

**Exhibit D: Summary of Changes to Project per Neighbor and Agency Comments**

The Applicant has made numerous changes to the Project both before filing the PUD application and following discussions with neighbors over the past few months. This Exhibit summarizes many of those changes. Many neighbors have made good faith suggestions about ways to improve the Project, and the Applicant has been grateful for those suggestions and happy to incorporate changes and improvements. This is a better project for all of the community engagement and participation. The Dance Loft team continues to invite community participation and feedback in how to improve this Project during every interaction with neighbors. In addition, many of the changes have the effect of increasing the cost of the Project (contrary to the Project’s affordable housing and equity goals), but the Applicant has been willing to agree to changes in the spirit of neighborhood compromise.

Category	Revision	Pre- or Post-PUD Filing
<b>Transportation Changes</b>		
Parking: 20 spaces to 40 spaces	The Project initially proposed 20 parking spaces in the enclosed garage, which was acceptable to DDOT. That is the maximum number of standard spaces to fit in an enclosed garage. In response to neighbors, the Applicant doubled that number (at significant expense)—to the currently-proposed 40 spaces—by incorporating an innovative mechanical lift system that will stack cars on top of each other.	Pre-Filing
RPP removal discussion with DDOT	As noted above, the Applicant continues to work with DDOT to remove the ability for residents of the building to be RPP eligible. Although there are some equity concerns about this (why should wealthy homeowners have access to public parking spaces when low-income renters do not, especially when many of the homeowners have their own dedicated off-street parking?), the Applicant is advancing this request to satisfy neighbors and because sustainable transportation is better for the neighborhood and our planet. Ultimately it is DDOT’s decision to remove the Project’s RPP eligibility.	Post-Filing
Alley width: from 10 feet to 15 feet	The existing alley to the south of the site is 10 feet wide. After neighbor concerns about access to that alley, the Applicant reduced the footprint of the building to widen the alley to 15 feet. Widening the alley at 14 <sup>th</sup> Street, NW allows for all car and truck entry and egress into the garage from 14 <sup>th</sup> Street alone, and thereby eliminates any additional traffic load in the alley network. See <a href="#">Exhibit J</a> .	Pre-Filing
Other alley improvements	Neighbors have also asked about alley signage, mirrors, safety lighting and other improvements. The Applicant is working with DDOT on those changes (all of which require DDOT approval).	Post-Filing
<b>Use Changes/Additional Public Benefits and Mitigation</b>		
Retail use: no retail bays to new retail bays	<p>The original plan proposed Dance Loft to be the sole occupant of the Project’s first floor. After community and neighbor comments about retaining retail uses, Dance Loft agreed to shrink the performing arts space to make room for other retail uses.</p> <p>In addition to making space for future retail uses, the Applicant is willing to work with the ANC, the Ward 4 Councilmember, and the community more broadly to determine what type of retailers are preferred by the full community for the Project following completion. All findings and conclusions of any survey or community discussion will be shared publicly. In the event that there is a strong community preference for some or all of the existing retailers to return, then those preferred retailers would be invited to return at their election on then-market terms. The Applicant cannot commit that the existing retailers will definitely return to the Project post-completion because some tenants do not know for certain that they will want to move twice to accommodate construction. In addition, as a result of the retail preference study of the community, the community may express a preference for different types of retail businesses.</p>	Pre-Filing

