

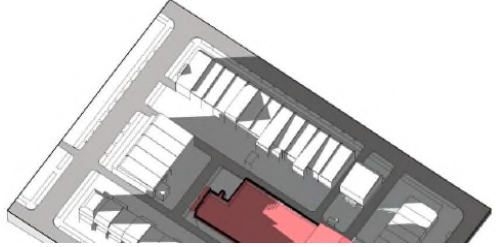
**Exhibit F: Summary of and Responses to Letters of Support and Opposition in the Record**

<b>I. Overview</b>	
<b>Purpose of this Exhibit</b>	The Applicant recognizes that there are a large number of letters in the record from supporters and many of those letters are variations of form letters. As a roadmap for the Commission, this Exhibit highlights the letters that are customized letters, summarizes themes in those letters, and provides responses to objections raised in opposition letters.
<b>II. Support Letters</b>	
<b>Supporter Letters by the Numbers</b>	<p>As of the date of this filing, the record contains approximately 430 letters in support of the Project from different authors, of which more than 400 are form letters, and approximately 30 are unique.</p> <p>Of the letters in support of the Project through April 15, approximately 175 are from supporters who report to live in Ward 4, approximately 70 are from supporters with an address in 16th Street Heights, and 6 are from supporters who report to live in Square 2704 or on one of the immediately surrounding squares.</p>
<b>Supporters' "Standing"</b>	<p>Opponents have asserted that the Commission should disregard letters of support from those who reside outside of the immediate area surrounding the Project. See Exhibits 164, 185, and 254. The Applicant respectfully disagrees.</p> <p>The Dance Loft is an arts institution with both local and regional constituents, including dance students, employees, performing artists, families with children in dance classes, and patrons who enjoy performances, some of whom are local in the neighborhood, further afield but in the District, and some in surrounding states, who may travel significant distances to attend, teach, and/or perform. The Commission is certainly entitled to hear from residents from outside the District, particularly those who support arts organizations in the District, and from those outside of the neighborhood who support the construction of affordable housing.</p> <ul style="list-style-type: none"> <li>The District as a whole benefits from arts and other institutional uses that draw visitors, students, performers, teachers and others from surrounding jurisdictions into the District. Those out-of-District visitors are apt to also visit restaurants and shops, which contributes to the economic vitality of the District. The arts are also vital to the District for their own sake: the District is a culturally richer and healthier place when arts organizations thrive within the District's borders. Arts organizations should strive to be open and inclusive to non-District residents, consistent with the Small Area Plan's vision.</li> <li>Similarly, residents of the District outside of Ward 4 and non-District residents have a strong interest in the construction of affordable housing within the District. First, some non-District residents supporting affordable housing might want to become District residents, and perhaps would be District residents if the District had a greater supply of affordable housing choices. Second, non-Ward 4 and other non-local supporters see intrinsic value in a wide array of housing affordability on the basis of equity and diversity. Indeed, many artists who work and perform at the Dance Loft cannot afford to live nearby and have been forced to live outside the area or the District altogether.</li> </ul> <p>The Commission may consider the interests of those who will benefit from the Project in addition to the more parochial interests of those who reside closest to the Project.</p>
<b>Support Letter Themes and Custom Letters of Note</b>	<p>The following Exhibits reflect unique support letters filed in the record as of the date of this filing: Exhibits 161, 190, 200, 202, 205, 209, 210, 250, 286, 306, 309, 311, 313, 323, 389, 429, 453, 476, 477, 479, 483, 490, 491, 502, 505, 506, and 509.</p> <p>The letters from supporters generally sound the following themes:</p> <ul style="list-style-type: none"> <li>The Dance Loft provides tremendous public benefits to the neighborhood, Ward 4, the District, and the arts community generally.</li> <li>The Project's affordable housing and family-sized commitments are commendable and much-needed in the District and too good of an opportunity to pass up.</li> <li>The Project supports small businesses by bringing new residents to 14<sup>th</sup> Street NW and by revitalizing that corridor.</li> <li>The Project advances important elements of the Comprehensive Plan and racial equity objectives.</li> </ul>

