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Ms. Tati Pastukhova & Mr. Sandro Kereselidze
Artechouse DC
3426 Connecticut Avenue NW
Washington, DC 20024

Mr. George Pedas
Circle Management
4018 Brandywine St. NW
Washington, DC 20016

October 29, 2026

Dear Ms. Pastukhova, Mr. Kereselidze, and Mr. Pedas,

I am writing on behalf of the undersigned Cleveland Park community organizations regarding Artechouse's plans for the Uptown Theater and the two adjoining retail spaces at 3426 Connecticut Avenue NW.

When Artechouse was selected as the tenant for the Uptown Theater in 2024, there was considerable excitement throughout Cleveland Park about the prospect of restoring this iconic theater and bringing it back to life. At the October 16, 2024, ABCA Public ABC Board Hearing regarding Uptown LLC's new Class CX Multipurpose Facility License (License No. 129646), Tati, spoke about the project and noted that "the screen will be three times the size of what was there." The hearing generated significant public interest and reinforced the community's hope that this important historic and cultural landmark would be substantially restored and reactivated.

Since then, however, the community has received few updates about the project, and residents are increasingly asking about its status. We are reaching out directly to better understand Artechouse's plans and to express our shared concerns about the current condition of the property.

The theater and the two adjoining retail spaces, previously occupied by local businesses including Uptown Vision and Transcendence-Perfection-Bliss of the Beyond, have been vacant for an extended period. The property has become increasingly run-down, with graffiti, illegal stickers, encampments by people seeking shelter, and other signs of neglect. What was once an active and important part of the Connecticut Avenue commercial corridor has unfortunately become an eyesore, impacting the streetscape and foot traffic to our surrounding businesses.

This is particularly troubling for Cleveland Park. The Uptown Theater is a beloved historic and cultural landmark, and the community has been extraordinarily patient and hopeful about its future. Residents and local organizations want to see the building restored and activated, and

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there is genuine enthusiasm for the possibility of Artechouse bringing a new cultural destination to the neighborhood. At the same time, the property's current condition is having a visible and negative impact on the surrounding commercial corridor.

We recognize that a project of this scale involves substantial restoration work, significant capital investment, and complex planning. In January of this year, Cassandra Hetherington, Director of Cleveland Park Main Street, spoke with Josh Feldman, Artechouse's Senior Marketing and Revenue Director, about the project. At that time, the anticipated opening was late 2026 or early 2027, subject to capital availability. The conversation also touched on the importance of keeping the community informed and the potential for Cleveland Park Main Street to assist with neighborhood outreach and local connections.

Since then, however, there has been little meaningful communication about the project's progress or anticipated timeline.

As community organizations invested in Cleveland Park's vitality, we would appreciate an update on the following questions:

- Project status: Is Artechouse still committed to moving forward with the Uptown Theater project?
- Timeline: What is the current anticipated timeline for restoration and opening?
- Funding and community support: Is the project still dependent on securing additional capital, and are there ways local stakeholders can help support its advancement?
- Immediate property maintenance: What steps can be taken now to improve the property's exterior appearance, address graffiti and other ongoing issues, and prevent further deterioration while longer-term renovations are underway?

We want to emphasize that these concerns extend beyond the need for information. The condition of this prominent property affects the appearance, vitality, and perception of the entire Cleveland Park commercial corridor. Cleveland Park's community organizations, businesses, and residents continue to invest time and resources in bringing people to the neighborhood, supporting local businesses, and creating a welcoming public environment. The prolonged vacancy and visible deterioration of the Uptown property undermine those efforts.

We understand that circumstances may have changed since the project was first announced, and we recognize that there may be challenges the community does not fully understand. Our intention is to open a constructive dialogue, gain a clearer understanding of Artechouse's plans, and identify practical steps that can be taken in the near term to care for the property.

We believe Artechouse could be a tremendous addition to Cleveland Park and remain hopeful about the project's potential. We welcome the opportunity to work together on community engagement, connections with local stakeholders, communication about Uptown Theater's future, and solutions that address any roadblocks for the project. In the meantime, we respectfully ask that immediate attention be given to the property's exterior condition and that the community receive an update on the status of the project.

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Thank you for your time and consideration. We look forward to your response and hope to arrange a conversation soon.

Sincerely,

The Undersigned Cleveland Park Community Organizations

Cleveland Park Main Street
Cassandra Hetherington, Director
Signature: DocuSigned by: Cassandra Hetherington D68E410AC66B40D... Date: 10/29/2026

Cleveland Park Historic Society
Ellen Goldich, Executive Director
Signature: Signed by: Ellen Goldich 5E952D92B77448B... Date: 11/4/2026

Cleveland Park Community Association
Barr Weiner, President
Signature: Signed by: EE8D81E04ABC416... Date: 11/2/2026

Cleveland & Woodley Park Village
Frank Finamore, Executive Director
Signature: Signed by: Frank L. Finamore, Jr. C58241C147194DB... Date: 10/29/2026

Peter Miles, ANC3C05, Commissioner
Signature: Signed by: Peter Miles C37C1EEB94304CC... Date: 10/30/2026

Cleveland Park Smart Growth
Bob Ward, Chair
Signature: DocuSigned by: Bob Ward 19E138FB18E3420... Date: 10/29/2026

Cc: Councilmember Matthew Frumin, Ward 3 Councilmember