

Exhibit C: Summary of Status of Discussions with Neighbors

| I. Overview | |
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| Purpose of this Exhibit | <p>This Exhibit summarizes for the Commission’s benefit the current status of the Dance Loft Ventures team’s discussions with neighbors, with a primary focus on neighbors in opposition on the following page.</p> <p>Dance Loft has been a part of Sixteenth Street Heights for many years, and intends to be long-term presence in the neighborhood. As a result, the Dance Loft team has been and remains motivated to listen to neighbor concerns and incorporate feedback into the Project’s scope and program. The community outreach effort has been exemplary and exhaustive, as noted in the ANC’s letter of support.</p> <p>Also noted in the ANC report is the unfortunate reality that despite the Applicant’s efforts, its multiple concessions and incorporation of neighbor feedback, some differences remain between the Applicant and some neighbors.</p> |
| Summary of Outreach to Date | <p>The Dance Loft Ventures team has conducted robust engagement with the neighbors and broader ANC 4C/Sixteenth Street Heights community for more than a year. The team has held several dozen meetings with individual community members, direct neighbors, ANC commissioners, and other stakeholders. The individual meetings are too many to list on the chart on the pages that follow, but the chart summarizes the open community meetings that the Applicant has hosted or attended (many such meetings being virtual meetings given the ongoing public health conditions). The Applicant has an “open door policy” of returning every call or email request for information and answering every question posed by a community member, in writing.</p> <p>The Applicant also met with District agencies several times since March 2021, including but not limited to the Office of Planning, the District Department of Transportation, the District Department of the Environment, DC Water, and other agencies. The ANC letter of support also documents the exhaustive outreach, engagement, and numerous concessions resulting from a lengthy engagement process.</p> |
| Supporters | <p>As a starting point, this is a Project with very strong community support.</p> <p>The Applicant is heartened that ANC 4C recently adopted a resolution in support of the Project. The ANC’s letter enthusiastically emphasizes the Project’s extraordinary benefits and community engagement efforts. Moreover, there are hundreds of letters in support of the Project from immediate abutters, other Ward 4 residents, Dance Loft constituents and artists, members of the 14th Street business community, and other DC residents who are concerned about affordable housing, the racial equity implications of adding affordable housing within and alongside established single-family residential neighborhoods. Elected public officials, including every ANC member along with every District agency responsible for oversight of the Project has responded with enthusiastic support.</p> |
| Changes to the Project / Affordable Housing Goals | <p>The Applicant understands that a new development adjacent to people’s homes can be a sensitive issue. In that light, the Applicant has made numerous changes to the Project both before filing the PUD application and following discussions with neighbors over the past few months. <u>Exhibit D</u> summarizes many of those changes. Many of the changes have the effect of increasing the cost of the Project (contrary to the Project’s affordable housing and equity goals), but the Applicant has been willing to agree to changes in the spirit of neighborhood compromise. The Applicant is willing to advance additional changes in response to ongoing concerns.</p> <p>The Applicant is hesitant to make further changes to the Project that (a) reduce the Project’s affordable housing proffer below the density levels identified in the Comprehensive Plan and Small Area Plan, or (b) seem animated by efforts to increase the cost of the Project and render it infeasible. As explained on <u>Exhibit E</u>, this Project requires approximately 101 units (67 affordable) to be feasible. A materially smaller project would not advance the affordable housing benefits proffered here.</p> |
| Opponents’ Concerns | <p>The Project opponents’ primary concerns at this point fit in the following seven categories. The Applicant has listed potential areas of compromise or Project changes to eliminate the negative impact for each area of concern. One factor complicating the effort to reach compromise with neighbors is that the neighbors do not speak with a single set of interests and some neighbors’ interests are inconsistent with others’. (See <u>also Exhibit F</u> for a more complete summary of opponents’ concerns, and responses to each.)</p> |