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III. Opposition Letters									
<b>Opposition Letters by the Numbers</b>	<p>As of the date of this filing, the record contains approximately 42 letters in opposition to the Project from different authors, of which approximately 30 are unique with the balance being variations of form letters.</p> <p>Of the letters in opposition to the Project through April 15, 34 are from opponents who identify as living in Ward 4, 33 are from opponents who identify as living at an address in 16<sup>th</sup> Street Heights, and 27 are from opponents who live on the same square as the Project or on one of the immediately surrounding squares.</p>								
<b>Opposition Letter Themes and Responses</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th style="width: 50%;"><b>Theme</b></th> <th><b>Response</b></th> </tr> </thead> <tbody> <tr> <td colspan="2"><b>Height, Density, and Design</b></td> </tr> <tr> <td style="vertical-align: top;"> <p><b>Height and Density:</b> Perhaps the most-cited objection to the Project is its height and density. Exhibits 166, 173, 174, 185, 188, 191, 192, 193, 197, 198, 199, 247, 252, 254, 260, 262, 263, 267, 295, 297, 298, 302, 310, 321, 343, 399, and 433. (“The affordable housing matter is not at issue for me – the Project is too tall and too big.” “The structure, plain and simple, is too big.”)</p> </td> <td style="vertical-align: top;"> <p>The Project is five stories at the front and four stories at the rear (due to topography), plus a habitable penthouse and mechanical penthouse (both of which are setback in accordance with the Zoning Regulations). The proposed height and density conservatively fit into the Comprehensive Plan and Small Area Plan property designation and planning framework. The Project has been deliberately sculpted back in response to the context. At the rear (nearest the existing rowhomes), the height of the building’s main roof line is nearly the same height as surrounding homes. Further the building has ample setbacks from those homes, ranging from 60-75 feet.</p> <p>Moreover, the height and density proposed are necessary in order to provide an amount of affordable housing that is (i) consistent with the planning and neighborhood context, (ii) consistent with the supportive ANC report, and (iii) necessary for constructing the Project financially feasible. A smaller building would forego critical affordable units and threaten infeasibility. A larger building would be inappropriate. The Project strikes the balance necessary to help realize important housing and arts preservation goals.</p> <p><u>Exhibit E</u> provides additional justification for the Project’s desired height and density.</p> </td> </tr> <tr> <td style="vertical-align: top;"> <p><b>Misstatements about Height:</b> Many of the neighbors argue that the Project will nearly “double” the existing height limit and will add seven stories. Exhibits 166, 185, 191, 194, 254, 297, 298, 395, and 433.</p> </td> <td style="vertical-align: top;"> <p>As the Commission is aware the Project is five stories at the front and four stories at the rear (due to topography) plus a habitable penthouse and mechanical rooftop enclosures. At just over 66 feet, it does not “double” the 40-foot (plus penthouse) matter-of-right height limit of the underlying MU-3A zone.</p> <p>The neighbors compare the Project <i>with</i> penthouses to the underlying zoning <i>without</i> penthouses in order to contrive the “almost double” falsehood. We question whether this argument has been made in good faith.</p> </td> </tr> </tbody> </table>	<b>Theme</b>	<b>Response</b>	<b>Height, Density, and Design</b>		<p><b>Height and Density:</b> Perhaps the most-cited objection to the Project is its height and density. Exhibits 166, 173, 174, 185, 188, 191, 192, 193, 197, 198, 199, 247, 252, 254, 260, 262, 263, 267, 295, 297, 298, 302, 310, 321, 343, 399, and 433. 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<p><b>Location of Massing:</b> Some neighbors want the Project’s massing pushed toward 14<sup>th</sup> Street NW whereas others want it pushed to the interior of the site. <i>Compare</i> Exhibit 166 (“The alleged reasonable increase in density sought by the Dance Loft project should and could be accomplished at the front of the property along the 14th Street commercial corridor”) with Exhibit 191 (“push the mass away from the street and toward the center of the block”).</p>	<p>The Project’s opponents are at odds with each other over where the Project’s density should be located. Some want it along 14<sup>th</sup> Street NW and others in the center of the property away from 14<sup>th</sup> Street.</p> <p>In either event the Project’s density is appropriate for the site given the topography, setbacks, context, Future Land Use Map, Small Area Plan, affordable housing commitment, and other benefits.</p>
<p><b>Setbacks:</b> Many neighbors (in a form letter) complain about the Project’s setbacks (“[T]he distance from the Dance Loft property line to all abutting residential properties is far less than the distance to properties on the 14th street commercial corridor that are adjacent to the Dance Loft property”). Exhibits 166, 173, 174, 185, 188, 192, 193, 197, 198, 199, 203, 204, 247, and 252.</p>	<p>The Project’s setbacks relative to the neighboring residences range from 75 feet to the north (where the shadow impacts are greatest) to 66.5 feet to the west to 61.5 feet to the north (where the shadow impacts are negligible), all of which are quite generous and consistent with the guidance of the Small Area Plan. The proposed setbacks are more generous than those that exist in other similar configurations throughout the City.</p> <p>See Exhibit B at sheet A.23.</p>
<p><b>Shadows and Sunlight:</b> Closely related to height, density, and setback concerns are concerns about loss of natural light and, by extension, shadows. Exhibits 166, 173, 174, 185, 188, 192, 193, 197, 198, 199, 203, 204, 247, 252, 295, and 321.</p>	<p>The Project’s shadows cast on houses to the north and west are similar to the shadows cast by existing houses on the block onto other existing houses on the block. Remarkably, the vast majority of the year, the Project does not create shadows on adjacent structures. To the extent that new shadows are created on nearby residences, these are largely constrained to certain houses along Crittenden Street during the Winter months.</p>  <p>For additional shadow studies, see Exhibit B at sheets A.39.1-A.39.5.</p>
<p><b>Context:</b> Many neighbors also complain about the Project being out of context and the scale differences between the Project and the surrounding houses. Exhibits 166, 173, 174, 185, 188, 192, 193, 197, 198, 199, 203, 204, 213, 247, 252, 254, 291, and 320.</p> <p>Other neighbors, incorrectly, claim that “There are also no other tall buildings anywhere nearby”, Exhibit 191, and that the Project will “overwhelm” and that the property is located in “a residential neighborhood of mostly single-family homes”. Exhibits 298 and 291.</p> <p>Others still object that examples shown by the</p>	<p>Contrary to the opponents’ assertions, because of the topography of the site, the top of the Project will not much exceed the top of the houses to the north and west. A building that exceeds its neighbors only by a penthouse is not “out of scale” any more than the existing houses are out of scale with each other. See Exhibit B at sheet A.34.</p> <p>The neighbors also ignore that the property and the surrounding blocks already contains a wide variety structure sizes, not all of which are residential. Indeed, more than half of Square 2704 is non-residential and the block immediately opposite 14<sup>th</sup> Street NW has no residential uses. Moreover, there</p>

