehensive Plan and Small Area Plan. This Exhibit also analyzes the ways in which the Project advances the District’s racial equity goals and mitigates any potential adverse racial equity impacts.
Summary of Public Benefits and Potential Impacts	<b>Exhibit I</b> restates the Project’s full list of public benefits and potential impacts. In sum, the Project includes extraordinary affordable housing and family housing benefits (67 affordable units at 30%, 50%, and 60% MFI), including a large number of family-size 3-bedroom units, plus arts, sustainability, economic development, sustainable transportation, and design benefits. The Project’s only negative impacts are very modest seasonal shadow impacts on a small number of residences, impacts on retail tenants, construction-period impacts, and very modest transportation impacts, all of which are capable of being mitigated.
Analysis of Alley Operations and Changes	<b>Exhibit J</b> includes additional discussion of the Project’s transportation impacts, focusing primarily on the alley network surrounding the Project. The Applicant has previously filed its original transportation memo, dated March 21 at Exhibit 308A as supplemented on April 6 at Exhibit 468A. This further analysis focuses on the alley, which is a main concern of the Project’s neighbors.
Expert Witnesses	<b>Exhibit K</b> has resumes and outlines of testimony for the Applicant’s expert witnesses: Sean Pichon, of PGN Architecture as an expert in architecture and urban design; Erwin Andres, of Gorove Slade, as an expert in transportation planning; and James Gapinski, of AMT, as an expert in civil engineering.

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Respectfully submitted,

/s/ Jeffrey C. Utz

/s/ David A. Lewis

Enclosures

## Certificate of Service

I certify that on or before April 16, 2022 (except as noted below), I delivered a copy of the foregoing document and attachments via e-mail, hand delivery, or first-class mail to the addresses listed below.

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As Attorney for the Applicant

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