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Existing Tenants	<p>In response to concerns about the existing tenants of the retail spaces, as noted above, the Applicant is working directly with the retailers to determine an individualized approach for each retailer during and following construction. Given the levels of housing affordability and the non-profit component of the Project, future retail rent subsidies are not realistic.</p> <p>However, the Applicant will work with the retailers to:</p> <ol style="list-style-type: none"> <li>a. Provide targeted brokerage expertise and informational resources to all tenants desiring to stay in the local neighborhood. Such assistance will include visits to potential retail sites individually or as a group tour of potential sites with brokers and/or the Uptown Main Street. The Applicant will also provide consultations with a real estate attorney regarding lease negotiations with translation services available.</li> <li>b. Extend the leases of current tenants until construction commencement. Some leases expire within the approximate 2-year timeframe for the start of construction.</li> <li>c. Provide 12 months’ notice of construction commencement to allow ample time for transition.</li> <li>d. Offer a right of return to the current tenants after construction completion, provided such return is a priority to the full community as determined by the process described above.</li> </ol> <p>Significantly mitigating any adverse impacts on the tenants, the current leases at 4608-4614 14<sup>th</sup> Street NW all have termination clauses originally negotiated to allow the retail owner, Menkiti Group, to redevelop the property. The furniture store lease expired in September 2021 and an extension was negotiated for an additional 2 years, in anticipation of redevelopment. None of the existing retail tenants could have reasonably expected to remain in their current premises beyond the next two years.</p>	Post-Filing
Small Business/ Certified Business Entity and First Source Employment	<p>Some community members have requested small business and CBE-related contracting and First Source employment commitments from the Applicant in relation to the Project. The Applicant has committed to entering into both a Certified Business Entity Agreement with the Department of Small and Local Business Development containing minimum CBE contracting requirements and a First Source Employment Agreement with the Department of Employment Services containing minimum District-resident hiring requirements. Note that Heleos itself is a CBE, as is the Project’s architect, PGN Architects.</p>	Post-Filing
Construction Mitigation	<p>The Applicant has agreed with ANC 4C on a series of construction mitigation measures, including:</p> <ol style="list-style-type: none"> <li>a. Provide a point of contact, phone and email, that neighbors can contact with any questions or concerns about the development;</li> <li>b. Provide notice in advance to impacted neighbors of any planned electrical or water shut-offs;</li> <li>c. Complete pest abatement on the property before any demolition work begins to mitigate any migration to nearby properties; and</li> <li>d. Upgrade the uncontrolled crossing at the intersection of 14th Street NW and Crittenden Street NW subject to DDOT review and approval.</li> </ol>	Post-Filing

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<b>Design Changes</b>		
Resident amenity space	The original plan proposed outdoor amenity spaces for residents on the roof and upper level. After neighbor concerns about privacy, the amenity space for future building residents was moved to the mezzanine level above the ground floor.	Pre-Filing
Generator on rooftop	A neighbor asked that the Applicant be careful about where any noise-generating rooftop equipment is located. The Applicant has pushed the generator as close to the center of the building as possible, put it on the roof so that it's away from neighbors, and designed it with as much sound attenuation as possible. We are also including solar panels to minimize the need for a generator (which is a life safety requirement in a building with an elevator).	Pre-Filing
Design Inspiration from the neighborhood	Neighbors asked the Applicant's architecture team to take cues from architectural details in the neighborhood and the block. Our team has spent a great deal of time documenting and studying brick patterns and other features of the neighborhood to rework the Project's design to celebrate the architectural heritage of the neighborhood.	Post-Filing
No "back" of the building	Recognizing the neighbors' concerns, the Applicant had its design team ensure that all four sides of the Project are attractive. There is no "back" of the building. All four sides are brick (a more expensive material) and all four are highly designed to be attractive.	Pre-Filing
Setbacks from neighboring houses	The Applicant increased the distance between the building and neighboring houses to 60-75 feet on all sides. This was accomplished by making the Dance Loft building smaller. Even though nearly all of the nearby homes are built to their side lot lines, we deliberately set our building back from the property's side lot lines.	Pre-Filing
Density Shifting/Height reduction	The Applicant presented alternative massing with a 3-story option at the rear of the building and asked the opposing adjacent neighbors, with ANC commissioners present, if there was a preference. There was no expression of interest in pursuing the alternative.	Pre-Filing
Revised 14 <sup>th</sup> Street Door	OP asked for additional changes to the Project's interaction with public space, which the Applicant made prior to its February pre-hearing filing.	Post-Filing
Defined Top	OP also recommended change to the Project's top, which are also reflected in the February pre-hearing filing (Exhibit 35-35B).	Post-Filing
Brickwork	Finally, OP suggested refinements and additional detailing in the Project's brickwork. These comments were similar to those made by neighbors noted above and are also reflected in the February pre-hearing filing (Exhibit 35-35B).	Post-Filing
Moderate density: MU-5A rather than MU-7	<p>Finally, the Project is 66 feet 8 inches (with penthouse above) (5 stories) along 14<sup>th</sup> Street, scaling back to 48 feet (4 stories) at the rear nearest surrounding rowhomes, with an FAR of 3.79, all of which are appropriate for the context. The Future Land Use Map designation that the Council recently adopted for this site would allow a 90-foot (plus setback penthouse above) building at a density of 5.76.</p> <p>The Project does not maximize the potential density and as a result foregoes possible affordable housing. Some neighbors, in view of the affordable housing crisis, the lag in meeting the Mayor's affordable housing goals, and the Council's clear mandate in the Comprehensive Plan, have criticized the Applicant for failing to provide <i>more</i> density and more affordable housing on this site.</p>	Pre-Filing

