

COMMUNITY MEETING ON
PROPOSED DEVELOPMENT

AT 4618 14TH STREET NW

APRIL 8, 7PM



- **Concerns/Questions**

- Parking

- Design (height, privacy)

- Construction period questions

- Affordability

- Moveius/Heleos relationship

- Impacts on Dance Loft operations

- Other retail tenants

- Process/timing

- **Support**

- Affordable housing

- Dance Loft's operations

- Dance Loft remaining in the neighborhood

- Green building

- Density in support of businesses

- Early engagement with community

Recap of March 23 community meeting



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 over 2500 artists per year



DANCE LOFT ON 14: Community Programs

- Youth classes as part of The School at Dance Loft on 14 for 40 students ages 3+
 - With annual in-house performances for the community for 240 guests
- Outreach classes with 5 neighboring schools
 - Bilingual dance program at 4 of these partner schools with 125 students and growing
- Dance Loft Artist rental program for rehearsals and classes
 - Dance Loft Serves artists locally, nationally and globally
- The Choreographic Institute at Dance Loft
 - Offers post-graduate studies program and culminates in a thesis concert
- Full performance season with local dance and theater companies
 - In our Black Box Theater which seats up to 120 Patrons
- A performance company with a full performance season and select tours
 - Bi-coastal touring opportunities for our local DC Company
- Social Justice Dance festival
 - Offers artist space, workshops and performances
- Community Partners
 - DCCAH, NEA, 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



CYCLE HOUSE APTS

18-unit tax credit project
District's 1st Net-Zero Energy Apts.



OVERLOOK APTS (CPDC)

12-story, 316-unit new constr.
Tax credit/bonds, Senior/Families



TOBIAS HENSON APTS

64-unit affordable housing
District's 1st Net-Zero Energy



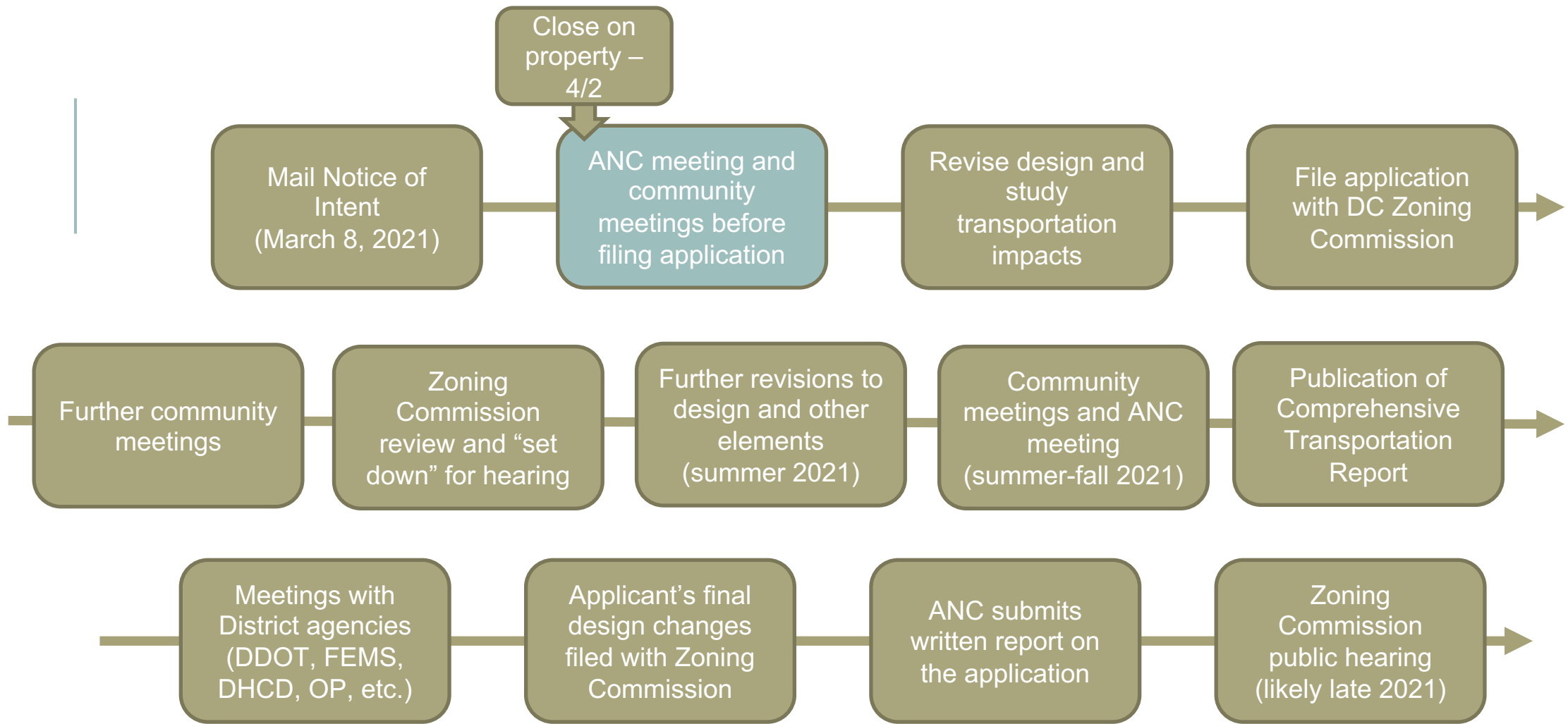
SUNCREST APTS

44-unit, Md Neighborhood
Conservation Initiative
250kW Solar/ Net-Zero Energy



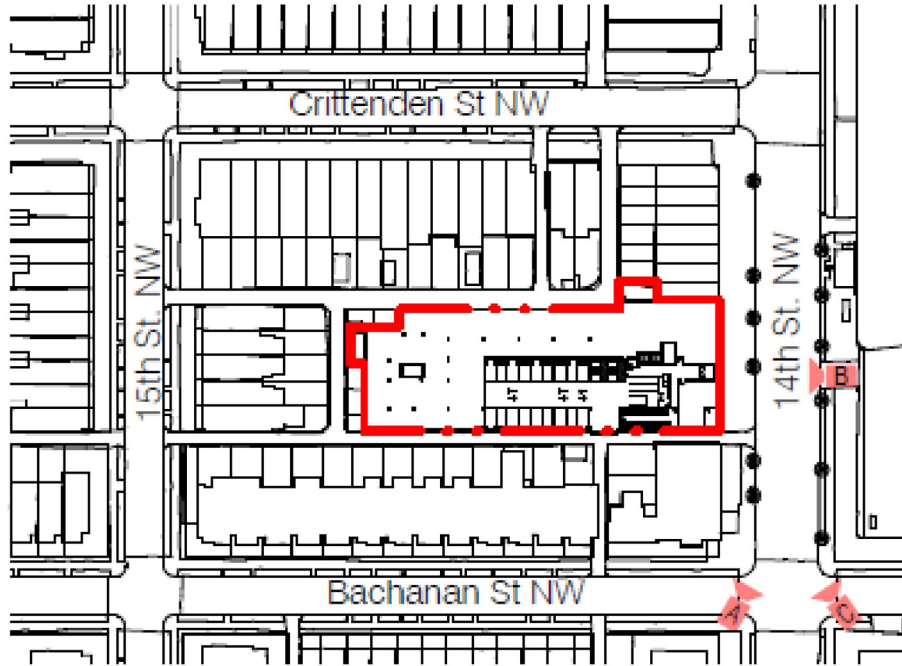
CANAL PARK

3-city block new public park
Restaurant, Ice Rink, Civic Art
Neighborhood scale water reuse



Timeline of PUD Process

- 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%

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

- Mixed-income program

- **Dance Loft**

- Community-serving

- Arts non-profit

- Woman-owned

- Use that brings patrons to 14th Street

- **Sustainable Design**

- Net zero energy target/ solar

- LEED Gold

- Green roof

- Enhanced water reuse and stormwater mgmt.