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	<p>Applicant do not “extend[] back into the residential zones to dominate the surrounding neighborhood. They are separated from the houses in the RF zones by an alley.” Exhibit 254.</p>	<p>are 4-, and 5-story buildings along 14<sup>th</sup> Street one block to the south of the Project.</p> <p>The Project is not an anomaly along 14<sup>th</sup> Street, NW and the effective step down in height to the rear along 15<sup>th</sup> Street NW is contextually appropriate.</p> <p>Finally, the condition proposed by the Project is common throughout the District generally and along 14<sup>th</sup> Street NW specifically. There are numerous examples of 5-story buildings (and taller) on the same block, and nestled harmoniously alongside smaller residential rowhouses. Moreover, the Project, like examples shown from elsewhere, is contrary to the assertion at Exhibit 254 “separated from the houses in the RF zone by an alley.”</p>
	<p><b>Design:</b> Some opponents have focused on design details of the Project and encourage more harmony with the context and improved aesthetics. Exhibit 247, 249 (“My expectation is that the design should harmonize with the adjacent commercial and residential buildings built in the 1920’s”)</p>	<p>The Project has undertaken significant study of the brick details of the neighborhood and incorporated details and other concepts that are contextual without being overly imitative. The Project is unapologetically a building of its era but draws inspiration from elegance of the context.</p> <p>The Applicant is open to further discussion and input regarding design details in the context of the Project’s proposed mass.</p>
	<p><b>Alley Design:</b> One opponent criticizes the lack of “engagement with the surrounding alleys” and the “solid wall” at grade. Exhibit 254.</p>	<p>This comment is somewhat puzzling because the only existing conditions of the alleys at grade are fences, garage doors, and garbage cans. The block as it is today lacks any engaging surroundings. The Project has elegant brick on all façades and no functional back. However, in the spirit of compromise, the Applicant will consider murals and other beautification elements at the rear.</p>
<p><b>Transportation-Related Impact Concerns</b></p>		
	<p><b>Parking:</b> Some opponents of the Project complained that the Project does not include sufficient parking for the future residents and Dance Loft employees and visitors. Exhibits 191, 247, 249, 252, 254, 267, 291, 297, 298, 302, 310, 343, and 433.</p>	<p>The Applicant doubled the proposed parking from 20 to 40 spaces at significant cost and is now working with DDOT to make the Project RPP-ineligible. DDOT has indicated that the amount of parking currently proposed by the Project is sufficient.</p> <p>Dance Loft’s current use already has no dedicated parking.</p>
	<p><b>Parking Relief:</b> One opponent expressly opposed the requested zoning flexibility from the parking requirements “related to unit count and other use group considerations”. See Exhibit 254.</p>	<p>The Applicant does not seek any parking relief with respect to “unit count” or “use groups”.</p> <p>Rather, the Applicant seeks relief from Section 702.1 in order to reduce the parking requirement by 50% on a street that is not RPP-signed (i.e., that is apparently not RPP eligible) but that is treated by DDOT as RPP-eligible because of a single legacy residential unit on 14<sup>th</sup> Street, NW between</p>

