

**Exhibit A: Summary of the Dance Loft PUD Application**

<b>Basic Information</b>	
Applicant	Dance Loft Ventures LLC, a joint venture of Dance Loft on 14/Moveius Contemporary Ballet and Heleos
Application	Consolidated PUD and amendment to the Zoning Map to the MU-5A zone
Property	4608-4618 14th Street, NW (Square 2704, Lots 64, 815, 819, 821, 828, and 830-833) 29,960 sf (0.67 acres) total and located in ANC 4C03 and in the MU-3A zone
Existing Uses	Commercial buildings with Dance Loft on 14 studios and six other retail/restaurant uses
Proposed Uses	101 units, of which <b>67 (66%) are affordable at 30%, 50%, 60% MFI</b> (avg.= ~40% MFI); <b>24 3-BR</b> units ~11,277 sf GFA for Dance Loft on 14, a local non-profit dance studio + ~1,888 sf GFA retail/restaurant uses
Project	113,546 sf (3.79 FAR); 5-stories (66 ft., 8' height) + penthouse; 0.3 GAR; 40 car and 36 bike spaces
Site Plan	Primary massing (5 stories) along 14 <sup>th</sup> Street, NW and set back at the rear of the property (4 stories at rear) <ul style="list-style-type: none"> <li>• North: existing retail + rowhouses separated from the Project by alley w/ total ~75.33-foot setback</li> <li>• South: all car/loading access via existing curb cut on 14<sup>th</sup> Street, NW; 15 feet alley; ~61.7 foot setback.</li> <li>• East: 14<sup>th</sup> Street, NW with existing WMATA "Bus Barn" opposite 14<sup>th</sup> Street, NW</li> <li>• West: existing rowhouses separated from the Project by alley network w/ total ~66.5-foot setback</li> </ul>
Design Factors  <i>See. Ex. E</i>	<ul style="list-style-type: none"> <li>• Keystone location on central 14th Street, NW corridor; ground level integrated into streetscape</li> <li>• Grade changes from east to west so that rear grade is much higher elevation than street, resulting in a building with only 4 stories at the rear nearest surrounding rowhomes</li> <li>• Massing steps down/setback at the sides and rear to preserve light and air to nearby residences</li> <li>• Sustainable design w/ building-integrated solar panels and high-quality materials</li> <li>• Balconies and dedicated outdoor spaces: nearly half of all units have dedicated outdoor space</li> </ul>
Community Concerns & Responses/Revisions  <i>See Ex. C-D</i>	<p>Numerous neighbor and community meetings pre-filing; substantial changes to the Project in response:</p> <ul style="list-style-type: none"> <li>• Lower height/reduced setback alternative design concept proposed (and rejected by neighbors)</li> <li>• Relocation of rooftop amenity spaces and other design solutions to privacy concerns</li> <li>• Doubling of internal parking spaces (to a ratio of 0.4 spaces/unit); construction-period mitigation</li> <li>• Inclusion of commercial/retail uses to address neighbor preferences plus retail tenant support</li> <li>• Façade changes to incorporate additional neighborhood context; Proposed updates to alley operations</li> </ul>
<b>PUD and Map Amendment Evaluation Criteria</b>	
Zoning Request	<ul style="list-style-type: none"> <li>• Map Amendment to MU-5A, for an increase in FAR of 2.59 above the matter-of-right amount</li> <li>• Standard PUD design flexibility and modest zoning flexibility re. RPP</li> </ul>
Comp. Plan	Future Land Use Map = Moderate Density Res./Moderate Density Com., which lists MU-5A as consistent 66% affordable housing: the Project is not inconsistent with other Comprehensive Plan objectives
Central 14 <sup>th</sup> Street NW Vision Plan	<ul style="list-style-type: none"> <li>• Says the Property has "the best redevelopment potential" and anticipates "an increase in zoning"</li> <li>• Encourages "[a]dequate setbacks from adjacent residential properties," a "step back away from existing residential neighborhoods," and "continuous street frontage" along 14th Street, NW</li> <li>• Depicts a 5-story building at the Project site and identifies "healthy living studios" as a target use</li> <li>• Highlights medium mixed-use density for site, and calls for an increase in the density level on the Comprehensive Plan's Future Land Use Map for the Property (which subsequently occurred)</li> </ul>
Potential Impacts	<ul style="list-style-type: none"> <li>• No displacement of any existing residential tenants (i.e., no existing residential use on site)</li> <li>• Existing retail tenants required to relocate during construction; applicant is working with each tenant</li> <li>• Modest temporary net new shadows cast on residences to the north and west during winter months</li> <li>• Proposal to widen an existing public alley (CTR of transportation impacts has been filed (Ex. 468A))</li> </ul>
Public Benefits	<ul style="list-style-type: none"> <li>• Affordable Housing: <b>67</b> units of affordable housing (at 30/50/60% MFI); 24 three-BR family-sized units</li> <li>• Dance Loft/Retail: retention of a woman-owned arts organization; retail uses retained on site</li> <li>• Sustainable design: Enterprise Green Communities Plus (a LEED Gold-equivalent) with solar panels</li> <li>• <b>New: CBE and First Source commitments, CaBi station expansion, streetscape improvements</b></li> <li>• Exemplary urban design and architecture and efficient site planning; ~<b>58</b> units with balconies</li> </ul>
Balancing Test	The Project's extraordinary benefits (affordable housing, arts, sustainable design/solar, and CBE) outweigh potential impacts and justify the requested density. The Project is not inconsistent with Comprehensive Plan and Vision Plan when taken <i>as a whole</i> . The PUD and Map Amendment should be approved.