

**Exhibit K**

**Analysis of Potential Project Impacts**

In reviewing a PUD application, the Commission must evaluate whether the subject project would result in any unacceptable impacts on the surrounding area or on the operation of District services and facilities and whether any potential impacts are capable of being mitigated or acceptable in light of the project’s public benefits. 11-X DCMR § 304.4(b).<sup>22</sup>

Category	Analysis	Outcome
<b>Potential Impacts on the Surrounding Area</b>		
<i>Zoning and Land Use</i>	<p>This Application proposes to change the Property’s existing zone from MU-3A to MU-5A. The MU-5A zone is consistent with the Comprehensive Plan’s Future Land Use Map Mixed Use/Moderate-Density designations for the Property. The change in zoning alone is unlikely to have any adverse impacts on the surrounding area. The area surrounding the Property already allows very intense PDR uses, and buildings of similar height and mix of uses are located along 14<sup>th</sup> Street, NW approximately two blocks south of the Property. Furthermore, this stretch of 14<sup>th</sup> Street, NW has been anticipated to be an area that is appropriate for changes in intensity and as noted in the recently-approved Comprehensive Plan amendments and the long-approved Small Area Plan.</p> <p>From a land use perspective, the Project creates no unacceptable impacts on the surrounding area. Any impacts from the Project’s proposed land use are either favorable, capable of being mitigated, or acceptable given the quality of the significant Public Benefits included as part of the Project and the design of the Project which contemplates impacts on surrounding properties into the building’s configuration and form. The Project’s mix of commercial/performing areas and multifamily residential uses is entirely appropriate given the Property’s proximity to transit access, the ongoing development efforts in the neighborhood, and the extensive planning and community support for the Small Area Plan. The Project’s mix of uses, height, and mass are appropriate given the planning objectives for 14<sup>th</sup> Street, NW.</p> <p>The Project’s contribution of a critical mass of commercial and multifamily uses to the neighborhood is a favorable land use impact. These proposed uses create economic opportunities and contribute to the emergence of job opportunities in the neighborhood and provide new, high-quality multifamily housing units to Ward 4.</p>	<p>The Project has no unacceptable zoning or land use impacts on the surrounding area and any impacts are instead either favorable, capable of being mitigated, or acceptable given the quality of Public Benefits in the Project.</p> <p>To the extent there are any ancillary unfavorable impacts arising out of the Project’s land uses, such impacts are either mitigated by the Project’s design or offset by the quality of the Public Benefits.</p>

<sup>22</sup> The Commission’s review of potential impacts must be based on substantial evidence. *Id.* § 304.2. *See also Wheatley v. Zoning Commission*, No. 18-AA-217 (D.C. June 25, 2020).

## Analysis of the Project’s Potential Impacts

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<i>Housing Market Impacts</i>	<p>The Project continues the trend of creating new, high-quality, transit-accessible housing units. Such units are in high demand across the District. The addition of new housing also has favorable impacts by adding residents to support the proposed commercial uses in this Project and nearby.</p> <p>The Project’s inclusion of enhanced permanently-affordable units has favorable impacts because it helps establish 14<sup>th</sup> Street, NW as an mixed-use, mixed-income community and not one that overly concentrates affordable housing in one location. The Project does not displace any existing residents and is unlikely to create any adverse impacts on the surrounding housing market. Instead, the addition of the Project’s new housing units helps buffer increasing housing costs, as increases in supply are widely understood to damper rent increases.</p> <p>In addition, the Court of Appeals has concluded that the presence of the IZ program itself mitigates potential negative housing market impacts.<sup>23</sup></p>	The Project’s addition of new housing is a favorable impact.
<i>Construction-Period Impacts on Neighbors</i>	During the development period for the Project, impacts on the surrounding area are capable of being mitigated, and the Applicant will prepare a Construction Mitigation Plan ahead of commencing construction. The Applicant has significant experience successfully completing construction projects in infill locations without disturbing neighbors.	The Project’s construction period impacts are capable of being mitigated.
<i>Open Space, Urban Design and Massing Impacts</i>	<p>The Project has favorable impacts on the public realm through the construction of improved streetscaping and the provision of ground level uses and new residents to activate the public realm.</p> <p>To the extent there are negative impacts from the Project’s height or density, those impacts are more than acceptable in light of the Project’s significant affordable housing contribution which would not be possible absent the Project’s proposed height or density.</p>	The Project’s urban design impacts are favorable. Any massing impacts are capable of being mitigated or acceptable in light of the public benefits, primarily the amount and depth of the proposed affordable housing.
<i>Design and Aesthetic Impacts</i>	The Project’s design and architecture have a significantly favorable outcome, no unacceptable impacts, and become a center point of the entire central 14 <sup>th</sup> Street, NW corridor. The Project incorporates top of market architecture and exemplary design with the legacy urban design principles of the 14 <sup>th</sup> Street, NW mixed-use	The Project’s design impacts are favorable.

<sup>23</sup> *Cole v. District of Columbia Zoning Comm’n.*, No. 17-AA-360 (D.C. Jun. 27, 2019) (“In short, mitigation of the potential displacement of low-income residents through gentrification and market pressures is taken into account in the Zoning Commission’s IZ regulations” and “the proposed PUD’s compatibility with the [Area Element] development policy and with the [Small Area Plan] enable us to discern the agency’s path: a recognition that the pressures of gentrification are inevitable, but can be mitigated through inclusionary zoning and through the types of programs discussed in [the Small Area Plan], rather than avoided by having underutilized property remain as it is.”).