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| II. Areas of Potential Compromise | |
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| Opponent Concerns | Areas of Potential Compromise |
| Number of Parking Spaces | <p>Some neighbors want more off-street parking within the Project so that the Project's future residents do not rely on public on-street parking. Others want less off-street parking so that the Project generates less vehicular traffic. The Applicant is proposing 40 off-street parking spaces and removal of the property from being eligible for RPP parking. The latter determination is DDOT's although DDOT would appreciate the ANC's and the neighbors' preferences, which the Applicant is willing to coordinate.</p> <p>(The ANC report identifies the controversial nature of RPP eligibility, noting that some in the neighborhood support RPP removal while others argue it is fundamentally unfair to treat differently the future residents of a primarily affordable building, preventing them from using public on-street parking near their home. Those opposed to removing RPP note that the unfairness is compounded by the fact that surrounding single family homes all have rear yards with alley access, some with parking spaces or garages, but nearly all are capable of off-street parking should those neighbors desire off-street parking.)</p> |
| Retail Tenants | <p>Some neighbors have expressed concerns about the retail tenants currently in operation on the Property. Exhibit D contains a detailed discussion of the Project's plan for the existing retail tenants.</p> <p>The Applicant is working directly with the retailers to determine an individualized approach for each retailer during and following construction. Given the levels of housing affordability and the non-profit component of the Project, retail rent subsidies are not realistic.</p> |
| Alley Operations | <p>Some neighbors have expressed concerns about alley operations. Exhibit J provides more detail on potential improvements to the alley including common trash pickup locations, potential signage and lighting improvements, and other tactical items that require DDOT's consent. The Applicant notes that the building was also chamfered at its rear to provide enhancements to vehicular movements in the alley.</p> |
| Project Design along Alley | <p>The Applicant has proposed a four-sided design with brick on all façades, which adds a meaningful amount of construction cost to the Project. The Applicant has incorporated additional characteristics of the surrounding neighborhood in the building's facades at the community's request.</p> <p>Some neighbors have asked for more articulation and visual interest at the ground level along the alley side of the Project. This is at odds with what adjacent neighbors themselves have done with their own properties facing the alley. The existing alley conditions at the rear of the houses are generally blank tall fences or unadorned garage doors and the alley is not generally a pedestrian-friendly zone. Moreover, many adjacent neighbors have a rear façade that is a windowless roll-up garage door. However, in the interest of cooperation and to further enhance the design, the Applicant is willing to consider public art, murals, and other beautification elements along these facades.</p> |
| Construction Impacts | <p>The Applicant has agree with ANC 4C on construction management terms to mitigate construction-period impacts and is willing to further revise and refine this plan with further neighbor input. See Exhibit D.</p> |
| Privacy Concerns | <p>The Applicant is hesitant to remove balconies from the Project to alleviate neighbors' concerns about privacy. Just as the single-family households value the outdoor spaces attached to their houses, the Project's future residents would benefit from small private outdoor spaces. Immediate access to the outdoors is more important than ever in light of the lessons of the pandemic.</p> |
| Height, number of affordable units, aesthetic and shadow concerns | <p>The Project opponents generally appear to want a smaller building. As noted above a materially smaller primarily-affordable building (retaining a significant arts component), is not realistic from a public subsidy financing perspective. The Applicant has worked to right-size the building to limit shadow impacts to those that are no more intrusive than those caused by the existing row houses. But a materially smaller building foregoes vital affordable housing and very likely makes the Project uncompetitive for the DHCD financing necessary to construct the Project.</p> |

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| III. Summary of Outreach to Date | | |
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| Date | Parties Involved | Notes |
| March 9 2021 | Notice of Intent to File Sent to Owners of Property Within 200 Feet and ANC 4C | |
| March 23 2021 | Full Community Presentation, prior to property acquisition | Advertised widely on neighborhood list-servs; community input provided at meeting |
| April 2 2021 | <i>Dance Loft Ventures acquires 4618 14th Street, NW</i> | |
| April 8 2021 | Full Community Presentation | Advertised on all list-servs, presentation posted on the Project website. All questions from community collected and responses (emailed and posted). |
| April 14 2021 | Presentation to Full ANC 4C | Presentation and answers to all community questions posted |
| April 15 2021 | Presentation to WMATA | |
| April 28 2021 | Presentation to DDOT | |
| May 3 2021 | Presentation for Council Member George staff | |
| May 8 2021 | Presentation to ANC SMD 4C03 | Hosted by Commissioner Campbell for all stakeholders living/conducting business in SMD 4C03; community input provided at meeting. |
| May 18 2021 | Meeting with the Washington Interfaith Network | |
| June 3 2021 | Presentation for Immediate Neighbors | Advertised by email and hand-delivered notice to all residents on the block bounded by 14 th , 15 th , Crittenden, and Buchanan Streets, NW (i.e., all immediately abutting neighbors). Height and massing alternatives presented. Community input provided at meeting. |
| July 15 2021 | Presentation for Immediate Neighbors | Advertised by email and hand-delivered notice to all residents on the block bounded by 14 th , 15 th , Crittenden, and Buchanan Streets (i.e., all immediately abutting neighbors). Community input provided at meeting. |
| July 19 2021 | Amended Notice of Intent to File Sent to Owners of Property Within 200 Feet; ANC 4C | |
| July 27 2021 | Presentation to Uptown Main Street | |
| July 27 2021 | Presentation to 14 th Street Business Association | |
| July 29 2021 | In-Person Presentation for Immediate Neighbors | Advertised by email and hand-delivered notice to all residents on the block bounded by 14 th , 15 th , Crittenden, and Buchanan Streets (i.e. all immediately abutting neighbors). Community input provided at meeting. |
| Oct 19 2021 | Meeting with the Washington Interfaith Network | |
| Oct 26 2021 | PUD application is filed with Office of Zoning | |
| Nov 17 2021 | SMD 4C03 Commissioner Campbell hosts special community meeting re. PUD | Community input provided at meeting. |

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| Date | Parties Involved | Notes |
| Dec 9 2021 | SMD 4C03 Commissioner Campbell hosts special community meeting with representative from Office of Zoning | |
| Dec 16 2021 | Zoning Commission votes to hold a public hearing on the PUD application | |
| Jan 19 2022 | SMD 4C03 Commissioner Campbell hosts special community meeting re. PUD | Community input provided at meeting. |
| Feb 28 2022 | SMD 4C03 Commissioner Campbell hosts special community meeting re. PUD | In person meeting to review architectural information; community input provided at meeting. |
| Mar 18 2022 | Office of Planning hosts a meeting re. PUD for District agency officials | |
| Mar 22 2022 | Full ANC 4C presentation | Special meeting of ANC 4C; Community input provided at meeting. |
| Apr 13 2022 | Full ANC 4C presentation | Regular monthly meeting of ANC 4C |