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		<p>Buchanan and Crittenden Streets, NW.</p> <p>If DDOT removes RPP eligibility for the Project, then this relief will not be required because the Project will by-right require 50% fewer spaces by virtue of its location within 0.25 miles of the bus lines along 14<sup>th</sup> Street, NW. That is, with the RPP designation removed from the block, the Project’s parking requirement under the Zoning Regulations would be 28 spaces, and the Project would provide 40.</p>
	<p><b>Dedicated Parking:</b> One opponent stated, falsely, that “Only 20 of the developer’s 40 parking spaces are designated for residents.” Exhibit 343.</p>	<p>This is not true. The Applicant expects that the vast majority of the Project’s 40 spaces will be for Project residents.</p>
	<p><b>TDM Measures:</b> One opponent encouraged “requiring the Building Management to discourage car ownership by building residents using strong financial incentives (e.g., monthly subsidies for WMATA Smarttrip cards, Capital- Bike-Share, Free-2-Move Car-share and Uber use)”. Exhibit 247.</p>	<p>The Applicant has included a robust TDM program, which will be memorialized as a condition of the PUD order.</p>
	<p><b>Traffic Safety and Cumulative Transportation Impacts:</b> A few opponents raised concerns about traffic safety. See Exhibits 247, 310, and 320. One opponent alleged the Project’s transportation analysis was deficient because it did not evaluate the potential impacts from the WMATA bus barn. Exhibit 247.</p>	<p>The PUD will not have adverse safety impacts because it will add a relatively small number of cars to the neighborhood, and that number is no greater than the number of cars that could be added as part of a matter-of-right development of the property. Traffic safety impacts are mitigated by the Project’s robust TDM measures.</p> <p>The Applicant’s transportation study has concluded that the Project is not expected to have adverse impacts in light of the mitigation measures proposed.</p> <p>The Project’s transportation study evaluated the Project in accordance with DDOT-prescribed requirements. There is no indication that the Bus Barn’s development will impose materially different conditions that would cause <i>the Project</i> to have adverse effects.</p> <p>There is no evidence in the record of this proceeding that the Project as proposed will generate any adverse impacts on the transportation network surrounding the Property. The letters of opposition in the record contain only speculation and allegation without any evidentiary basis.</p>
	<p><b>Alley Operations:</b> Some neighbors raised concerns about alley operations and allege that the Project is narrowing the existing alley.</p>	<p>The Project does not narrow any existing public alleys.</p> <p>The existing alley to the south of the Project is 10 feet wide, and the Applicant proposes to effectively widen it to 15 feet between 14<sup>th</sup> Street and the Project garage and loading area by setting the Project back 5 feet from the property line at ground</p>

