

COMMUNITY INFO ON
PROPOSED DEVELOPMENT
AT 4618 14TH STREET NW





MOVEIUS CONTEMPORARY BALLET
DBA DANCE LOFT ON 14

Arts Anchor in Ward 4

BUILDING DANCE LOFT ON 14: THEN



DANCE LOFT ON 14: NOW

We provide space to 2500 artists per year



DANCE LOFT ON 14: Community Programs

- Youth classes as part of The School at Dance Loft on 14 for ages 3+ for 40 students
 - With annual in-house performances for the community serving 240 patrons
- Outreach classes with 5 neighboring schools reaching 140 students and growing
 - Bilingual dance program at 4 of these partner schools that reaches 125 students and is growing
- Dance Loft Artist rental program for rehearsals and classes serves over 2500 artists each year
 - Dance Loft Serves artists locally, nationally and globally
- The Choreographic Institute at Dance Loft with 8 cohort members
 - Offers post-graduate studies program that culminates into a thesis concert reaching 200 patrons
- Full performance season with local dance and theater companies and events serving over 4000+ patrons each year
 - In our Black Box Theater which seats up to 120 Patrons
- A performance company with a full performance season and select tours comprised of 14 dancers and 2 directors
 - Bi-coastal touring opportunities for our local DC Company serving approx. 150+ patrons each tour
- Social Justice Dance festival of 6-8 cohort members
 - Offers artist space, workshops and performances with a projected reach of roughly 200+ patrons
- Other Community Partners
 - DCCAH, NEA, ANC, AHCE, DC Collaborative, Catalogue for Philanthropy, United Way and UMS



Heleos Development

Affordable, Net Zero Energy
Homes in Ward 4

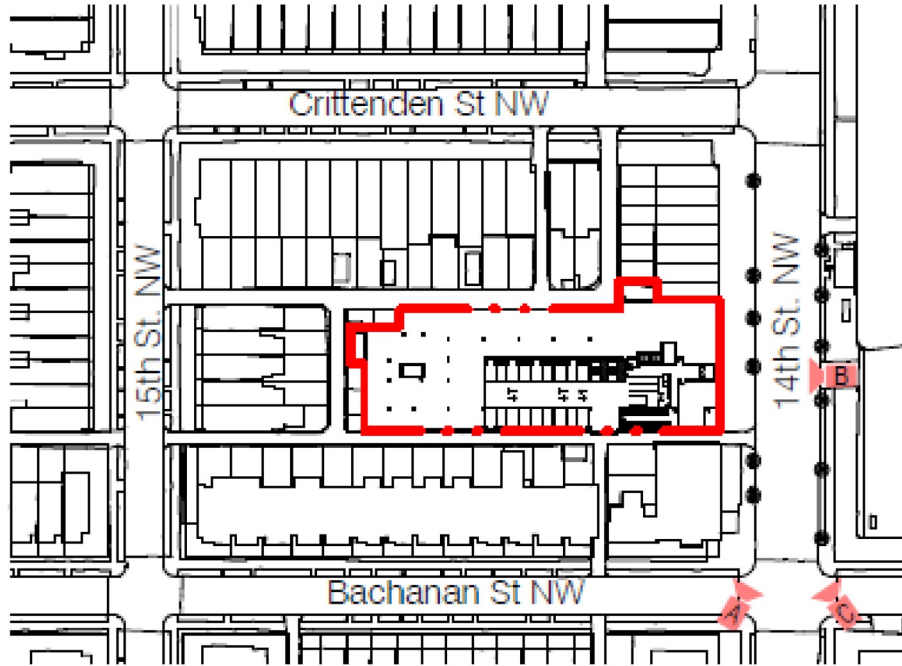


- **MARK E. JAMES, PRINCIPAL – HELEOS, LLC**
 - 24 years experience in housing finance and housing development
 - Over \$250 million in real estate development projects
 - Expertise in affordable housing, tax credit/bond deals, sustainability
 - Former Board Member w/ US Green Building Council (USGBC) and the National Center of Healthy Housing.



