

DANCE LOFT PUD/ZC Case # 21-18 ANC 4C Presentation - March 22, 2022



Introduction and Outline

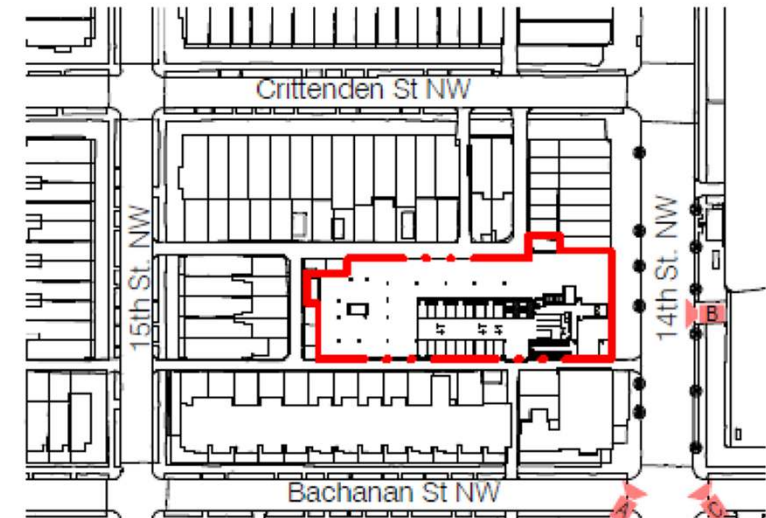
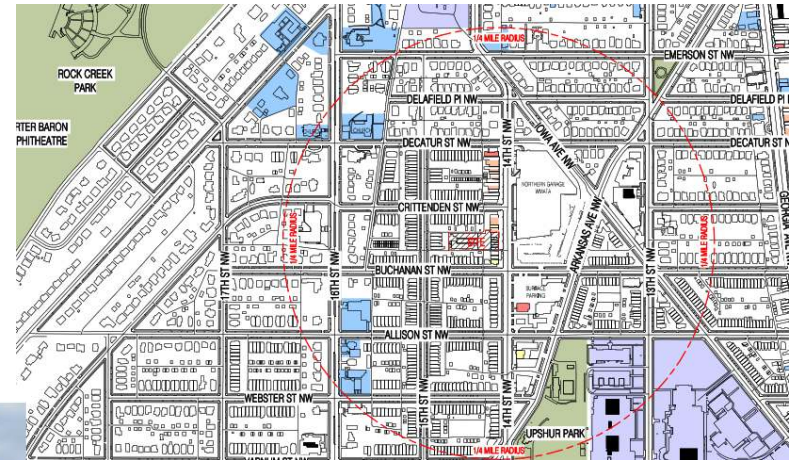
- Development Team Introductions
- Partnership Structure
- Site and neighborhood context
- Summary of Development Program
- Dance Loft/Performing Arts Program
- Architectural Details
- Community Outreach
- Project Changes in Response to Community Concerns

Development Team/ Partnership Structure

- Dance Loft Ventures
 - Dance Loft (Movieus Contemporary Ballet/ 51% owner)
 - Heleos Development (49% owner)

Site and Neighborhood Context

- 4618 14th Street, NW
- 16th Street Heights
- ANC 4C, SMD 4C03/
Commissioner Campbell
- Current Conditions



Summary of Development Program

- Mixed-income Affordable Housing:
101 units:
 - 67 affordable at 30%, 50%, and 60% MFI
 - 34 market rate
 - Affordable in perpetuity
 - 24 three-bedroom family-units
 - Affordable/market rate distributed equally



	Studio	1-bedroom	2-bedroom	3-bedroom	Total		
30% MFI HPTF	2	5	1	3	11	10.89%	66.34%
30% MFI PSH	2	5	3	3	13	12.87%	
50% MFI	3	8	3	5	19	18.81%	
60% MFI	4	10	4	6	24	23.76%	
Market rate	5	17	5	7	34	33.66%	33.66%
Total	16	45	16	24	101		
	15.84%	44.55%	15.84%	23.76%			

Summary of Development Program (Cont.)

