

CERTIFICATE OF NOTICE

I HEREBY CERTIFY that on July 16, 2021 a copy of the attached Amended and Restated Notice of Intent to File a Zoning Application for a Consolidated PUD and related Amendment to the Zoning Map was sent via first-class mail on behalf of Dance Loft Ventures LLC (the “**Applicant**”) to Advisory Neighborhood Commission 4C (the “**ANC**”) and to owners of property within 200 feet of the perimeter of the property located in Square 2704 at Lots 64, 815, 819, 821, and 823, 828, and 830-833, which Notice amended and restated a Notice of Intent to File a Zoning Application for a Consolidated PUD and related Amendment to the Zoning Map mailed on March 9, 2021, as required by the Zoning Regulations of the District of Columbia. *See* 11-Z DCMR §§ 300.7, 300.8, and 300.11(e).

In connection with the project that is the subject of this application for a consolidated PUD and related Amendment to the Zoning Map, the Applicant has prior to the date hereof met (via web conference) with the ANC, as well as (via web conference) with staff from the District of Columbia Office of Planning, and the District of Columbia Department of Transportation.



David A. Lewis
Attorney for the Applicant
October 25, 2021

AMENDED AND RESTATED NOTICE OF INTENT TO FILE A ZONING APPLICATION
WITH THE DISTRICT OF COLUMBIA ZONING COMMISSION
FOR APPROVAL OF A CONSOLIDATED PLANNED UNIT DEVELOPMENT AND
RELATED ZONING MAP AMENDMENT

July 16, 2021

Dance Loft Ventures, LLC (the “Applicant”) hereby gives this amended and restated notice of intent to file an application for the approval of a new consolidated Planned Unit Development and related amendment to the Zoning Map (“PUD”) for the property commonly known as 4618 14th Street, NW (Lots 64, 828, and 830-833, and potentially Lots 815, 819, 821, and 823, in Square 2704, collectively, the “Property”). This notice updates a prior notice mailed March 9, 2021.

The Property is located mid-block on 14th Street, NW on the block between Buchanan Street, NW to the south and Crittenden Street, NW to the north. The Property consists of up to approximately 29,961 square feet of land area. The Property is currently improved with commercial buildings.

The Property is located an area that is designated mixed-use Moderate Density Residential/Moderate Density Commercial as the result of recently approved changes to the Future Land Use Map (FLUM) of the District of Columbia Comprehensive Plan and Low Density Commercial on the current FLUM. The Property is currently in the MU-3A zone and the Applicant proposes to pursue a Map amendment to the MU-5A zone for the Property.

The forthcoming PUD application proposes to redevelop the Property with a single mixed-use structure containing up to approximately 113,000 square feet of total gross floor area, comprised of approximately 99 residential and up to approximately 30,000 square feet of performing arts- and dance-related, assembly, entertainment, retail, eating and drinking establishment and/or other non-residential uses (the “Project”). The Project will be constructed to a maximum building height of approximately 66 feet when measured from the top of the curb of 14th Street, NW. (*Note: Based on community and neighbor requests, the Applicant continues to study a Project massing with a maximum height of approximately 77.25 feet along only that portion of the Property adjacent to 14th Street, NW.*) In concert with the Project, the Applicant will also construct enclosed parking spaces, ample bike parking, and loading. Public benefits and other amenities associated with the Project will be developed as the PUD application proceeds.

Notice is hereby provided pursuant to Subtitle Z, Section 300.7 of the 2016 Zoning Regulations. Pursuant to Section 300.9, the Applicant and its development team presented the Project to Advisory Neighborhood Commission 4C on April 14, 2021 and will request a further opportunity to present the Project to ANC 4C in the future. The Applicant is available to discuss the proposed development with all interested and affected groups and individuals. The forthcoming application will be filed with the District of Columbia Zoning Commission under Subtitle X, Chapter 3 of the District of Columbia Zoning Regulations, not less than forty-five (45) days from the date of this Notice.

The Project’s architect is PGN Architects. Land use counsel for the Applicant is Goulston & Storrs. If you require additional information regarding the proposed application, please contact Jeff Utz (202-721-1116) or Dave Lewis (202-721-1127).