- **CHRIS VANARSDALE, PRINCIPAL – HELEOS, LLC**
 - 21 years experience legal, real estate development, tax credit finance
 - Former Executive Director of the Canal Park Devel Association-Developed 3-city block public park, restaurant, ice rink, street infrastructure, civic art installations.
 - Developed over 400 units of multifamily residential in DC region

- Site:



- Project:

99 multi-family units, 2/3rd affordable

Dance Loft space – first floor and mezzanine

Additional commercial space along 14th

Green building

Strong public benefits

Overview of Site and Project

- **Affordable Housing**

- 66% of units affordable

- Level of affordability: 30%, 50%, 60% MFI

- Size of units (20-25% 2 and 3 BRs)

- Mixed-income program

- **Sustainable Design**

- Net zero energy target/ solar

- LEED Gold

- Green roof

- Enhanced water reuse and stormwater mgmt.

- Transit-oriented

- **Dance Loft**

- Community-serving

- Arts non-profit

- Woman-owned

- Use that brings patrons to 14th Street

- **Overall Design**

- Exemplary design

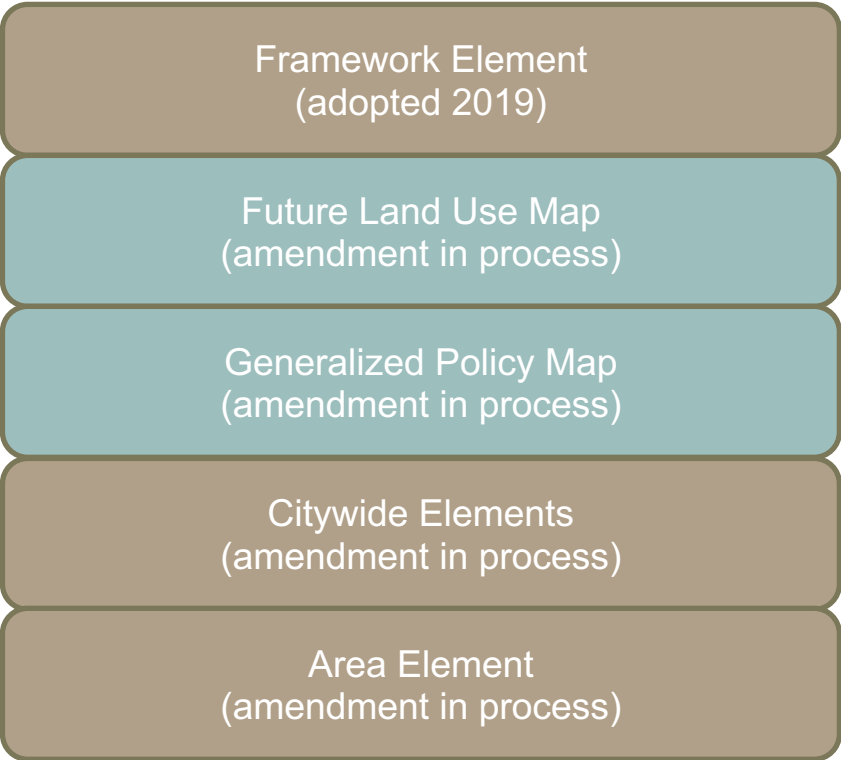
- 360 degree "front facing" facades

- High quality materials

- Integrated into neighborhood

Proposed density allows for the benefits described above.

Benefits and Amenities



DC Planning Documents

- Current Future Land Use Map = Low Density Commercial
- Amended Future Land Use Map and Small Area Plan = Moderate Density Mixed Use
- Generalized Policy Map = Main Street Mixed Use Corridor

DC Planning Documents: Comp Plan Maps



- Site 1 in “Node 2”.
- Seeks to “realize greater development potential” along central 14th Street.
- Anticipates that “land use and zoning change will have to occur in order to realize development potential” on the property.
- Consistency with the development concept described in the Plan.
- Unique arts destination.
- Enlivens and activates street, including patronizing businesses.