Preservation of Performing Arts and Retail:

- Dance Loft as anchor
- 3 additional tenant spaces

Exceptional Sustainability Targets:

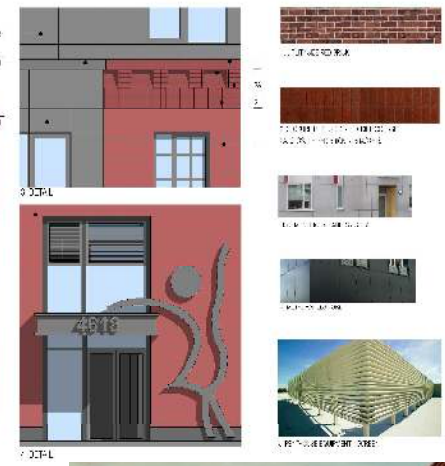
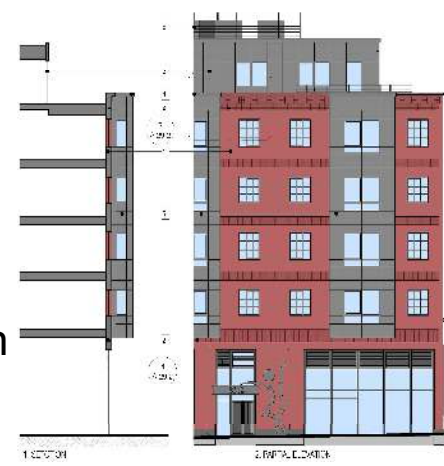
- LEED Gold/EGC+ or higher (with Net Zero Target)
- Innovative HVAC systems/ maximal solar onsite
- Offsite solar / renewables



Summary of Development Program (Cont.)

Exemplary Architecture/ Revitalized Streetscape:

- Streetscape revitalization
- 360 degree / brick facades
- 40 interior parking spaces
- Ample indoor bicycle storage
- Parking/truck delivery access only at 14th



Summary of Development Program (Cont.)

Building Height/Size:

- Mixed-Use Moderate Density (MU-5A)
- Overall FAR of 3.79
- Five stories on 14th Street /
Four stories at rear nearest rowhomes
- 48ft, 2in rear nearest rowhomes
- 66ft, 8in at 14th Street
- Ample setbacks: 61-75 ft set back
distance from surrounding row homes
- Existing MU-3: 40ft plus penthouse
(55 ft total)
- MU-7: 90ft plus penthouse (108.5 ft
total/ FAR 5.76)



1. FIFTEENTH STREET ELEVATION



2. FOURTEENTH STREET ELEVATION



Preservation of Arts Venue: Performance and Rehearsal
Dance Loft/ Performing Arts Program