- Transit-oriented

- **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

- National Context:

“No State Has an Adequate Supply of Affordable Rental Housing”

[The Gap | National Low Income Housing Coalition \(nlihc.org\)](#)

37.1 million households — or roughly 30 percent of all American households — were “housing cost burdened,” meaning that they spent 30 percent or more of their income on housing. Harvard’s [2020 State of the Nation’s Housing](#):
https://www.jchs.harvard.edu/sites/default/files/reports/files/Harvard_JCHS_The_State_of_the_Nations_Housing_2020_Report_Revised_12_0720.pdf

Link between affordability and homelessness: “When housing prices force typical households to spend more than 32 percent of their income on rent, those communities begin to experience rapid increases in homelessness.” <https://www.zillow.com/research/homelessness-rent-affordability-22247/>

Biden Infrastructure Plan: \$213 billion to help ease zoning restrictions/increase affordability

- DC Context

Mayor’s housing goals: 36,000 new units; 12,000 affordable by 2025; only 2,028 delivered.
<https://nlihc.org/housing-needs-by-state/district-columbia>

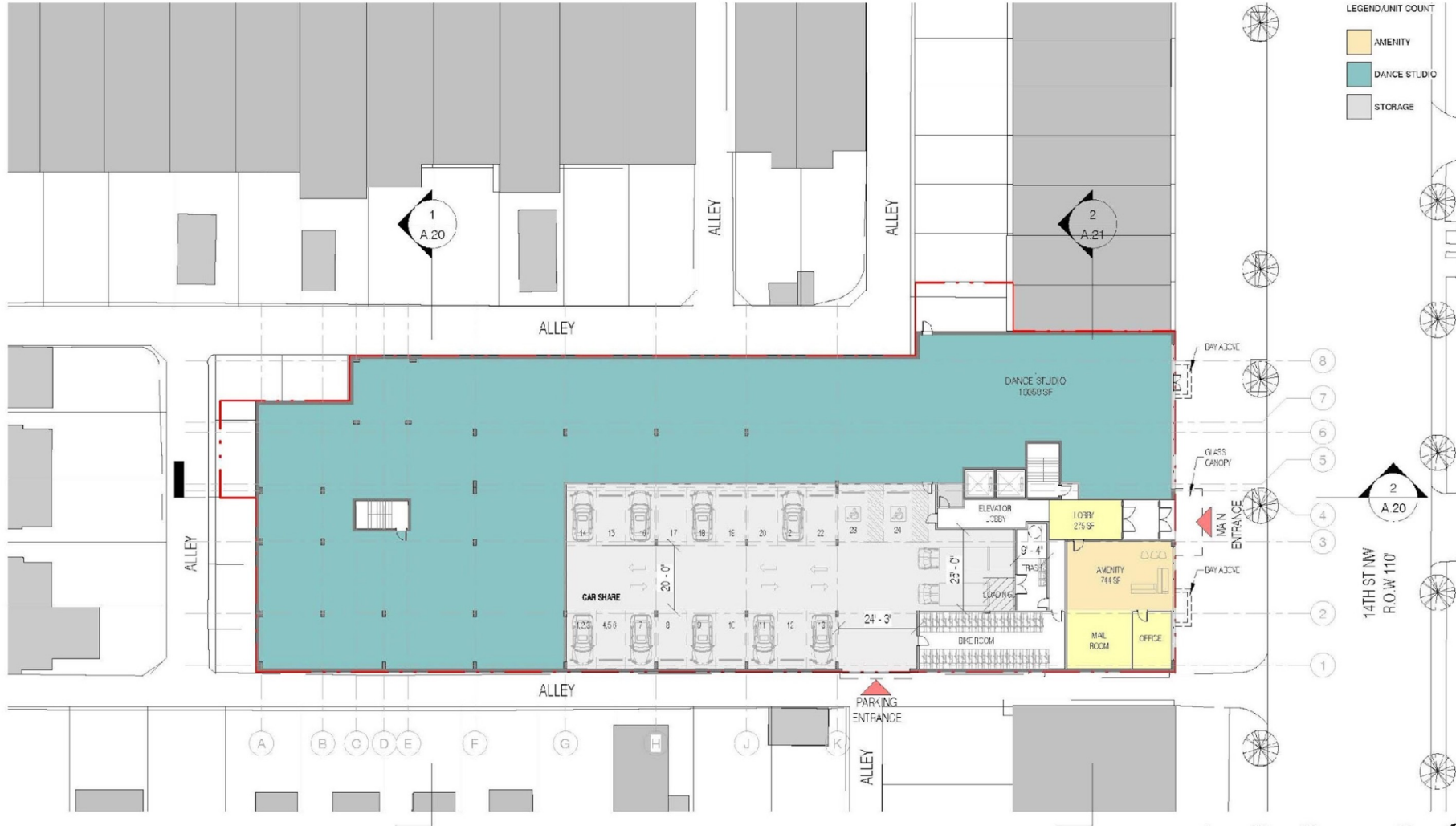
Affordable Housing

- **Affordable Housing Finance - Density Connection**

- DHCD award process
- LIHTC/HUD
- HPTF
 - Need to keep subsidy request within limits