DC Planning Documents: Small Area Plan

Figure 1. 2018 Estimated Distribution of Dedicated Affordable Units

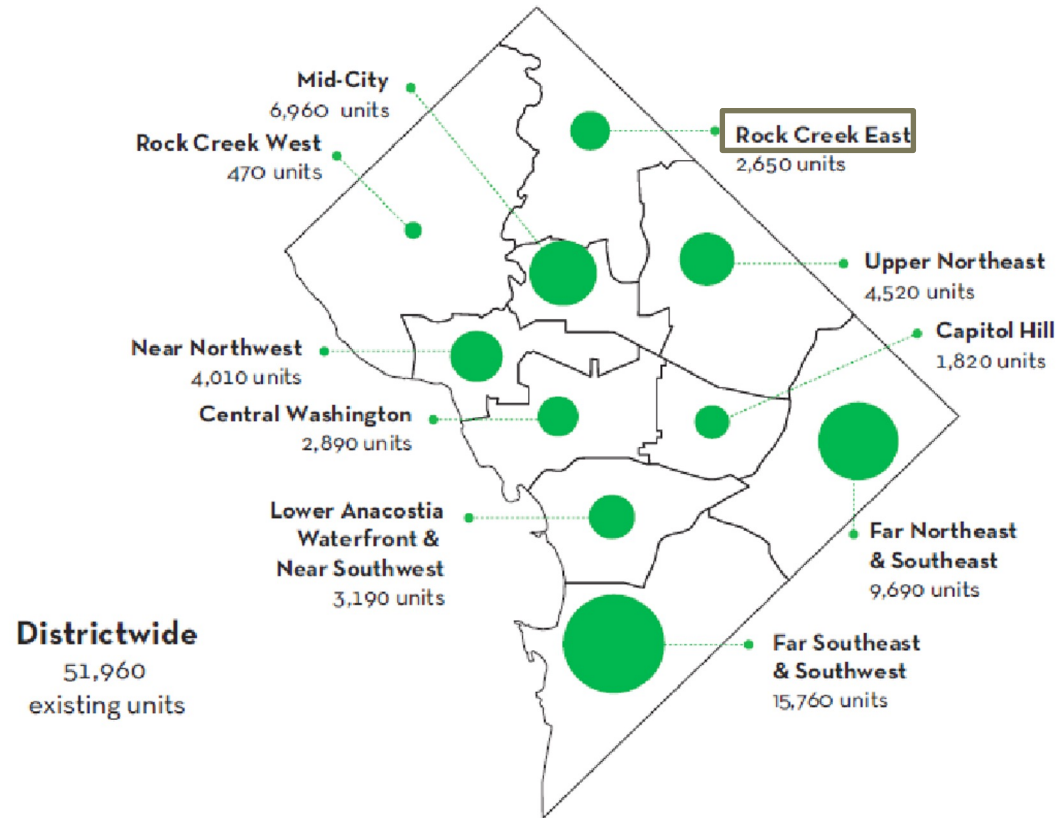


Figure 6. Current Affordable Housing Pipeline & 2025 Production Goals by Planning Area

Planning Area	Affordable Housing Production Goals	Affordable Housing Pipeline	Shortage of Affordable Housing	2025 Total Housing Production Goals*
Rock Creek West	1,990	80	1,910	1,260
Capitol Hill	1,400	280	1,120	3,270
Near Northwest	1,250	270	980	1,850
Mid-City	1,010	620	390	4,210
Rock Creek East	1,500	1,160	340	1,580
Central Washington	1,040	750	290	3,940
Upper Northeast	1,350	1,160	190	6,900
Lower Anacostia Waterfront & Near Southwest	850	910	on track	7,960
Far Southeast & Southwest	1,120	1,450	on track	2,040
Far Northeast & Southeast	490	1,290	on track	2,990
Total	12,000	7,970	5,220	36,000