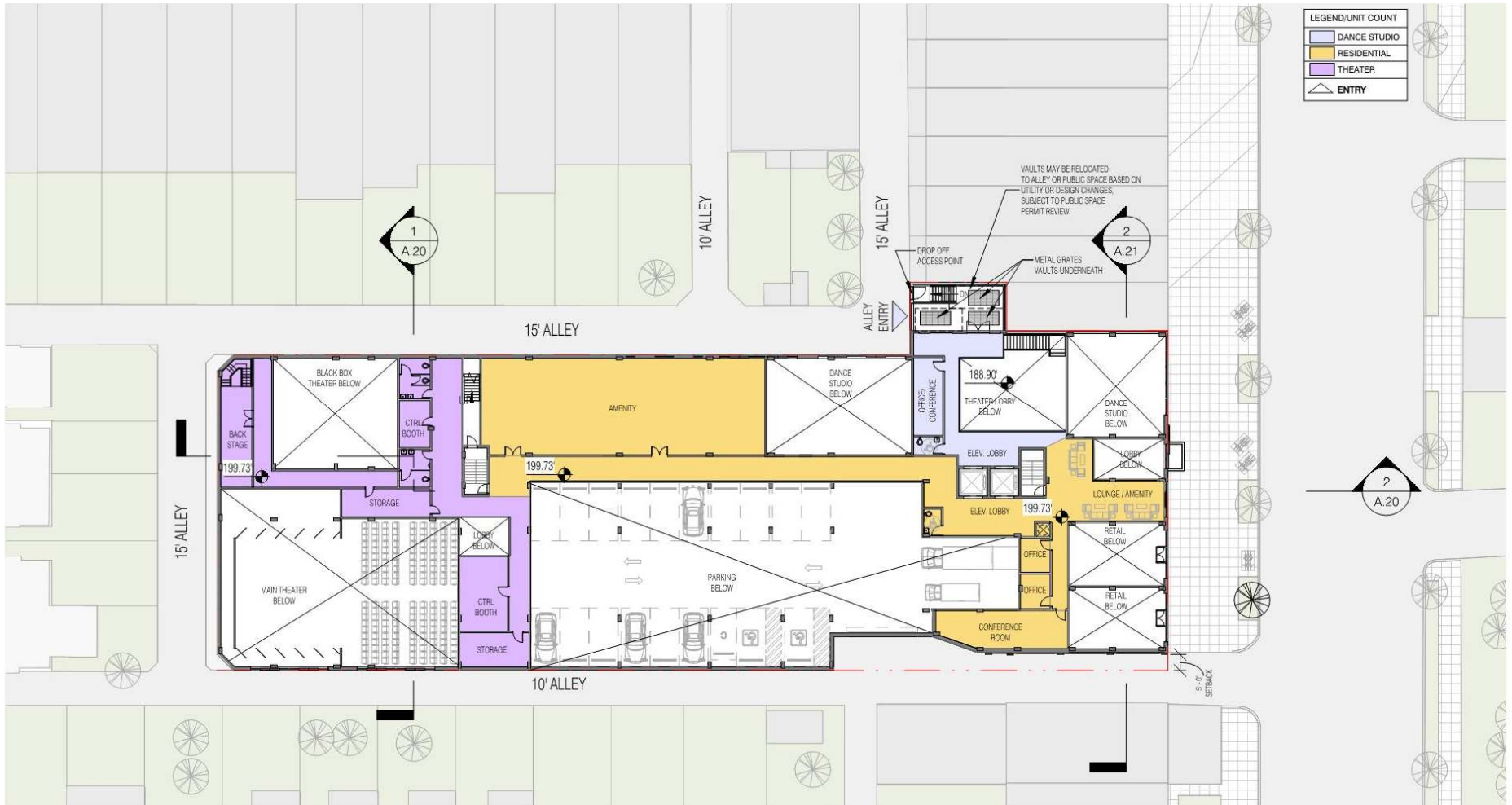


Space for Performances... Space for Rehearsals and Classes... Classes and Shows for our Community



