

Dance Loft PUD

Applicant's Presentation

4608-4618 14th Street NW

Z.C. Case No. 21-18



Outline of Presentation

DLV

Introduction of Team and Project

PGN

Design

G/S

Transportation

PUD

Standards

Introduction of Team

DLV

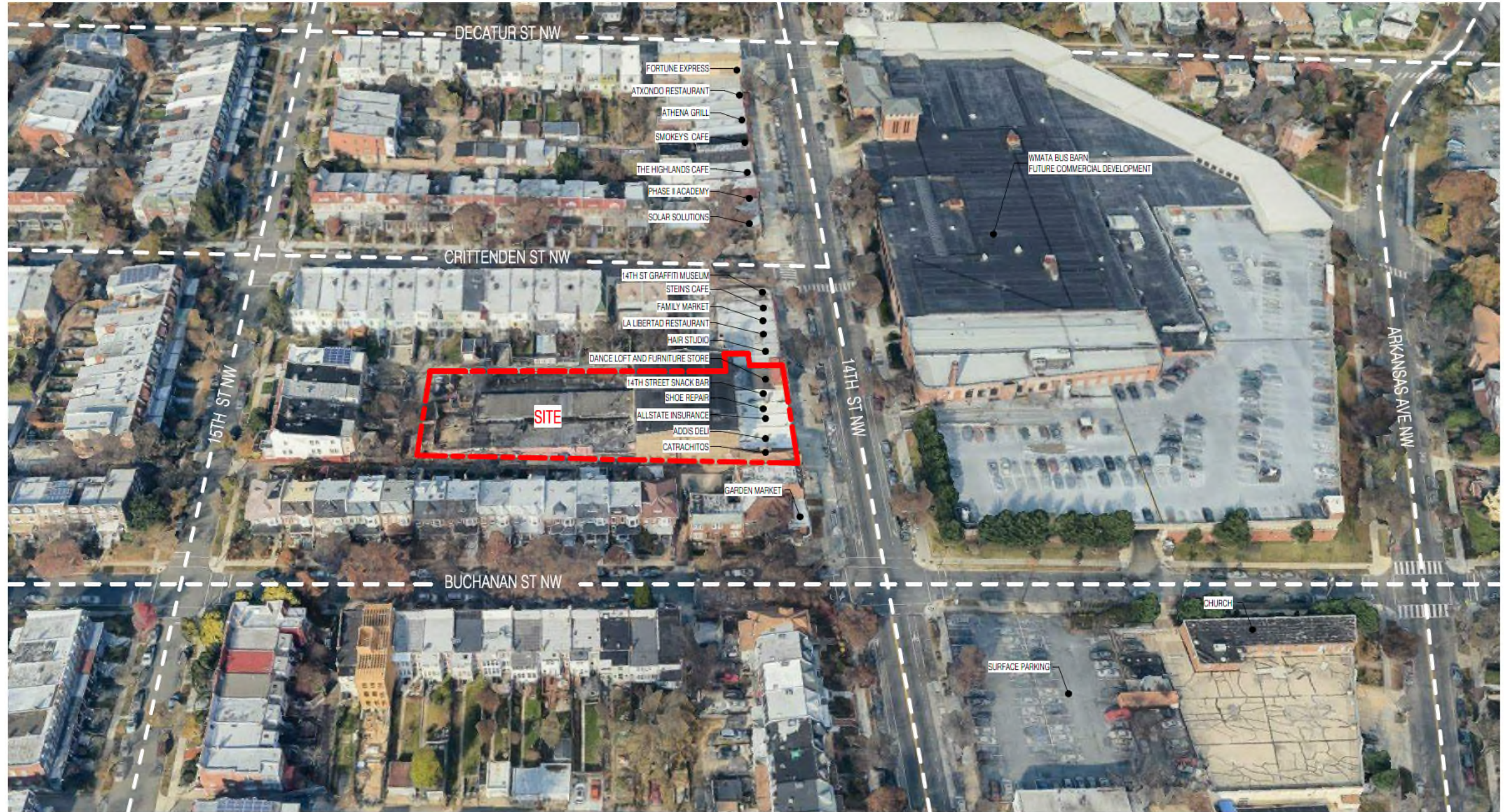
Dance Loft Ventures LLC is:

- Dance Loft on 14/Moveius Contemporary Ballet
- Heleos



Background on Project

DLV



Background on Project

DLV

Public Benefits

- Dance Loft
- Housing = 101 units
- Affordable = 67 units
- 3-BR Units = 24 units
- Superior design
- Efficient land use
- CBE/First Source
- Retail uses
- EGC+ and CaBi