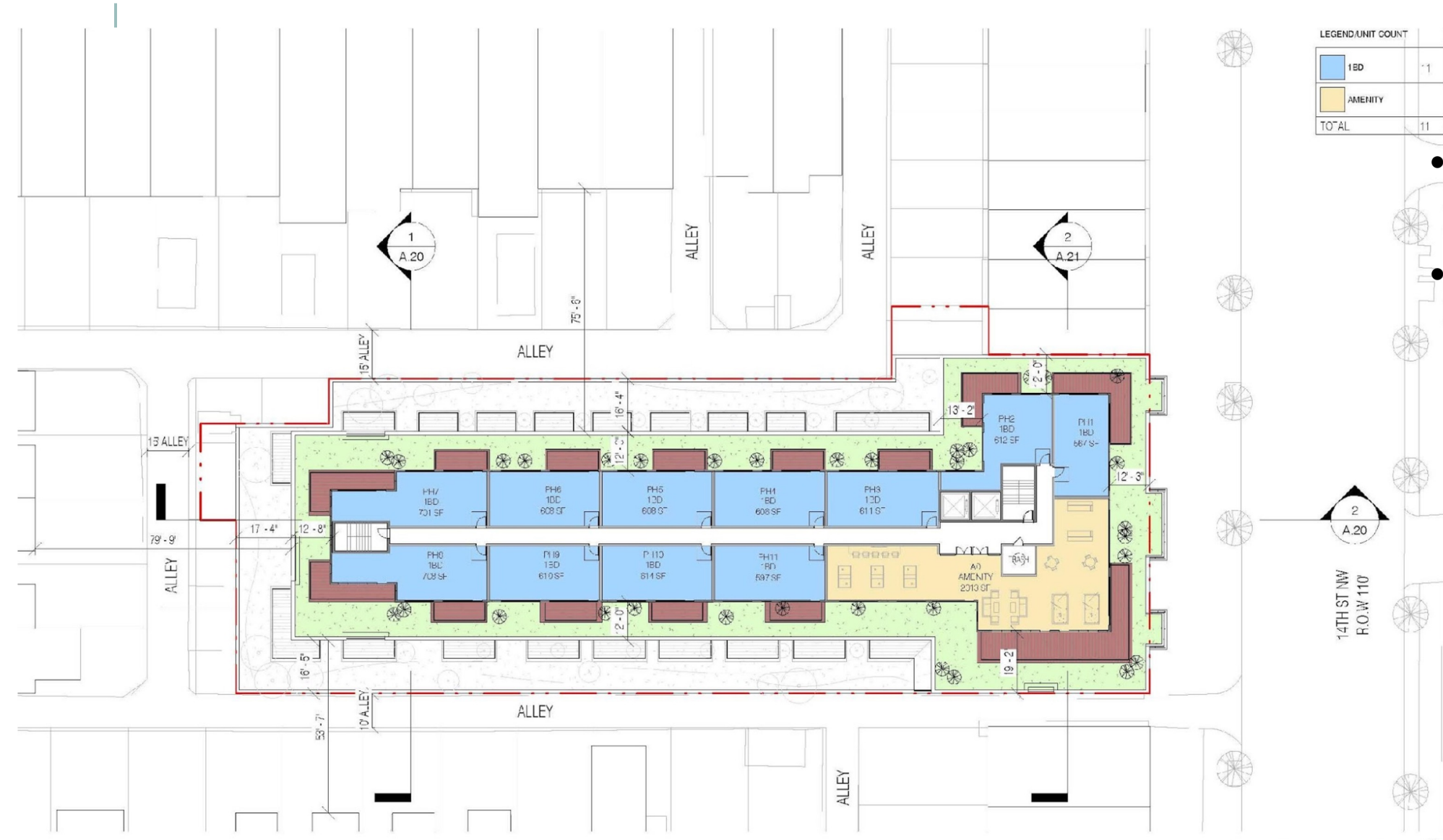
Affordable Housing





LEGEND/UNIT COUNT
AMENITY
DANCE STUDIO
STORAGE

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

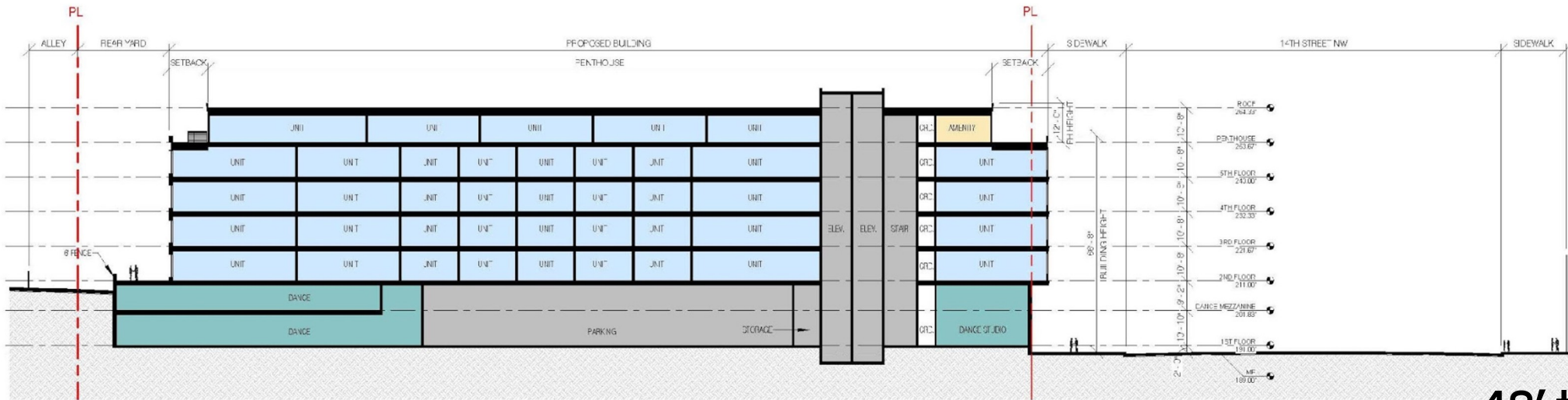


LEGEND/UNIT COUNT

1BD	11
AMENITY	
TOTAL	11

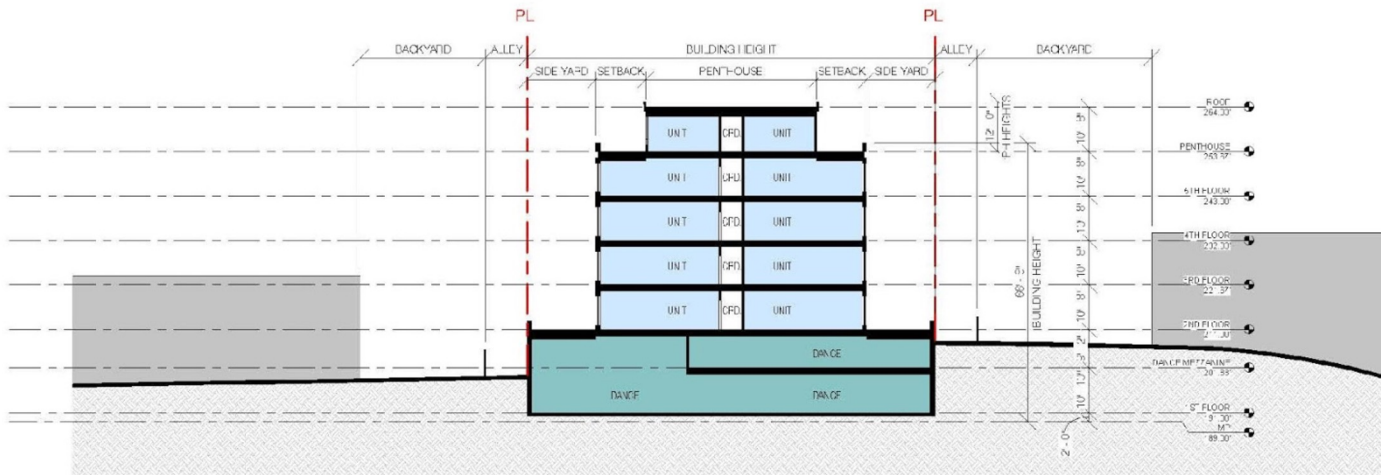
- 53' to 79' Setbacks
- 1 to 1 Setback at Penthouse