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



MEZZANINE FLOOR PLAN



SECOND FLOOR PLAN

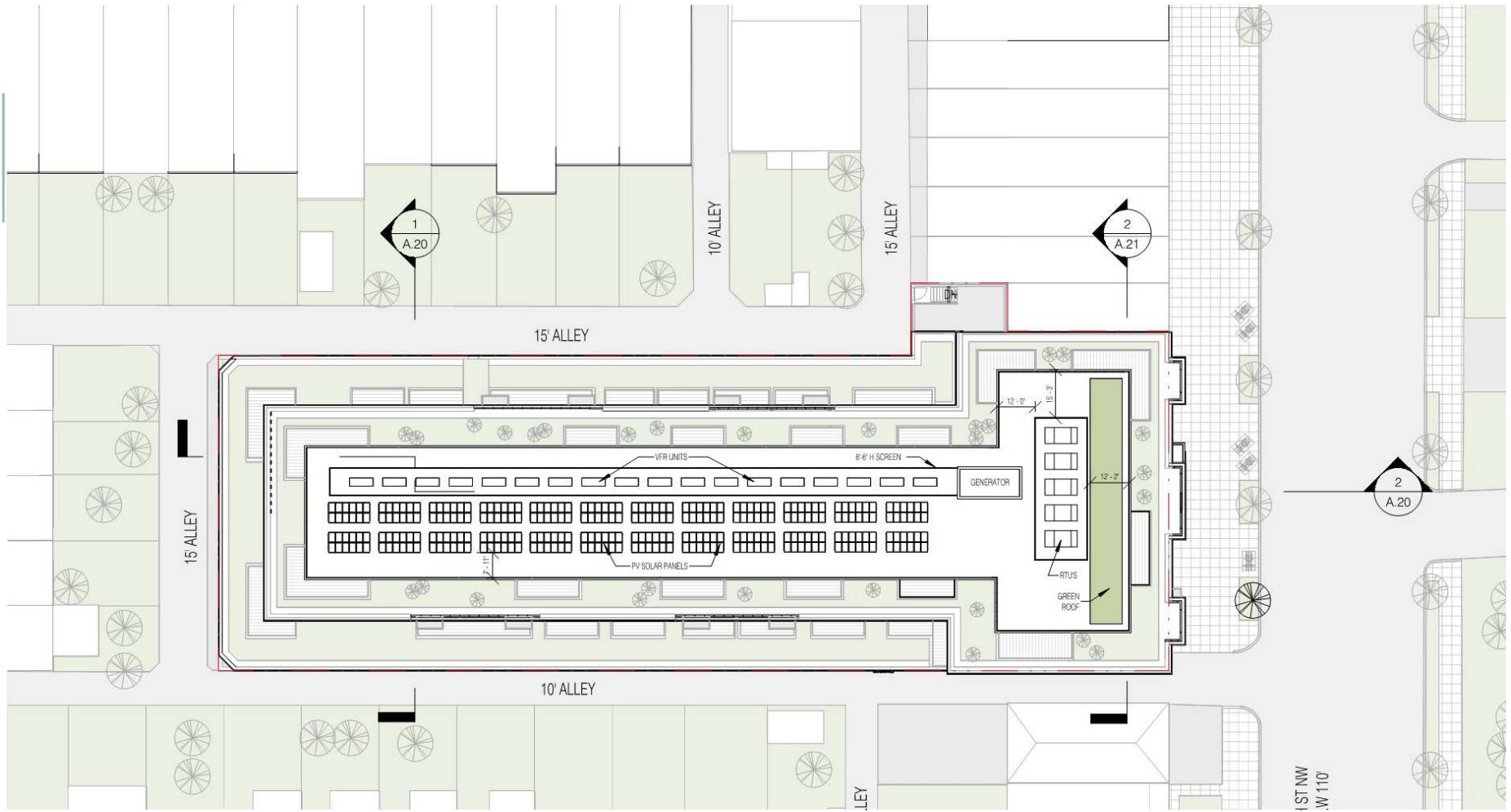


