

Exhibit G: Analysis of Arts and Cultural Impacts

Purpose of this Exhibit and Summary	This Exhibit explains the magnitude of the Project’s arts preservation public benefit. In sum, many arts and performing arts organizations have left the District or closed as a result of changes in the District’s real estate market and the loss of space for such uses. The Project is a rare opportunity to preserve in place, and even expand, a viable community-focused arts organization.
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Dance artists and dance companies need rehearsal space to develop new works to perform for the public, and they need rehearsal, teaching, and performance space to make a living in their field. The DC Government understands this, and therefore maintaining arts space is a key goal of DC’s Cultural Plan. As demonstrated by the summary tables below, dance rehearsal space is extremely scarce in Washington DC and Dance Loft plays an important role to make rehearsal space accessible, in the wake of many studio closures in recent years. While DC still maintains a reasonable roster of dance-appropriate blackbox theaters, it is still difficult to find available timeslots, as dance companies, theater companies, and music ensembles use many of the same venues. Here again Dance Loft fills an important gap, particularly as some performance spaces are slated for imminent closure.

All spaces listed below have been used regularly by local dance artists for rehearsals or performances in the past 15 years in accordance with these definitions. Summary tables were developed based on personal experience in rehearsals in and performances, local news, and conversations with local dance artists about where they have rehearsed and performed in the past 15 years. For these purposes, the definition of a dance center accessible to local professional dancers has an affordable hourly rehearsal rental rate for a budget typical of such dancers. For blackbox theaters, our definition for this analysis is some weekend availability and a price point accessible to independent dance producers or small local dance companies.

CLOSED SPACES PREVIOUSLY ACCESSIBLE TO AND USED BY LOCAL PROFESSIONAL DANCE ARTISTS

Name	Location	Status	Dance Studios	Blackbox Theaters
Joy of Motion Dupont Circle	Dupont Circle	Permanently Closed for rising rents	1	
Joy of Motion Atlas	H St NE	Closed during pandemic and has not reopened	3	
Fort Fringe	Convention Center	Permanently Closed for redevelopment		3
Logan Fringe Arts Space	H St NE	Permanently Closed + Sold		1
Warehouse Theater	Convention Center	Permanently Closed for redevelopment		1
H Street Playhouse	H St NE	Permanently Closed for rising rents		1
Halcyon House	Georgetown	Permanently Closed	1	
Flashpoint	Downtown	Permanently Closed + Sold	1	1
DC Dance Center	Tenleytown	Permanently Closed	3	

SPACES IN TRANSITION TO LIKELY CLOSURE OR DISALLOWED USE FOR LOCAL DANCERS

Name	Location	Status	Dance Studios	Blackbox Theaters
Joy of Motion Friendship Heights	Friendship Heights	Original studios closed; now under new management by CityDance with no clear rental structure for local artists to use space	3	1
Source Theater	U Street	Source plans to dis-assemble its blackbox theater soon for a more appropriate space for visual arts.		1
Anacostia Arts Center	Anacostia	Under new ownership. WACIF plans to convert the arts center into a small business incubator.		1

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OPEN DANCE CENTERS - CURRENTLY ACCESSIBLE TO AND USED BY LOCAL PROFESSIONAL DANCE ARTISTS

Name	Location	Status	Dance Studios	Blackbox Theaters
Dance Place	Brookland	Open in perpetuity; owns building.	3	1
Dance Loft	Ward 4	Will likely close if PUD not approved.	4	1
Capitol Hill Arts Workshop	Capitol Hill	Has only 1 small studio which is not ideal for many forms of dance because of columns in the middle of the room.		1

ACCESSIBLE DANCE-APPROPRIATE THEATERS

Name	Location	Status	Dance-appropriate Theaters
Atlas Performing Arts Center	H st NE	Open	2
Dance Institute of Washington	Columbia Heights	Open	1
GALA Hispanic Theater	Columbia Heights	Open	1

Note: Conservatories are not included in the list of dance spaces accessible to local professional dancers. These institutions play an important role training the next generation of dancers in a conservatory environment. However, their studio rental prices are too high, typically twice the hourly rate (or more) of the dance centers described above, for local artists to use for regular rehearsals. They also have very limited availability after 2pm on weekdays or on weekends, which is when most working artists need space. This is because the focus is on classes for youth, who train extensively in the after-school hours. While some independent artists and several local companies do rehearse at conservatories, this is due to special arrangements with the conservatory, such as being on faculty. Our definition of a dance center accessible to local professional dancers is an hourly rehearsal rental rate of \$35 or less. Washington Ballet (Cathedral Heights), Dance Institute of Washington (Columbia Heights), and Viva (U Street) are key DC-based conservatories. Another notable local conservatory (Kirov Academy) will close in spring 2022. Dance Institute of Washington does, however, have a publicly accessible Blackbox theater, which is a welcome addition to the local dance scene.

Similarly independent dance studios whose space is not typically used local dance professionals unaffiliated with the studio were not included this list. The focus of this analysis is arts-community serving spaces that are open to any local artist to use.