2
A 20
14TH ST NW
R.O.W 110'

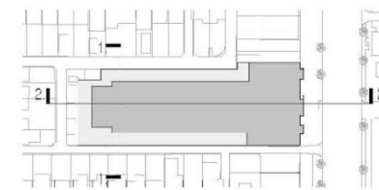


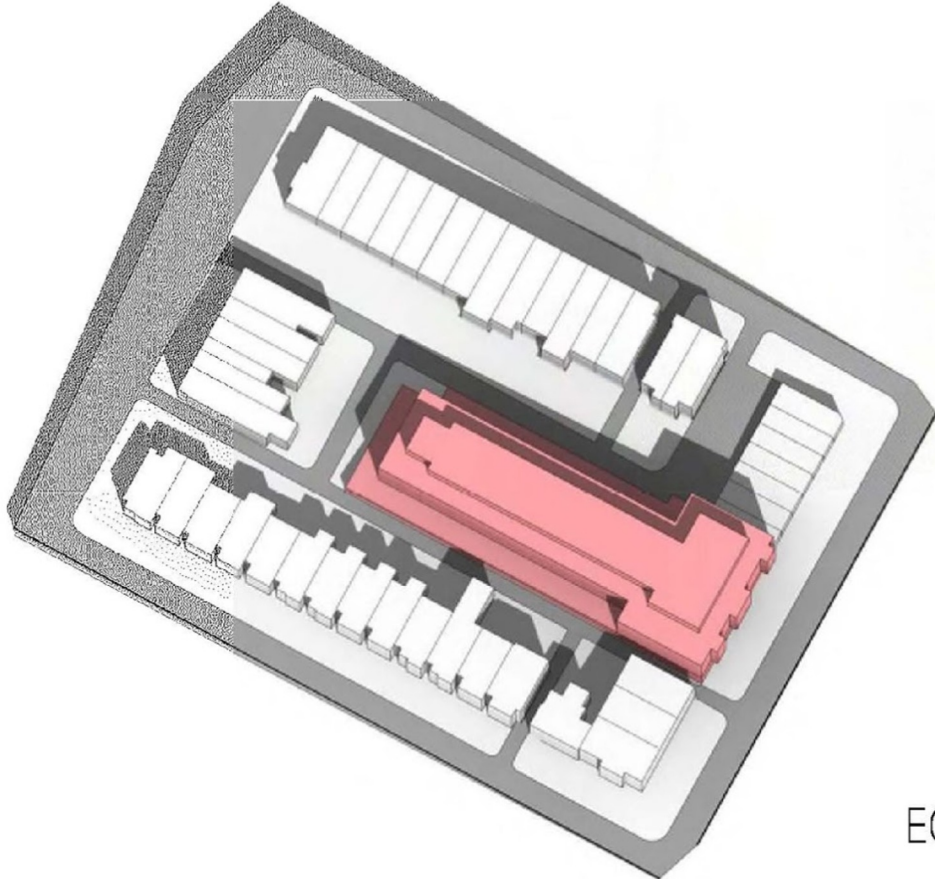
2. LONGITUDINAL SECTION

- 48' to 57' Height in Alley
- Penthouse Setback 1 to 1



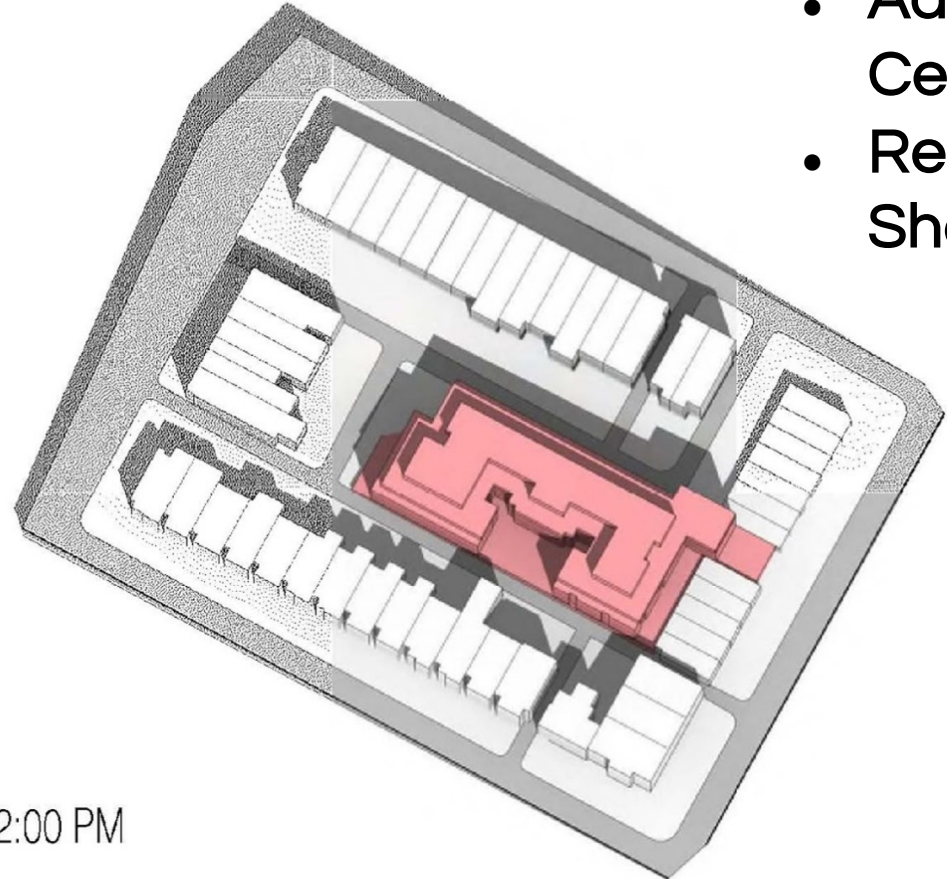
KEY PLAN





CURRENT
DESIGN

EQUINOX. 12:00 PM



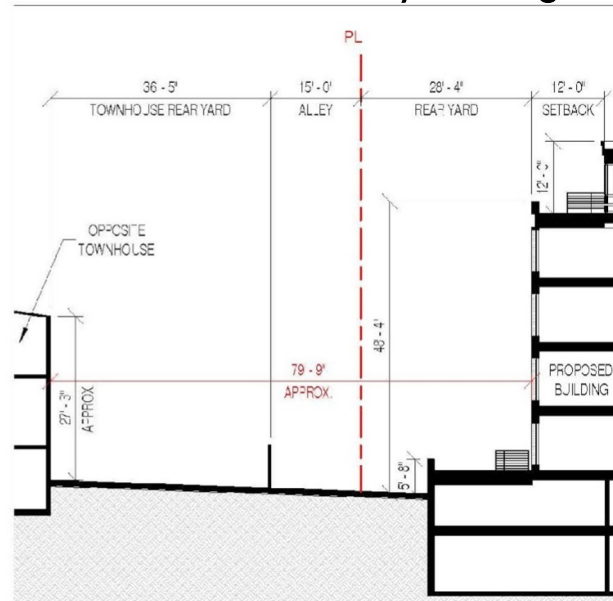
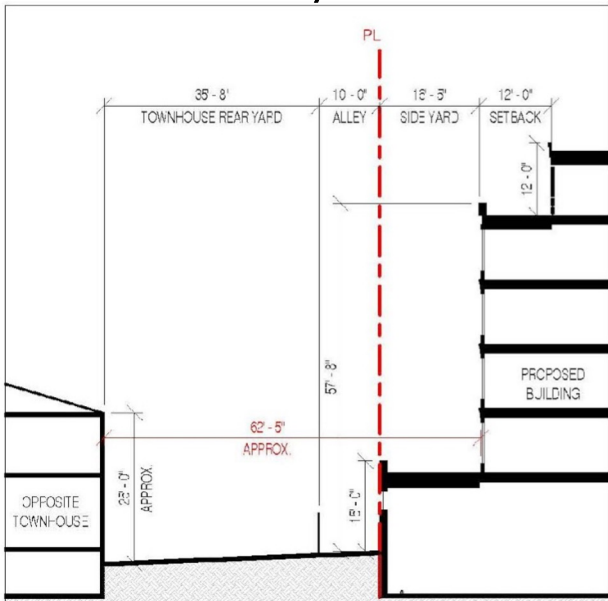
INITIAL
DESIGN