TYPICAL FLOOR PLAN

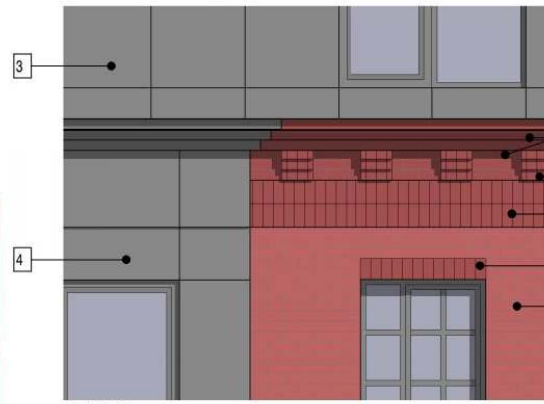
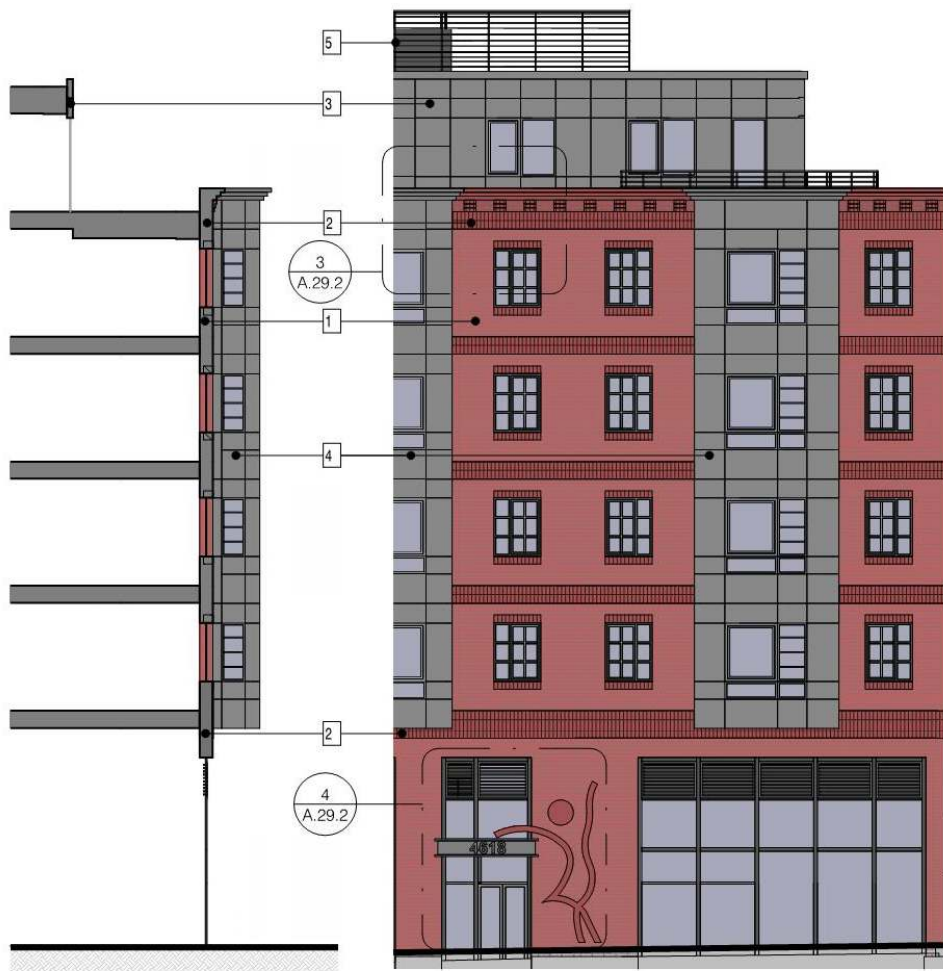