See Exhibit 525I



Background on Project

DLV

22 units at 30% MFI

23 units at 50% MFI

22 units at 60% MFI

24 3-BR units

16 affordable 3-BR units

Background on Project

DLV

Affordable housing requires density



Background on Project

DLV

Affordable housing requires density

- DHCD evaluation criteria prioritize maximizing density
- Preserving Dance Loft increases density
- Affordable housing is a critical need in the District
- Small Area Plan and Comprehensive Plan support additional density at this site
- Construction costs do not scale linearly

See Exhibit 525E

Background on Project

DLV

- Construction costs do not scale linearly:
 - **A smaller building is ineligible for DHCD financing based on construction cost per sf:**
 - 101-units → \$338/sf (proposed)
 - DHCD max. → \$343/sf (for <5 stories)**
 - 79-units → \$367/sf (one story shorter)
 - 57-units → \$385/sf (two stories shorter)
 - **A taller building (along 14th Street) would have to comply with a much more expensive construction code**

See Exhibit 525E

Dance Loft's Programming and Mission

DLV



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



Dance Loft's Programming and Mission

DLV

- Leased space in 2013 to address DC's lack of rehearsal and performance space, expand access to the arts, and catalyze new dance work, and support the professional dance community
- 4 rehearsal studios and 1 Blackbox theater
- One of only two remaining community dance centers in DC serving primarily artists



Dance Loft's Artistic Community

DLV

- Serves 2500+ artists/year with rehearsal space
- Performance season of local dance and theater companies serves 5000+ audience members/year
- Houses 35+ minority-led arts businesses
- Salaried Ballet company with 12 dancers
- Social Justice Dance residencies



Dance Loft's Education Community

DLV

- Free classes and performances with DCPS reaches 600 students annually, mostly BIPOC and lower-income per demographic data.
- Adult classes with 500+ patrons annually
- Youth classes/performances for ages 3+



Dance Loft's Partners

DLV

- John Lewis Elementary, EL Haynes Public Charter, Center City Petworth, Powell Elementary, Spanish Education Development Center
- DC Commission on Arts and Humanities, National Endowment for the Arts , Mayor's Office of Latino Affairs, Events DC, Art All Night, DC Collaborative, Catalogue for Philanthropy, United Way, Step Afrika, Jones-Haywood, Theatre 4615, DC Taekwondo, and many others!



Dance Loft is a Community... that wants to stay and expand

DLV

- Dance Loft's community has been heavily engaged in PUD outreach, letters, and design
- Please hear their voices as key stakeholders.
- Dance Loft's community of professional artists, students, troupes will be displaced and dismantled if PUD is not approved, with loss of economic and artistic home
- Hundreds of letters demonstrate how vital an investment the Dance Loft space is!

Arts Preservation and Affordable Housing

DLV

Dance Loft PUD is a model for permanent preservation of arts space and affordable housing, in a city where arts space has dwindled.



Community Outreach Process

DLV

- March 2021 – initial community meeting
- April 2021 – Dance Loft Ventures acquires 4618 14th Street NW
- 20+ meetings with neighbors, ANC, District officials, and other stakeholders
- Countless individual meetings, emails, and conversations with neighbors and other stakeholders
- Canvassing
- Dance Loft community members
- 20+ changes to the project in response to comments and questions

See Exhibit 525C

Responsive Changes to Project

DLV

- Parking count (20 to 40)
- RPP removal
- Alley widening
- Alley improvements
- Retail uses
- Existing tenant commitments
- First Source
- CBE commitment
- Construction mitigation
- Building electrification
- Sewer heat recovery
- Capital BikeShare
- Pedestrian improvements
- Streetscape improvements
- EGC+

See Exhibit 525D

Responsive Changes to Project

DLV

- Amenity space relocated
- Generator location
- Design inspiration from neighborhood elements
- No “back” of building
- Setbacks
- Alternative massing
- Revised door on 14th
- Improved top
- Improved brickwork

See Exhibit 525D

Responsive Changes to Project

DLV

Every time neighbor feedback could be incorporated or adopted, it was

- Except further reducing the size of the project and, therefore, the amount of affordable housing

See Exhibit 525D



Summary of Supporters

DLV

- ANC 4C
- Ward 4 Councilmember Lewis-George
- OP, DDOT, DOEE
- 14th Street Uptown Business Association
- Uptown Main Street
- 12 residents of Square 2704 + surrounding blocks
- >100 residents of 16th Street Heights Neighborhood
- >225 residents of Ward 4
- Hundreds of Dance Loft community members

See Exhibit 525F, updated as of 5/4/22

Responses to OP and DDOT Reports

DLV

- OP: no recommended changes or open items
- DDOT:
 - RPP removal approved → no parking relief is needed
 - Applicant will complete cross-walk upgrades
- DOEE: PGN will discuss life-cycle analysis
- FEMS: PGN will discuss response re fire code