- Additional Lots
- Centered Mass
- Reduced Shadow Impact



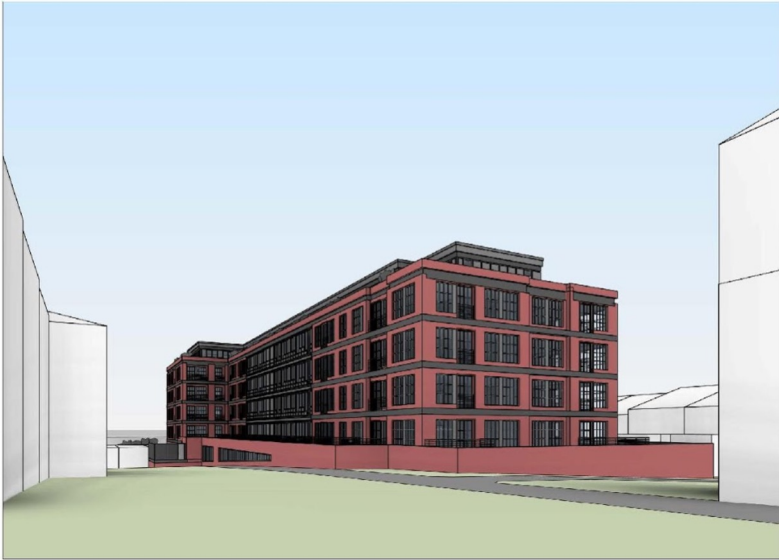
● View In Alley

● Similar Alley Building

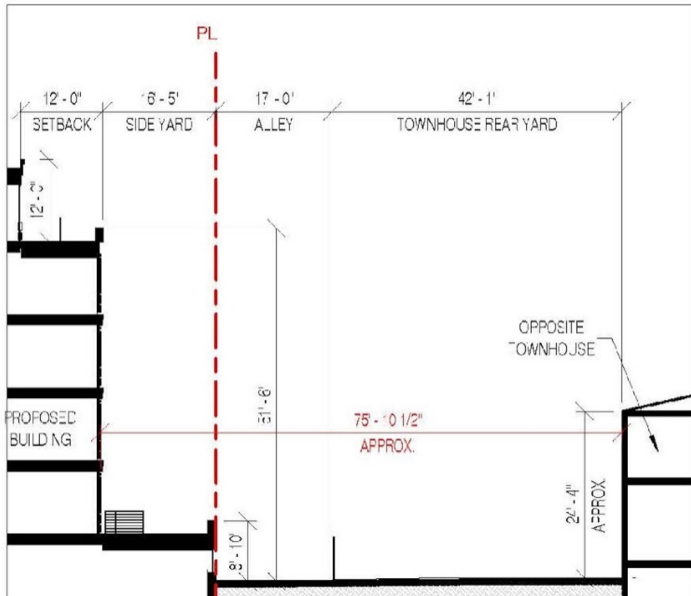


● Proposed Building: 53' to 79' of Separation

● Two Alley Buildings: 25' of Separation



- View In Alley



- Proposed Building: 53' to 79' of Separation



- Similar Building: 35' of Separation



- Similar Building: Adjacent to Two Story Structures



- View Looking North along 14th Street



- Similar Building: Adjacent to Two Story Structures



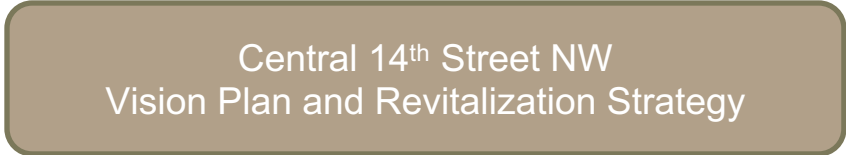
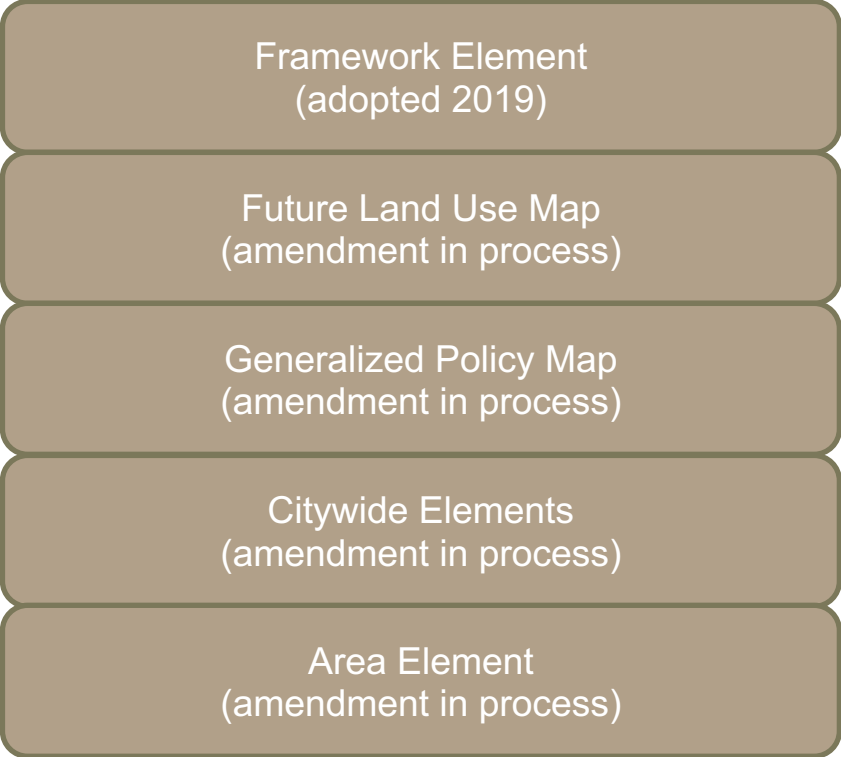
- View Looking North along 14th Street



