

From: [C. Brian Williams](#)
To: [DCOZ - ZC Submissions \(DCOZ\)](#)
Subject: Strong Support for Dance Loft on 14"s Planned Unit Development and Zoning Map Amendment
Date: Wednesday, May 4, 2022 12:00:56 PM
Attachments: [image001.png](#)
[image002.png](#)
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Importance: High

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To Whom It May Concern:

My Name is C. Brian Williams, Founder of Step Afrika!, one of the largest African-American dance companies in the world, and a proud, 30 year resident of Washington, DC. I am writing to express my strong support for Dance Loft on 14's Planned Unit Development and Zoning Map Amendment located at 4618 14th Street, NW (Z.C. Case No. 21-18). The District needs to preserve arts institutions and add affordable housing, and this project does both and should be approved.

DC's Comprehensive Plan sets out a vision of a city that is more affordable and inclusive, as well as better served by neighborhood-based arts and culture. We currently have a chance to move toward these goals with a single project, on a block recommended for increased density by the Comprehensive Plan and for both density and arts space by the Small Area Plan. I care about adding affordable housing in DC to ensure residents have a comfortable place to live, and I care about preserving the arts. On those two fronts alone, this project has tremendous benefits for our city.

As you know, the District is in dire need of more housing, particularly units that can be affordable for families. This project expects to set aside at least two-thirds of the proposed 101 units for affordable, mixed-income housing, including many deeply affordable units (at 30%, 50%, and 60% MFI) as well as a significant number of 3-bedroom units, which are rare and badly needed for families wishing to stay in the District.

This project will also 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 be crucial to the success of both current business and the expected new businesses. I also appreciate that this project adds some, but not too much parking.

Lastly, the development team's commitment to constructing a LEED Gold certified

ZONING COMMISSION
District of Columbia
CASE NO.21-18
EXHIBIT NO.751

building that targets net-zero energy performance is exceptional and will help make progress on the District's climate resiliency goals. This will be the first net-zero arts center in the District and one of an esteemed few nationally.

I strongly support this project's multiple benefits of more housing that is deeply affordable, a new home for an established neighborhood arts organization, and support for local businesses in our neighborhood. 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.

Best,

C. Brian Williams
Founder, Step Afrika!
(202) 399-7993 (ext. 102)
www.stepafrika.org



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