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		<p>level. The Applicant has extensively studied alley operations, including access for trash trucks, emergency vehicles, and loading operations, all of which will serve the Project from the widened alley at 14<sup>th</sup> Street, NW.</p> <p>Further, the Applicant has chamfered the building at the southwest of the parking garage/loading entrance/exit to allow for truck turns to be made around this corner.</p> <p>The Applicant is studying other measures (lighting, one-way signage, mirrors, etc.) in coordination with DDOT to improve safety throughout the entire alley network. See <a href="#">Exhibit J</a> for additional alley details.</p>
	<p><b>Transit Access:</b> Some opponents confusedly assert that the Applicant has identified the WMATA Bus Barn as a transit hub. Exhibit 302.</p>	<p>The Applicant has never referred to the WMATA Bus Barn as a transit facility. Instead, the Applicant has described the Project as well served by transit because 14<sup>th</sup> Street, NW and 16<sup>th</sup> Street, NW are each “Priority Transit Corridors” under the Zoning Regulations (and in practice), which is what the Applicant is referring to when it notes that the Project has strong transit access.</p>
<p><b>Other Impact Concerns</b></p>		
	<p><b>Retailers:</b> Several opponents expressed concerns that “If [the Project] proceeds, six small businesses that many people use regularly would be displaced” and would “diminish the availability of local amenities that our neighbors rely on” Exhibits 191 and 320; <i>see also</i> Exhibits 213, 247, 267, 295, 297, 310, 343, and 433.</p>	<p>As noted in <a href="#">Exhibit C</a>, the Applicant is responding to this concern in two ways: first, it is working with the affected retail tenants to assist with relocation and mitigate impacts to the retailers, and second, it is willing to work with ANC 4C and other community members to ensure that the Project includes retail tenants that provide valuable services and amenities to nearby residents. We note that the three retail bays included in the Project were introduced at the request of the community.</p> <p>The Applicant will work with the ANC, the Councilmember, and the community to canvass community preferences regarding future retail. The Applicant will offer a right to return for any current tenant should the tenant and the community so desire such return.</p>
	<p><b>Noise from Dance Loft:</b> One opponent raised concerns about the noise from “late night outdoor parties, loud music, and screaming customers.” Exhibit 213.</p>	<p>Dance Loft will ensure its operations are not disruptive and maintains an open-door policy to hear and address concerns if neighbors are disturbed by Dance Loft patrons. (Since the Dance Loft is an existing, matter-of-right use this is not particularly a concern related to the PUD.)</p>

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**Privacy:** Some neighbors alleged concerns about loss of privacy resulting, presumably, from the Project having windows and balconies. Exhibits 247, 267, 295, 320.

The Project does not propose any conditions regarding rear windows that are not already commonplace not only throughout the District but also among the houses and rear yards of Square 2704. Many of the existing houses have rear yards that face existing upper story windows that are no different than the Project proposes to include, except the existing windows are even closer to existing rear yards than the Project will be.

For instance, at left in the top image below are the rear façades of existing houses facing Crittenden Street, NW between 14<sup>th</sup> and 15<sup>th</sup> Streets, NW. At the right is an existing house facing 15<sup>th</sup> Street, NW with upper story windows less than 50 feet from and with unobstructed views of the Crittenden Street houses. It is unclear how the Project's impact on rear yard/rear window privacy would be any different except that the distance between the Project is *greater* than the houses in the image below.