Housing Equity Report



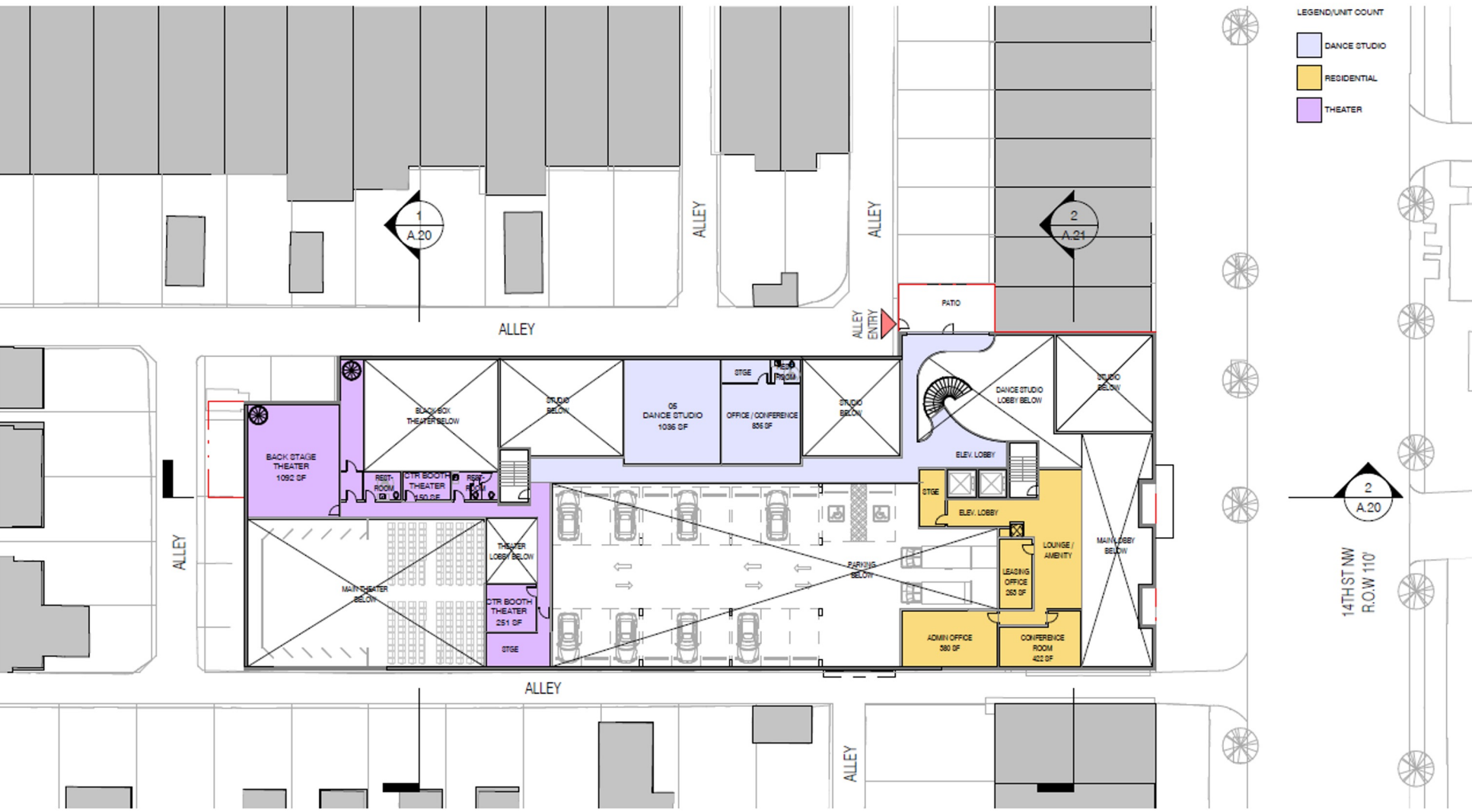


- Improved Dance Studio
- Affordable Housing Units
- Compatible Retail Use