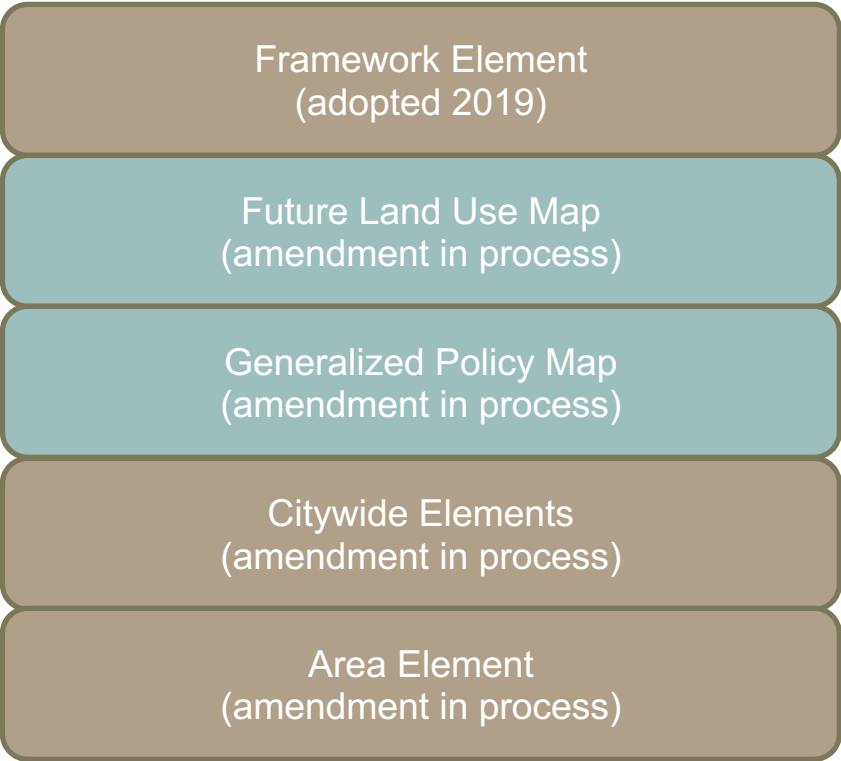
Comprehensive Plan

Central 14th Street NW
Vision Plan and Revitalization Strategy

DC Planning Documents



DC Planning Documents



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



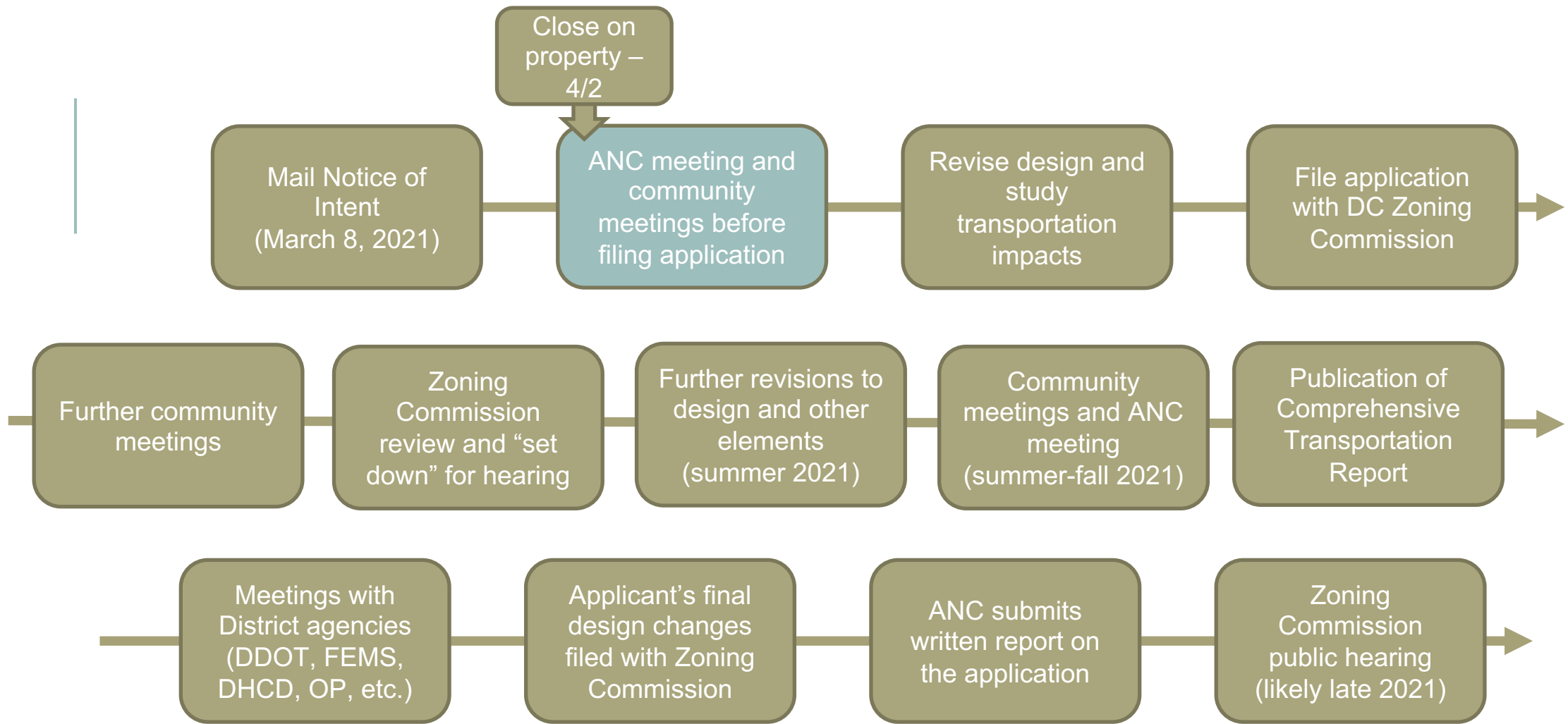
- Property is Site “1” in “Node 2”.
- Plan seeks to “realize greater development potential” along central 14th Street, NW including Property.
- Plan anticipates that “a land use and zoning change will have to occur in order to realize development potential” on the Property.

DC Planning Documents: Small Area Plan

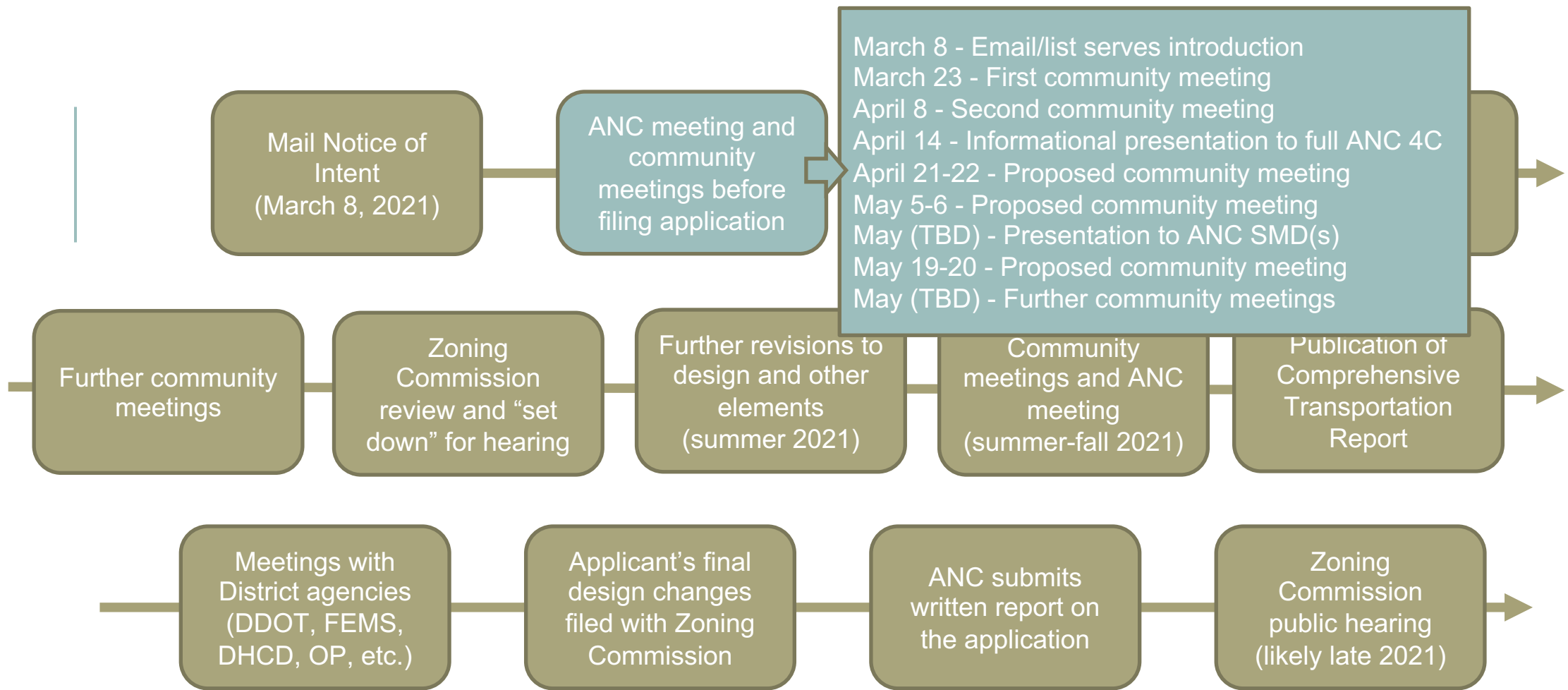


- Zoning Map amendment as set forth in Plan.
- Consistent with the 5-story building depicted in the image alongside the development guidelines (left).
- Residential uses where no residential uses currently exist.
- Dance Loft = commercial anchor.
- Unique arts destination.
- Enlivens and activates street, including patronizing businesses.

