

## Cochran, Patricia (DCOZ)

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**From:** Audrey Nwanze <alnwanze@gmail.com>  
**Sent:** Tuesday, May 3, 2022 5:56 PM  
**To:** DCOZ - ZC Submissions (DCOZ)  
**Subject:** Support for ZC Case # 21-18

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May 3, 2022

Chairman Anthony Hood and Members of the Zoning Commission  
District of Columbia Zoning Commission  
441 4th St NW # 200  
Washington, DC 20001

**Re: LETTER OF SUPPORT FOR THE DANCE LOFT, ZONING CASE NO. 2018**

Dear Chairman Hood and Commissioners:

I am a 16th Street Heights longtime resident living 3 blocks away from the proposed project, as well as a business owner and property owner on the 4700 block of 14th street for over 20 years, and a long-time community leader. I founded a coffee house, Mocha Hut, that became the Highlands restaurant; I am also one of the founders of the Uptown Main Street and one of the original community members that shepherded the Central 14<sup>th</sup> Street Small Area Plan from beginning to the end.

My community engagement has been driven by a desire to see a thriving commercial corridor that better-serves all residents, and allows for cultural diversity to continue thriving in this area. We need density and affordability to achieve these goals. A decade after the Small Area Plan, we are still waiting for those goals to be achieved. The timing is right today for this type of development.

As such, I strongly support the Dance Loft on 14th Planned Unit Development, Zoning Case No. 20-18.

In addition to the business benefits, I support this proposal because it is exactly the kind of well-designed, transit-accessible, mixed-use; mixed-income housing that will help the District reach its housing equity goals. The project also prevents the displacement of a community performing arts institution, enabling it to expand and thrive.

All this is achieved in a mixed-use building design that appropriately fits into the neighborhood. The 101 apartments with a mix of deeply affordable homes, family-sized units, and a permanent home for

Dance Loft's community arts and cultural center are needed contributions to the community and the District. The 66 affordable homes alone will not only help meet the Comprehensive Plan's housing equity goals, they also help to advance its economic equity goals by providing deeply affordable rental homes, and an impressive 16 large, family-sized rental apartments for larger, low income families.

These new housing opportunities make the expensive 16th Street Heights neighborhood more inclusive, and help foster a diverse community.

While this proposal has opponents, I believe that this carefully designed building will be an important contribution to the neighborhood and the city.

I ask you to approve this proposal.

Thank you.

Audrey Nwanze  
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