LEGEND/UNIT COUNT	
1BD	8
2BD	5
AMENITY	1
TOTAL	13

PENTHOUSE FLOOR PLAN



ROOF FLOOR PLAN



1. UTILITY SIZE RED BRICK



2. CLOSURE RED BRICK - SOLDIER COURSE
 2A. CLOSURE RED BRICK - BRACKETS
 2B. RUNNING BOND - SAME ACCENT COLOR



3. CEMENTITIOUS PANELS - GREY



4. METAL PANELS - GREY



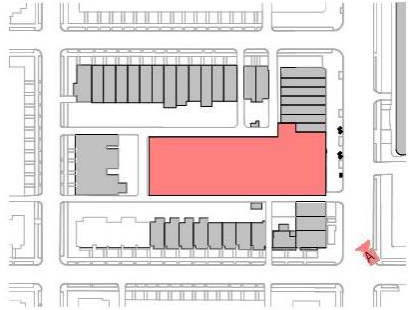
5. PENTHOUSE EQUIPMENT - SCREEN

ENLARGED ELEVATIONS



A. PERSPECTIVE - 14TH STREET

14TH STREET VIEW

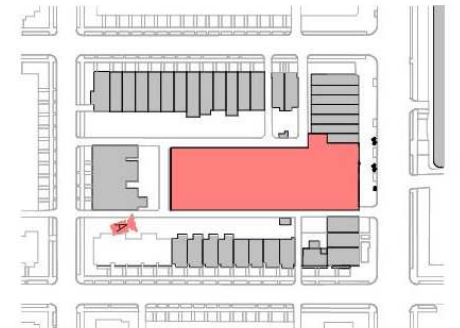


KEYPLAN

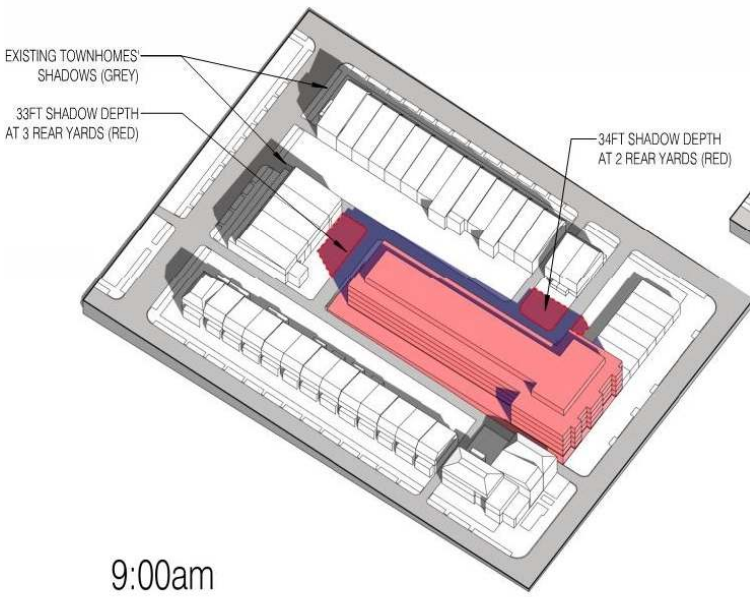


A. PERSPECTIVE - ALLEY

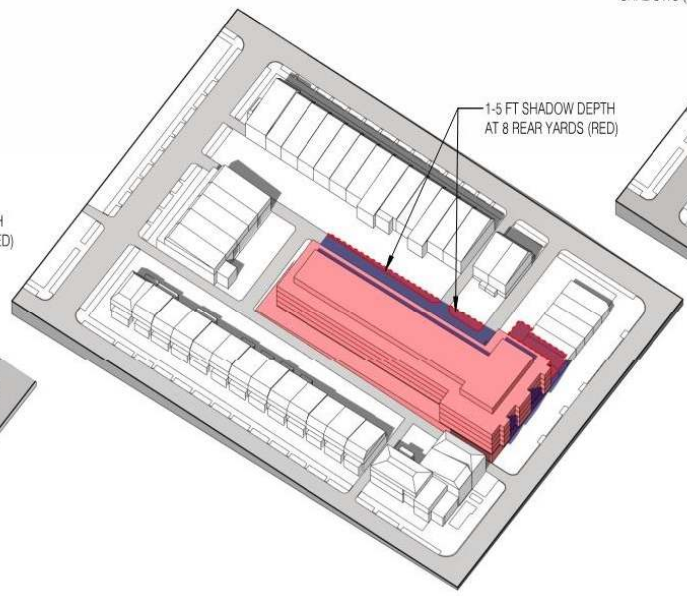
REAR ALLEY VIEW



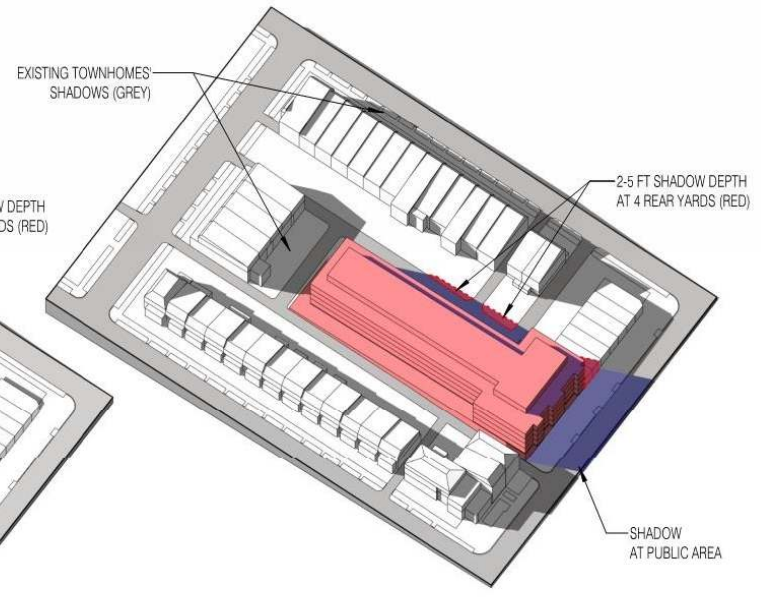
KEYPLAN



9:00am



12:00pm



4:00pm

SHADOW STUDY (EQUINOX)