LEGEND/UNIT COUNT

- DANCE STUDIO
- RESIDENTIAL
- THEATER

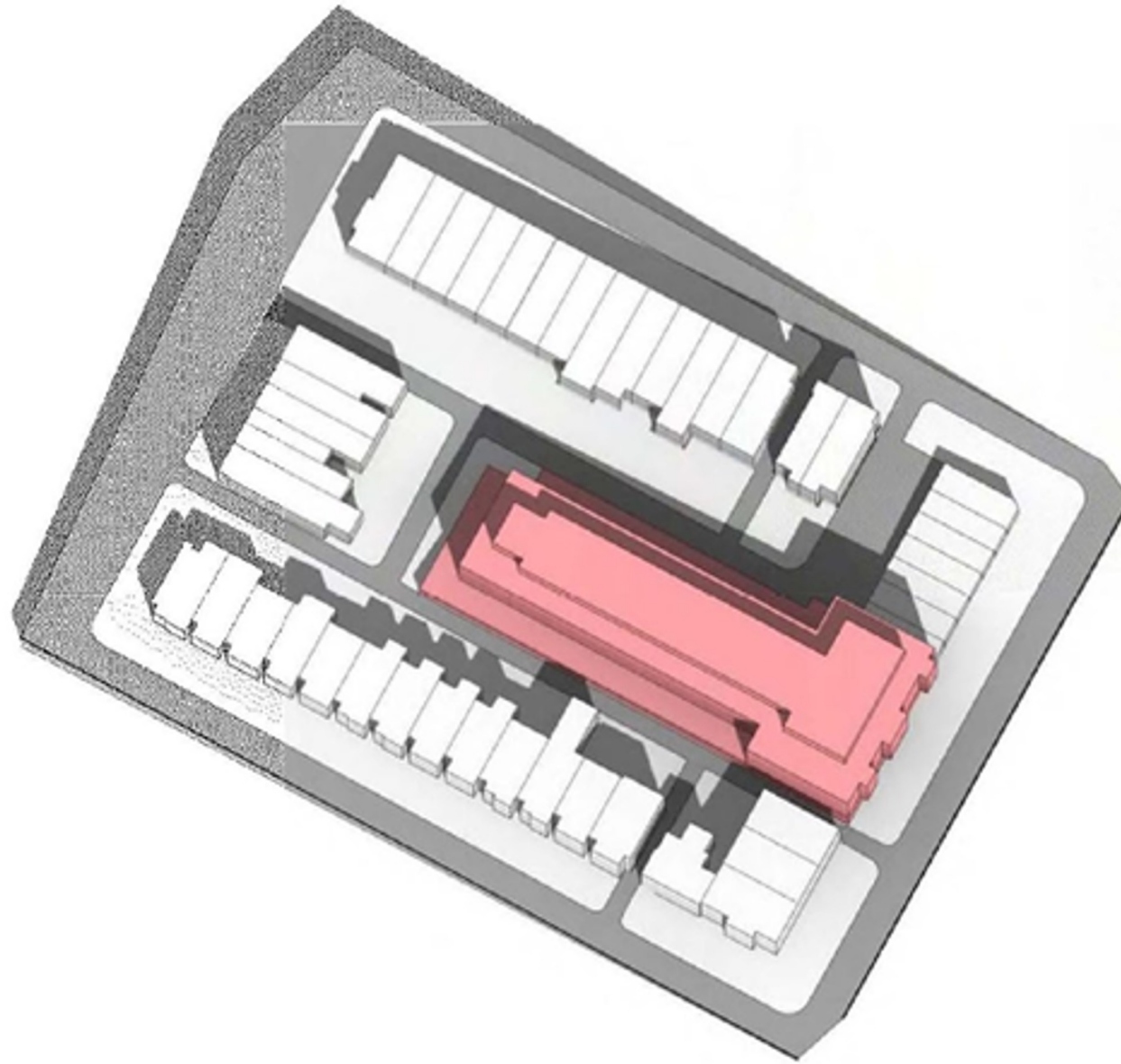
- 53' to 79' Setbacks
- 1 to 1 Setback at Penthouse



