

June 9, 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 (the “**Application**”) for 4608-4618 14th Street, NW – Update re. Dialogue with Party Opponent

Dear Chairman Hood and Commissioners:

On behalf of the Applicant, as requested at the May 12, 2022 hearing, we submit this update regarding dialogue with Friends of 14th Street (“**FOFS**”), the party opponent in the above-referenced application:

- As previously reported, in spring 2021 the Applicant began its public outreach to discuss the Application.
- Over the fifteen months since that initial outreach, the Applicant has participated in nearly 20 public meetings and many more individual or small group discussions and meetings. The individuals who make up FOFS participated in many of those meetings.
- In April 2022, as soon as FOFS filed a request for party status, the Applicant contacted FOFS’s counsel to investigate whether it would be possible to reach a pre-hearing resolution.
- Prior to the May 2022 hearing, the Applicant was successful in reaching such a resolution with the retail tenants who had also sought party status.
- In late May, following the Applicant’s filing of its post-hearing submission with proposed areas for compromise regarding, among other things, construction mitigation measures, the Applicant again sought to engage with FOFS through its counsel. A dialogue not result from the Applicant’s outreach.
- The Applicant does not believe that further dialogue would be productive. The ANC 4C report, submitted as Exhibit 605 in the record, echoes this position on page 4.

As noted above, members of FOFS have had many opportunities to voice their concerns, and the Applicant has responded in numerous substantive ways to revise the Application in response to those concerns. The Application has improved as part of the public dialogue and the

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Applicant is grateful that so many stakeholders have provided helpful input regarding the Application, including the members of FOFS and other neighbors.

The Application also provides 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 voted to support of the Project and there is broad support for the Application from members of the Sixteenth Street Heights neighborhood and Ward 4 as well as supporters who reside on the block where the project is located.

The Applicant believes that this project, which is a model for affordable housing and arts preservation in the District, is ready to move forward for proposed action and respectfully requests that the Commission place the Application on the calendar for proposed action.

Respectfully submitted,

/s/ Jeffrey C. Utz

/s/ David A. Lewis

Enclosures

Certificate of Service

I certify that on or before June 9, 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.

/s/ David A. Lewis
As Attorney for the Applicant

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