As a second example, at left in the bottom image below are the rear façades of existing houses facing Buchanan Street, NW between 14<sup>th</sup> and 15<sup>th</sup> Streets, NW. Someone sitting on the couch against the railing of the rear balcony of the white brick house on the right has an unobstructed view into the rear window of the siding-clad house on the right. Again, it is unclear how the Project's impact on rear yard/rear window privacy would be any different except that the distance between the Project is *greater* than the houses in the image below.



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	<p><b>Operations:</b> One opponent speculated that “Given the limited financial means of the owners, with their dependence on grant money to survive, this PUD project could be abandoned, and allowed to fall into disrepair, leaving the immediate neighbors and tenants with major problems, and huge expenses.” Exhibit 213.</p>	<p>This is unfounded speculation. Dance Loft has been a responsible occupant for years and is now a part owner of the property. The Applicant’s team will employ a professional management company to maintain the Project post-completion. Moreover, the Project’s affordable housing obligations will include maintenance covenants.</p>
	<p><b>Pollution:</b> One opponent is concerned that increased traffic from the Project would increase air pollution and noise pollution. See Exhibit 310.</p>	<p>These claims are unlikely to occur. The Project’s reduced parking count, RPP ineligibility, and sustainable design significantly mitigate air pollution concerns, and the Project will comply with District noise laws to avoid noise pollution impacts. The Project will also be certified at an Enterprise Green Communities Plus level (equivalent to LEED Gold) and will employ a significant number of solar panels. The project will also target net zero energy.</p>
	<p><b>Green Space:</b> One opponent lamented that the building lacks green space for existing and new neighbors to enjoy. See Exhibit 343.</p>	<p>The Project includes balconies and both indoor and outdoor amenity spaces for residents. It also includes an indoor/outdoor performance space on 14<sup>th</sup> Street. Dance Loft’s program will include a component of free or reduced rate classes for children with reduced means, which is a significant and unusual recreational opportunity for the District. It does not include any new collective green space for existing residents (none exists today). The Project already includes tremendous public benefits and public green space is not feasible on the small site. However, multiple parks including Rock Creek Park, the Carter Barron recreational facility, and Upshur Park are located within 2- 5 blocks away.</p>
	<p><b>Unspecified Impacts:</b> Two opponents raised concerns about unspecified impacts (“92 properties will be directly impacted” and the Project “will irrevocably and detrimentally impact the quality of life for blocks and blocks of my neighbors”). Exhibits 213 and 295.</p>	<p>Although it is difficult to respond to non-particularized impacts, the Project will improve upon the existing conditions and add numerous and commendable public benefits. Although the opponents’ fears about neighborhood change are understandable, the Project will improve the condition of the property in a manner superior to the existing condition and superior to any matter-of-right development.</p>
<p><b>Value of Public Benefits</b></p>		
	<p><b>Dance Loft Benefit:</b> Some opponents question the value of preserving Dance Loft as a “public benefit” under the PUD procedures of the Zoning Regulations either because the Dance Loft is not “new” or because Heleos has partnered with Dance Loft. See Exhibits 213, 247, 249, 267, and 302.</p>	<p>The preservation of an existing viable arts use is a per se public benefit under 11-X DCMR § 305.5(j) (“Public benefits of the proposed PUD may be exhibited and documented in any of the following or additional categories: Building space for special uses including, but not limited to, community educational or social development, <u>promotion of the arts or similar programs</u> and not otherwise required by the zone district”) (emphasis added). That Dance Loft and Heleos have partnered on the PUD makes it an innovative model of arts</p>