Design Presentation

DLV

PGN

G/S

PUD



Design Presentation

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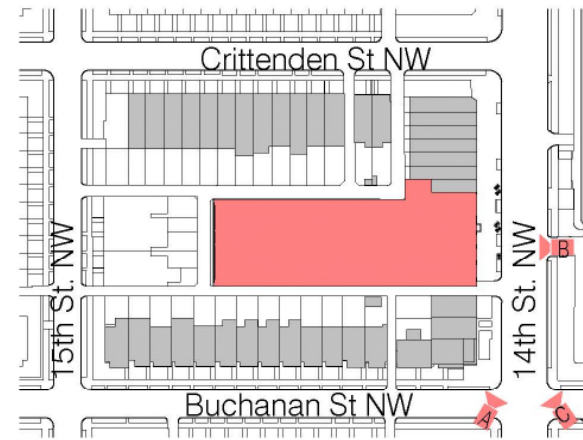
PUD



A. 14TH ST - NE BOUND



B. FURNITURE STORE FACADE



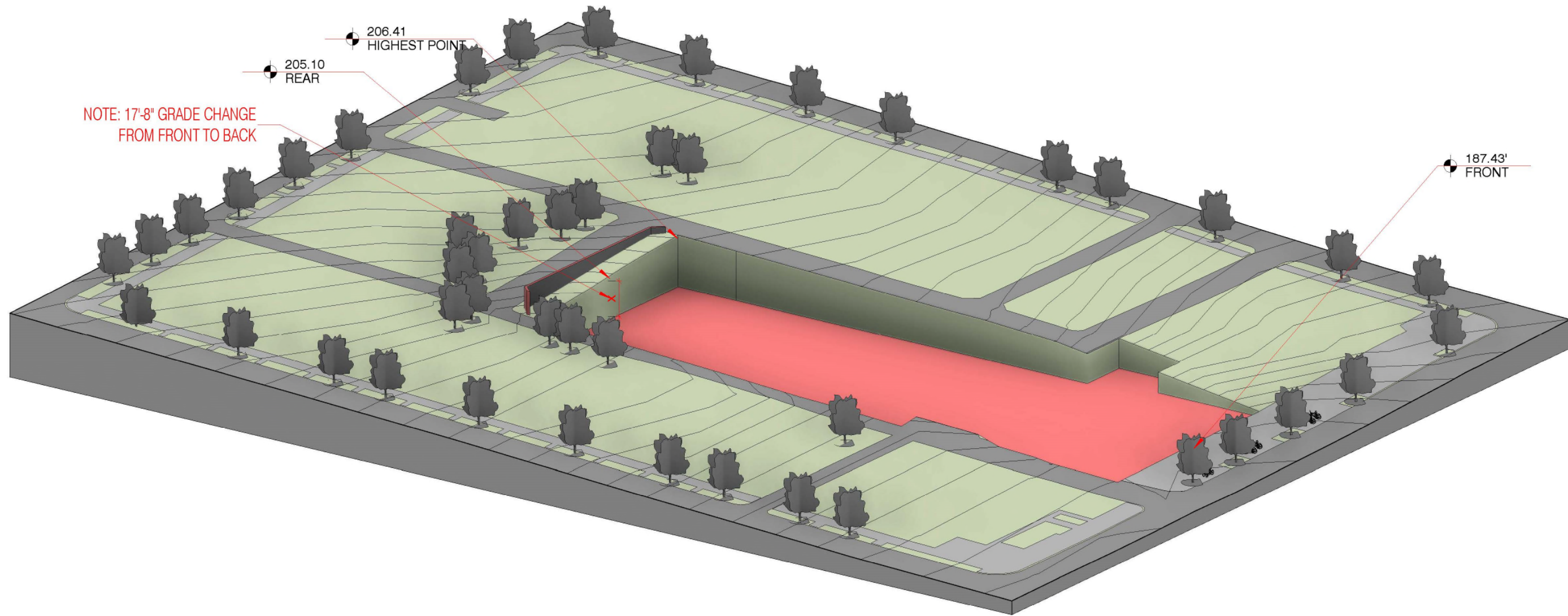
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A. THE INTERSECTION OF 14TH AND ALLISON



B. THE INTERSECTION OF 14TH AND WEBSTER



C. THE INTERSECTION OF 14TH AND UPSHUR



D. THE INTERSECTION OF 14TH AND RANDOLPH



E. THE INTERSECTION OF 14TH AND QUINCY



F. THE INTERSECTION OF 14TH AND SPRING

Design Presentation

DLV

PGN

G/S

PUD