4618 14 STREET, NW

4618 14 STREET, NE

0 15' 30' 60'
 SCALE 1"=30'-0"
 DANCE MEZZANINE | A.14a



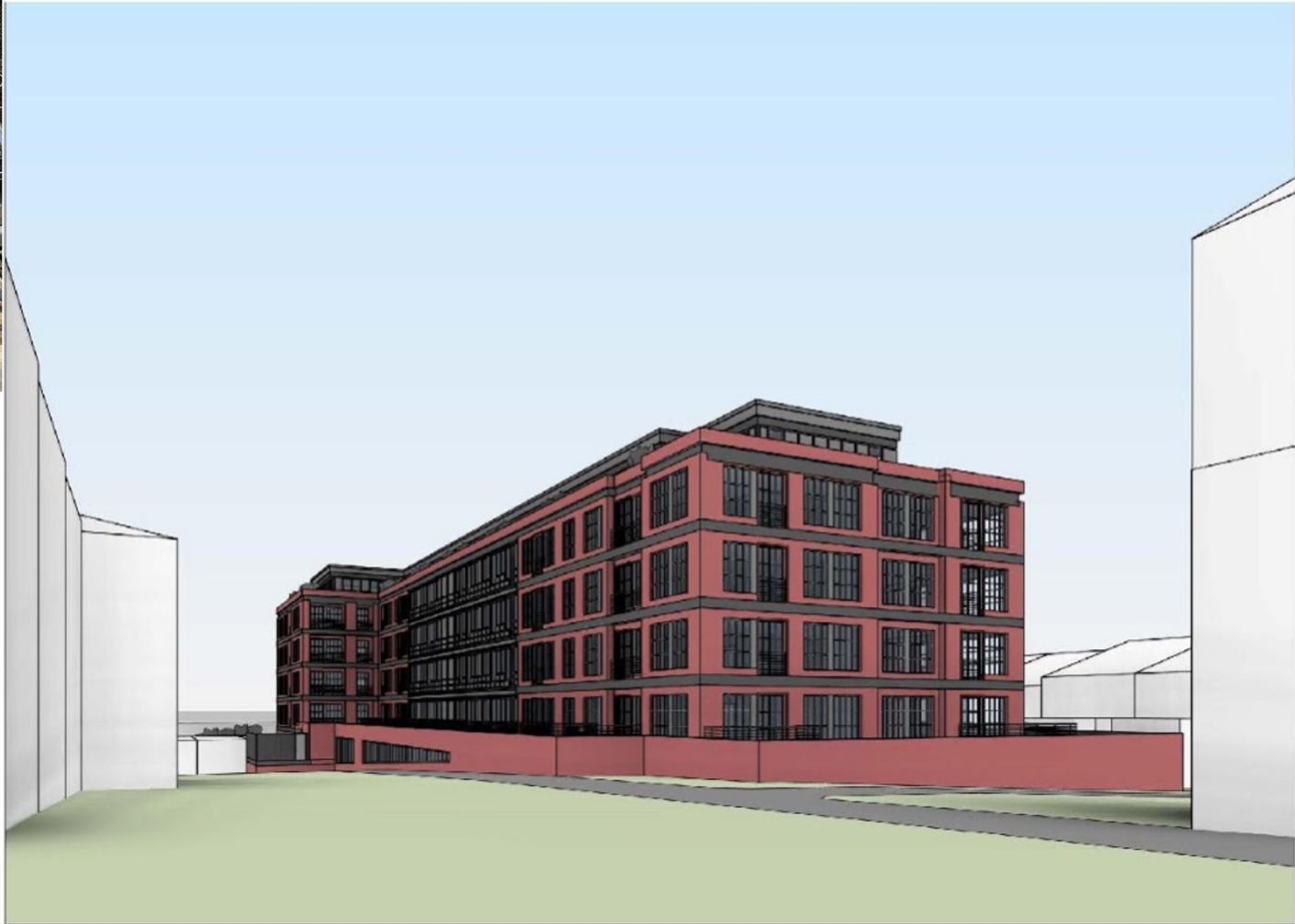
- Additional Lots
- Centered Mass
- Reduced Shadow Impact



Alley Views: South Alley



Alley Views: North Alley





Alley Views: Additional Views

March 8 - Email/list serves introduction
March 23 - First community meeting
April 8 - Second community meeting
April 14 - Informational presentation to full ANC 4C
April 14 - meeting with Uptown Main Streets
April 15-20 – potential 14th Street Uptown Business Association meeting
April 21 - Proposed community meeting
First week of May - Presentation to ANC4C03 SMD
Early May (TBD) – Presentation to other SMDs
May 6 - Proposed community meeting
May 20 - Proposed community meeting
May (TBD) - Further community meetings
June-August: Further community meetings
Early Fall: Presentation to SMD(s)
Fall: Presentation to full ANC + vote
Late 2021: Zoning Commission hearing

Outreach



Thank you.