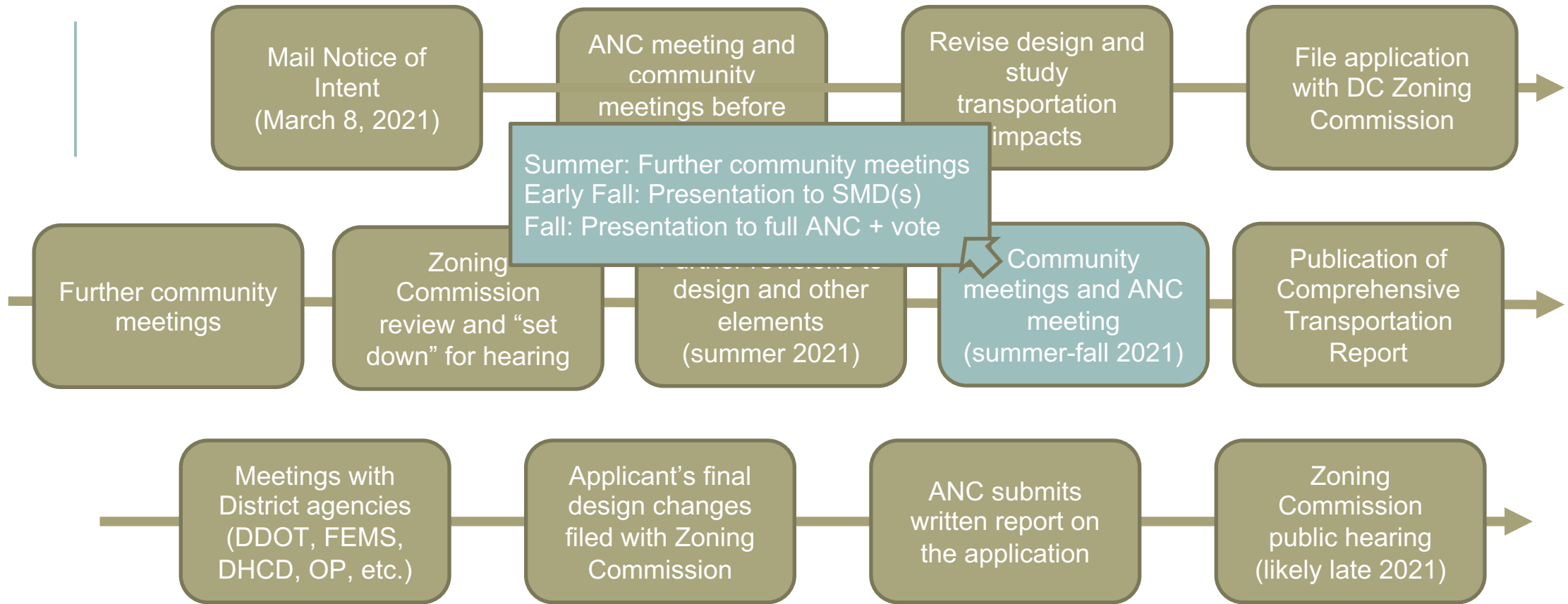
DC Planning Documents: Small Area Plan



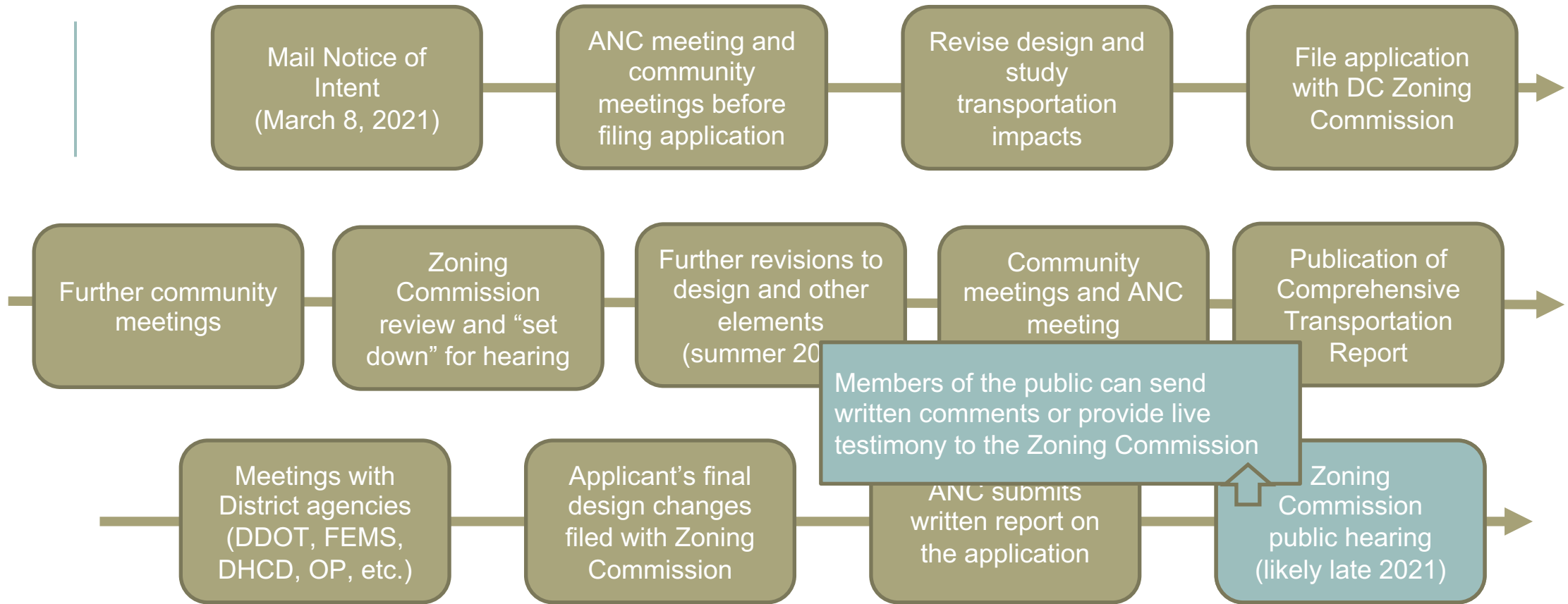
Timeline of PUD Process



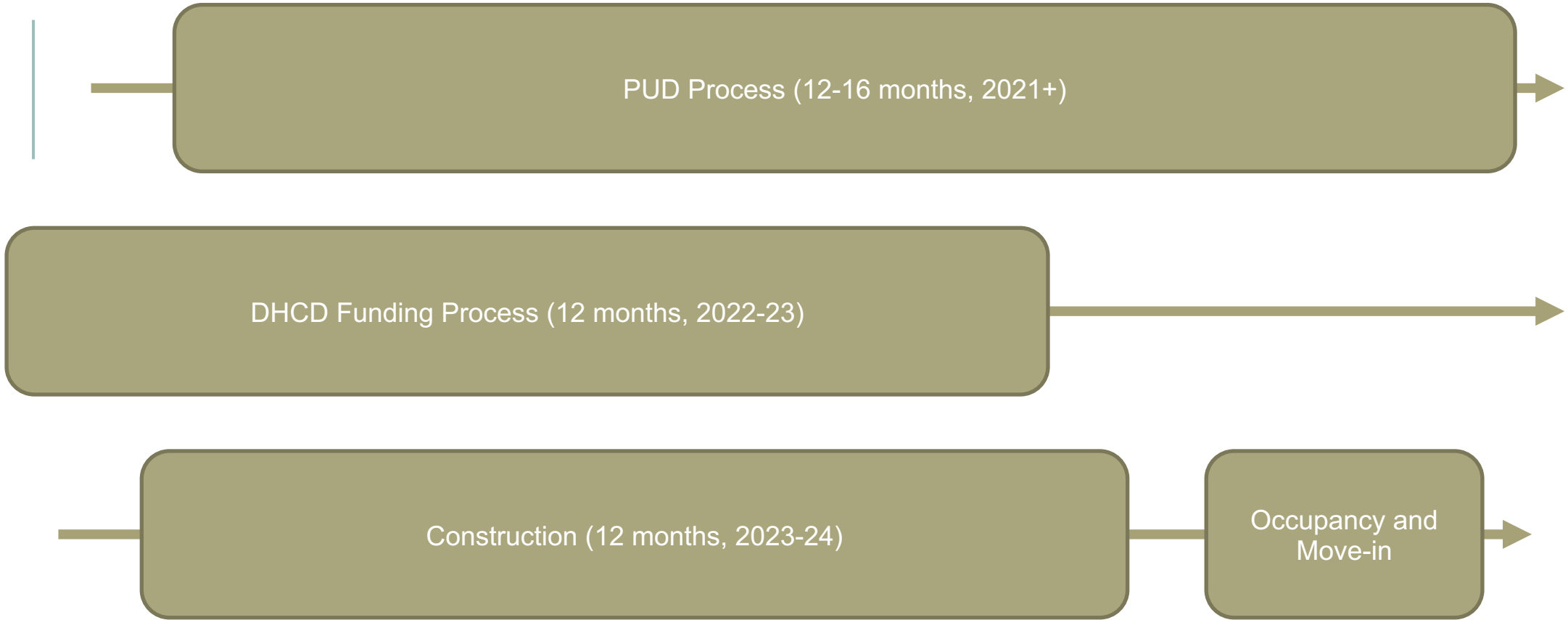
Timeline of PUD Process: How to get involved



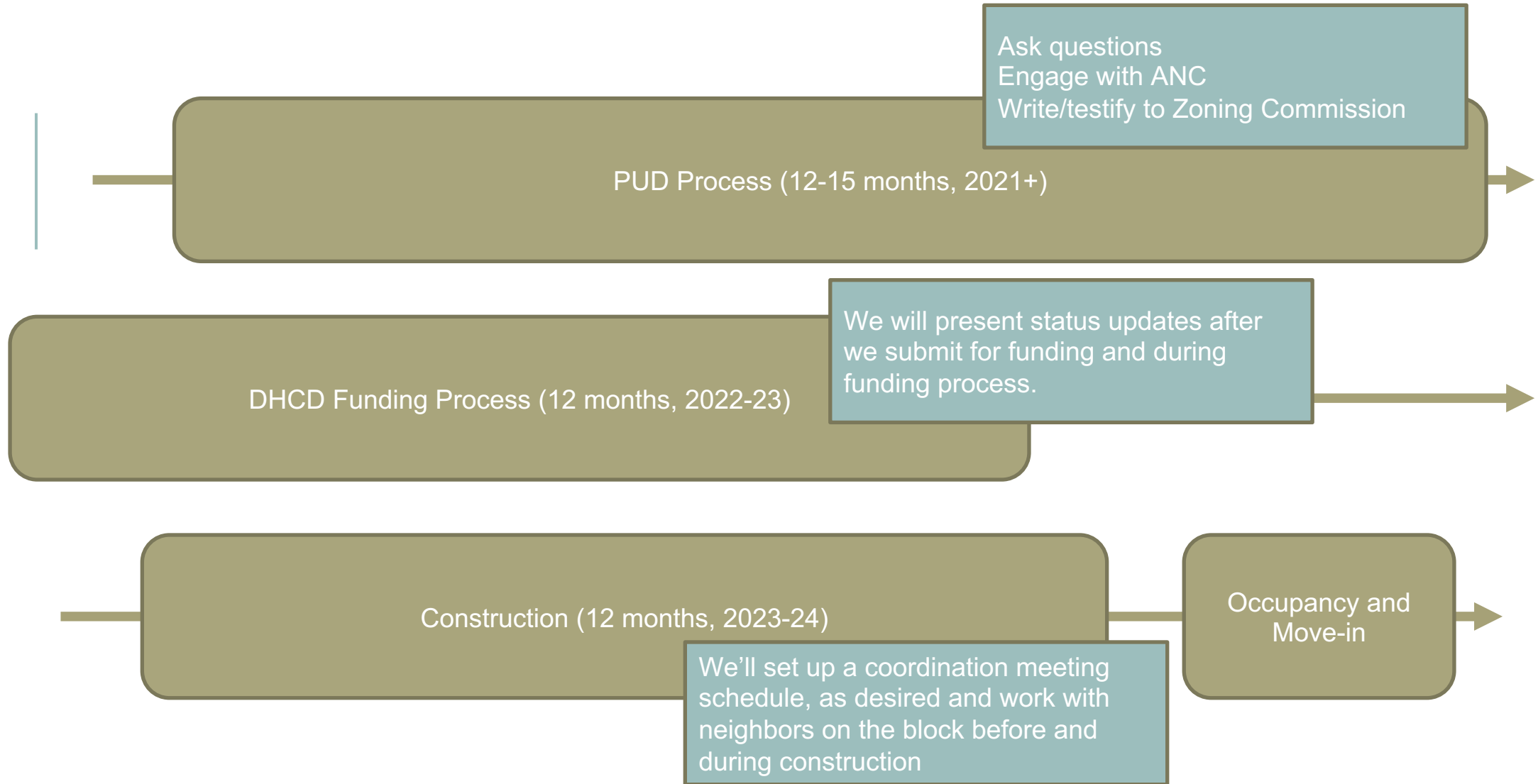
Timeline of PUD Process: How to get involved



Timeline of PUD Process: How to get involved



Timeline of Overall Development Process



Timeline of Overall Development: How to get involved

- High-level design; Improvement over current condition
- Experienced/thoughtful development team
- Keep Dance Loft in the neighborhood/support community arts
- Powerful public benefits and amenities package
 - Robust affordable housing
 - Arts uses
 - Net-zero/sustainability
- Consistent with Comp Plan and Small Area Plan
 - Shorter/less dense than possible given planning documents
- We are studying ways to add more parking

Why support this project?



Thank you.