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<b>Sustainability Changes</b>		
Electrification	In response to comments from DOEE, the Applicant has committed to all-electric appliances.	Post-Filing
Sewer Heat Recovery	In consultation with DOEE and DC Water, the Applicant is exploring the installation of a sewer heat recovery system as an alternative power source for the Project.	Post-Filing
Capital BikeShare	At DDOT’s request the Applicant has agreed to fund the expansion of a nearby Capital BikeShare station.	Post-Filing
Streetscape Improvements	The ANC and DDOT also asked for improvements to crosswalks, street tree pits and other sidewalk sustainability elements that the Applicant has agreed to pursue.	Post-Filing
ECG+	Also, in response to DOEE, the Applicant is pursuing the Enterprise Green Communities (“EGC+”) standard, which is a common standard for primarily affordable housing buildings and is favored for that use by affordable housing financing entities. The EGC+ standard will be used in lieu of LEED Gold, effectively the equivalent level of sustainable design. The building has an ambitious target of being net zero. More information about that EGC is included at the end of this <a href="#">Exhibit D</a> .	Post-Filing

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## Dance Lofts Apartments - Sustainability Narrative

### OVERVIEW

Dance Lofts Apartments will be designed and built to rigorous standards for energy efficiency, occupant health and comfort, resiliency and environmental impact.

Heleos' energy goal is to provide a net zero energy (NZE) building. The path to NZE includes energy load reduction through a "passive house" building envelope and high performance mechanical, plumbing and electrical systems. Waste heat recovery from building and municipal systems will further reduce the energy needed to operate the building. Rooftop solar photovoltaic panels will offset a large percentage of the annual energy needs.

### CIVIL / LANDSCAPE

Dance Lofts will provide approximately 14,000 sf of green roofs on three (3) levels of the building. Strategies for meeting water quality and quantity requirements include rainwater collection for on-site re-use, native green roof plant species and use of pervious sidewalk paving on 14<sup>th</sup> Street.

### ARCHITECTURE

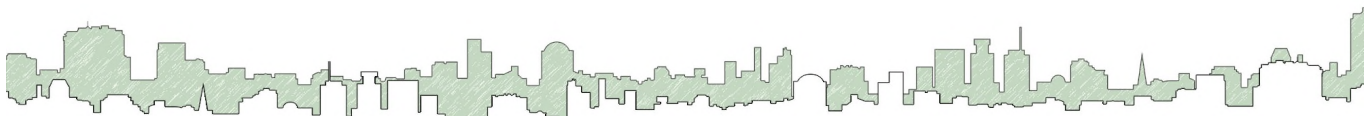
With the building's net zero energy consumption as a goal the design team is moving forward with using electricity as the only source of energy to the building. The "passive house" design strategy significantly reduces heating / cooling and water heating loads and improves indoor environmental quality for residents.

### MECHANICAL, ELECTRICAL AND PLUMBING

Hydronic heat pumps offer high efficiency and low global warming potential (GWP) with drastically reduced refrigerant use. Hydronic systems can be paired with sewer heat recovery system and space heat recovery. Municipal sewer heat recovery, building sanitary drain heat recovery as well as bathroom drain heat recovery is being explored as a base load energy source.

### DOMESTIC HOT WATER

Multiple heat recovery systems are being investigated to lower hot water energy costs. Central heat pump water heaters have potential to be linked to a sewer heat transfer system. A supplementary water to water heat pump can be incorporated to pull waste heat from the heating and cooling system whenever it is in cooling mode. Due to "passive house" envelope the building will be cooling dominant resulting in excess heat to transfer for domestic hot water via a supplementary water-to-water system.



#### RENEWABLE ENERGY

The primary renewable energy source will be a rooftop PV array. Community solar and renewable energy certificates (RECs) will be incorporated as necessary depending on the building energy load compared to the space available on the roof.

#### RESILIENCY

The community room will function as a Resiliency Hub, providing heating, cooling, refrigeration, water, bathrooms and electric outlets for charging medical and communication devices during a power outage or other emergency event.

#### GREEN CERTIFICATIONS

The project team reviewed LEED v4 Homes and Enterprise Green Communities Plus certification programs for Dance Loft Apartments. Both programs provide comparable third-party verified sustainability guidance for multifamily housing with a shared emphasis on site resources, building efficiency, resident health and comfort, resilience and operations training. Enterprise Green Communities (EGC+) was developed specifically for affordable housing and integrates the teams goals & the following certifications into one program; Energy Star Multifamily New Construction, DOE Zero Energy Ready Homes, Well Building Standard and EPA Indoor Air Plus certifications, and a path for net zero energy certification. Due to these synergies between the project and certification goals and based on DC DHCD's emphasis on EGC+ in the 2022 NOFA, the team selected the EGC+ certification path for Dance Lofts Apartments.