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		<p>preservation and does not diminish the public benefit value of the Project.</p> <p>Similarly, Dance Loft would cease to operate at the Property if it had not acquired the property for the purpose of pursuing this Project via a PUD.</p>
	<p><b>Too Much Affordable Housing:</b> Other opponents attack the Project for providing too much affordable housing, alleging that the Rock Creek East Planning Area “will likely” meet the Mayor’s goals without the PUD and that basement units in the area are sufficiently affordable. Exhibit 213, 247, and 369.</p>	<p>These complaints are patently untrue. The District is short thousands of units of affordable housing, especially the 30% and 50% MFI units and 3-bedroom units that the Project will include. The District’s own Housing Equity Report demonstrates that there is a significant deficit of affordable housing within the Rock Creek East planning area. There is no surplus of those units in this neighborhood and to suggest that there is underscores the bad faith posturing of those who further this point.</p>
	<p><b>Affordable Housing:</b> Some neighbors also question how the affordable housing will remain affordable for the life of the Project, how the units will be managed, and marketed, whether artists will have priority, and the value of one-bedroom and studio affordable units. Exhibits 213 and 247.</p>	<p>The Project’s affordability requirements will be imposed for the life of the Project, and the units will be professionally managed. The Applicant anticipates marketing units to artists but cannot reserve affordable units for anyone because the DHCD lottery process controls future resident selection. The Project’s affordable one-bedroom and studio units are benefits, but the Project also includes ~24 three-bedroom units, ~16 of which will be affordable. The need for larger units is just one reason why this Project should not be reduced in scale.</p>
	<p><b>Environmental Impacts:</b> One opponent encourages the “Commissioners [to] limit the weight given to [the affordable housing] public benefit for several reasons. This PUD is located directly across the street from an unhealthy industrial operation, namely WMATA’s Garage which when operational, on a daily basis, houses diesel buses, a paint booth, and maintains buses using harmful industrial chemicals.” Exhibit 247.</p>	<p>There is no justification for the Commission to calibrate the value of the Project’s affordable housing on the basis of a WMATA bus operation being located across the street use the stated concern is not based in especially because the stated concern is not based in fact and possibly not raised in good faith. After a long community dialogue process on the concept, in Sept. 2021, WMATA announced that its operations in the garage on 14th Street, NW will house electric buses only.<sup>1</sup></p>
	<p><b>Sustainability Benefits:</b> Two opponents question the value of the Project’s sustainability benefits (“There is no mention of the installation and use of water efficient and low energy appliances; no electrical car charging stations are being offered”). Exhibits 213 and 247.</p>	<p>The Project’s sustainable design is also a <i>per se</i> public benefit regardless of whether the existing non-LEED building has solar panels. See 11-X DCMR § 305.5(k)(5).</p> <p>Further, one of the Project’s parking spaces will include electric vehicle (EV) stations for immediate use and an additional seven will be EV ready, for a total of 20% of the spaces when needed by residents. Finally, there is no reason additional charging stations could not be added in the future if demand so requires.</p>

<sup>1</sup> See WMATA News, available at <https://www.wmata.com/about/news/First-all-electric-bus-garage-to-be-built-at-Northern-bus-facility.cfm> (Sept. 20, 2021).