14TH STREET

DANCE LOFT



Timeline and Community Outreach

Date	Parties Involved	Notes
July 2019	Former owners of 4618 14 th Street, NW offer building for sale. Dance Loft makes offer of sale.	Owners take off the market sometime in early 2020 after failing to negotiate a sale at their desired price. Dance Loft offer is rejected.
May 2020	Former owners of 4618 14 th Street, NW offer building for sale with new broker.	
July 2020	Dance Loft Ventures makes offer to buy 4618 14 th Street, NW	
July 2020	Former owners of 4618 14 th Street, NW reject Dance Loft offer, accept contingent contract from other purchaser.	
Sept 2020	Other purchase contract falls through. Former owners accept Dance Loft LOI.	Due diligence period begins.
Oct 2020	Dance Loft purchase contract accepted	
March 9 2021	Notice of Intent to File Sent to Owners of Property Within 200 Feet and ANC 4C	
March 23 2021	Full Community Presentation, prior to property acquisition	Advertised widely on neighborhood list-servs.
April 2 2021	Dance Loft Ventures closes on acquisition of 4618 14 th Street, NW	
April 8 2021	Full Community Presentation	Advertised on all list-servs, presentation posted on project website. All questions from community collected and responses (emailed and posted).
April 14 2021	Presentation to Full ANC 4C	Presentation and answers to all community questions posted
April 15 2021	Presentation to WMATA	
April 28 2021	Presentation to DDOT	
May 3 2021	Presentation for Council Member George staff	
May 8 2021	Presentation to ANC SMD 4C03	Hosted by Commissioner Campbell for all stakeholders living/conducting business in SMD 4C03.
May 18 2021	Meeting with the Washington Interfaith Network	

Date	Parties Involved	Notes
June 3 2021	Presentation for Immediate Neighbors	Advertised by email and hand-delivered notice to all residents on the block bounded by 14 th , 15 th , Crittenden, and Buchanan Streets, NW (i.e., all immediately abutting neighbors). Height and massing alternatives presented.
July 15 2021	Presentation for Immediate Neighbors	Advertised by email and hand-delivered notice to all residents on the block bounded by 14 th , 15 th , Crittenden, and Buchanan Streets (i.e., all immediately abutting neighbors).
July 19 2021	Amended Notice of Intent to File Sent to Owners of Property Within 200 Feet; ANC 4C	
July 27 2021	Presentation to Uptown Mainstreet	
July 27 2021	Presentation to 14 th Street Business Association	
July 29 2021	In-Person Presentation for Immediate Neighbors	Advertised by email and hand-delivered notice to all residents on the block bounded by 14 th , 15 th , Crittenden, and Buchanan Streets (i.e., all immediately abutting neighbors).
Oct 19 2021	Meeting with the Washington Interfaith Network	
Oct 26 2021	PUD application is filed with Office of Zoning	
Nov 17 2021	SMD 4C03 Commissioner Campbell hosts special community meeting re. PUD	
Dec 9 2021	SMD 4C03 Commissioner Campbell hosts special community meeting with representative from Office of Zoning	
Dec 16 2021	Zoning Commission votes to hold a public hearing on the PUD application	
Jan 19 2022	SMD 4C03 Commissioner Campbell hosts special community meeting re. PUD	
Feb 28 2022	SMD 4C03 Commissioner Campbell hosts special community meeting re. PUD	In person meeting to review architectural information
Mar 18 2022	Office of Planning hosts a meeting re. PUD for District agency officials	
Mar 22 2022	Scheduled full ANC 4C presentation	

Project Changes Resulting from Community Considerations

- Parking – 20 → 40 spaces
- Potential RPP removal
- Retail bays – 0 to 3 bays
- Residential amenity space moved to mezzanine from roof
- Generator on rooftop
- Alley vehicular entrance width
- Alley safety improvements
- Enhanced design – no “back” / inspiration from neighborhood
- Building setbacks/ Reduced Height and Density from Maximum Allowed.