**Exhibit F: Summary of and Responses to Letters of Support and Opposition in the Record**

<b>Process-Related Concerns</b>	
<p><b>Zoning Map Amendment:</b> Many neighbors oppose the proposed Zoning Map amendment. One neighbor writes “Were this project to stay within the MU-4A zoning guidance, I would be in favor of it.” Exhibit 185.</p>	<p>The opponents’ openness to MU-4A zoning is welcome. An MU-4A PUD would allow a maximum height of 65 feet and an FAR of 3.6, which is very close to the Project’s proposed height of 66 feet, 8 inches and FAR of 3.79.</p>
<p><b>Map Amendment Consistency:</b> Some neighbors complain about the MU-5A zone extending into the middle of Square 2704. Exhibits 254, 291, and 321.</p>	<p>Throughout the District the MU-5A zone and RF-1 zone exist side-by-side within the same block or separately only by narrow public alleys. The proposed condition of the PUD and related Zoning Map amendment here is not unique or anomalous but rather exists in all four quadrants of the District.</p>
<p><b>Small Area Plan/Future Land Use Map Consistency:</b> Two neighbors argue that the Dance Loft performing arts use should be located at “Node Three” of the Central 14<sup>th</sup> Street Small Area Plan because Node Three is a designated arts and entertainment center. Exhibits 213 and 247. One neighbor also writes that “There is absolutely no reason why this one large lot on this small business strip should need to be up-zoned”. Exhibit 213. Another says: “Why should an exception to the zoning be allowed now and for this location? What has changed other than the aspirations for profit by the developer?” Exhibit 310.</p>	<p>The Small Area Plan does not <i>preclude</i> arts uses in Node Two and indeed mentions Node Two as appropriate for “studios” which Dance Loft includes.</p> <p>Contrary to the opponent’s assertion, both the Small Area Plan and the Comprehensive Plan’s Future Land Use Map do provide a reason to up-zone the Property, with the Small Area Plan expressly calling for an “increase in zoning” for the Property.</p> <p>The reason for the zoning change is because the D.C. Council determined, consistent with the Small Area Plan, that the Property is an appropriate location for moderate density development, which is exemplified by the MU-5A zone.</p>
<p><b>ANC Process:</b> Some neighbors complain about the nature of the ANC-led and Applicant-led meetings and discourage the Commission from granting the ANC’s views their statutorily-entitled “great weight”. See Exhibits 185, 213, 254. Neighbors also ask for the ANC to “negotiate” or obtain additional benefits and amenities. <i>Id.</i></p>	<p>These complaints have been discredited by the ANC report, which documents in detail the exhaustive and lengthy community outreach effort. Neither the ANC nor the Applicant stifled or limited community input or feedback. The ANC 4C03 commissioner held several meetings over the course of more than a year specifically for adjacent neighbors only and held a special in-person meeting on February 28, 2022 specifically for Project opponents to present. That meeting was well-attended by the public including three ANC commissioners and representatives of the Ward 4 Councilmember.</p> <p>There is no doubt that Zoom meetings constrain participation in a way that in-person meetings do not. However, web meetings also enhance participation by allowing a much broader segment of the public to participate in ways that in-person meetings preclude. There are trade-offs, and the Applicant has met opponents both in person and online on numerous occasions over a lengthy period of engagement.</p> <p>The Commission should grant the ANC’s views great weight. The ANC supports the Project. A few vociferous opponents do not defeat the deference</p>

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		<p>due to the ANC.</p> <p>The Applicant has augmented the already-robust public benefit package directly in response to community-voiced concerns that were passed to the Applicant via the ANC. For instance, the Applicant added parking, a CBE commitment, First Source Employment Agreement, construction management commitments, a widened alley, a plan for retail tenants, and more. The argument that opponents have not been heard is untrue.</p>
	<p><b>Consideration of Alternative Designs:</b> Other neighbors complain that the Applicant is solely seeking financial gain and is not interested in good faith negotiation. Exhibits 185, 194, 213, 263, 267, 295, 297, 298, and 343. Neighbors have asked for a project that is “half the size,” Exhibit 267, or that “remove[s] levels off the back of the building.” Exhibit 194.</p>	<p>As explained on <u>Exhibit E</u>, the Project requires a minimum size and number of units to be eligible for the affordable housing financing that makes it possible to construct. Financial feasibility is a legitimate barrier to affordable housing, and the Applicant explaining that and prioritizing it in negotiations does not mean that it is unwilling to compromise or operate in good faith. The scale of reduction sought by neighbors is infeasible and would preclude the Project from going forward with the proffered affordable housing benefit and arts-related component. Further, the Project is majority owned by a community-based nonprofit arts organization partnered with a mission oriented affordable housing developer. Mischaracterizing the development team as “greedy” or interested only in financial gain is a disappointing tactic with no basis in fact, deliberately intended to inflame.</p>
	<p><b>DDOT and DC Water Reports:</b> Some opponents complain about the lack of a report from DDOT and DC Water. Exhibits 213 and 433.</p>	<p>The Applicant has worked closely with both agencies and understands that both agencies will file written reports in the record of this case according to their typical timeframes (no less than 10 days before the hearing).</p>