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	<p>corridor. Upon completion of the Project, the new building will appear contemporary and emblematic of new investment. The Project continues the architectural vocabulary of the neighborhood with brick cladding, oriel windows, and other elements that reframe for the modern era the architecture of a century ago. The Project’s overall design and its details strongly reinforce and strengthen the character of the surrounding residential areas and are favorable for the neighborhood.</p>	
<p><i>Transportation and Mobility Impacts</i></p>	<p>The proposed Project does not have any unacceptable impacts on the public transportation facilities or roadways that it relies on for service. Instead the Project’s transportation impacts are either capable of being mitigated or acceptable given the quality of Public Benefits arising from the Project. The Project’s vehicular traffic impacts are mitigated by its transit options and the forthcoming TDM plan. The Project achieves the right balance of mobility. The Property is well-served by transit and vehicular infrastructure, and the Project does not introduce adverse impacts on either system. One of the District’s premier bus corridors is two blocks to the west of the Project, and a Metrorail station is less than a mile walk from the Property to the east. Numerous Metrobus lines also 14<sup>th</sup> Street, NW, and it is expected that many of the Project’s residents will use public transit, walk or bike to destinations. The Property has a WalkScore of 91 and a BikeScore of 76.<sup>24</sup> The Project’s favorable pedestrian, bicycle, and transit access help mitigate any expected traffic concerns.</p> <p>Bicycle usage is thoughtfully integrated into the design of the Project, with long-term spaces in a dedicated storage room at-grade (for both residential and non-residential users of the building), with ample short-term spaces provided in public space and showers and changing areas for employees who choose to cycle to work at the Project. Approximately 40 vehicle parking spaces accommodate residents’ and employee and customer parking demand.</p> <p>The Project’s physical form mitigates traffic impacts by promoting and encouraging active mobility over driving. At the same time, the Project makes reasonable accommodations for those who choose to or must drive, and ensures that parking demand does not adversely interfere with the on-street residential parking supply. The Project provides sufficient new off-street parking to serve new residents (especially in light of what may be heightened demand for vehicle parking post-pandemic), but not so much parking as to induce unnecessary driving.</p> <p>The Applicant has engaged Gorove/Slade as transportation analyst for the Project. Gorove/Slade will prepare a CTR, which will include proposed TDM measures. The team will work with DDOT throughout this process.</p>	<p><i>Further transportation-related impact analysis study forthcoming.</i></p>

<sup>24</sup> The TransitScore and BikeScore are based on an algorithm using geographic data to rank a neighborhood’s non-vehicular mobility. See WALKSCORE, <http://www.walkscore.com> (last visited July 5, 2021) [46188 14<sup>th</sup> Street, NW].

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<i>Economic Impacts</i>	<p>Dance Loft on 14 will continue to attract neighbors but also patrons and outside visitors to central 14<sup>th</sup> Street, NW to patronize area restaurants, retailers, and services and add transit-accessible job opportunities as well as construction period jobs. The Project’s provision of affordable housing will allow those who might otherwise be priced out of the District to remain and will have an overall stabilizing and positive effect on the economy of Ward 4 and the District as a whole. The introduction of new residential uses also contributes patrons for the existing businesses.</p> <p>The intensification of land use on the Property has positive tax revenue effects for the District. To the extent there are any adverse effects from the Project, such effects are more than offset by the aforementioned mitigating factors and the Project’s Public Benefits.</p>	The Project has favorable economic impacts on the immediate neighborhood and the District more generally.
<i>Cultural and Public Safety Impacts</i>	<p>The Project will continue to provide performing arts uses that will contribute positively to the culture of Ward 4 and provide a critical “third space,” i.e., a space beyond a place merely to live or work.</p> <p>The Project’s important contributions to the public realm provide neighborhood gathering and event spaces, celebrations, performance opportunities, and opportunities for social interactions and engagement. The addition of residents to the neighborhood and the Project’s balconies and other design elements add street activity, “eyes on the street”, quality lighting, and other improvements all of which have positive effects on crime deterrence. In addition, the Project replaces underutilized commercial lots with well-designed, more intense uses that support the broader cultural build-out and significance of the neighborhood generally.</p>	The Project has favorable impacts on the culture of the surrounding area.
<b>Potential Impacts on the Environment, Public Facilities or District Services</b>		
<i>Water Demand</i>	The proposed project contains up to approximately 80,000 square feet of net new GFA. The average daily water demand for this Project can be met by the existing District water system. The proposed connection for the fire and residential water supply is from within the existing distribution system and will be coordinated with DC Water. Additional information regarding water demand is included in the Plans or will be included in future iterations thereof.	No adverse impacts.
<i>Sanitary Sewer Demand</i>	The proposed sanitary sewer connections for the Project are from within the existing distribution system and will be coordinated with DC Water during the permitting process. Additional information regarding sewer generation is included in the Plans or will be included in future iterations thereof.	No adverse impacts.
<i>Stormwater Management</i>	The Project has been designed to achieve high levels of on-site stormwater retention. The proposed bio-retention basin planters, green roofs, and permeable pavement are designed to meet or exceed District Department of Energy and Environment (“DOEE”) stormwater management retention and detention requirements. The requisite inlets and closed pipe system are designed and constructed to comply with the standards set by DOEE, DC Water, and DDOT. More information is included in the Plans.	No adverse impacts, and the Project is a net improvement relative to existing conditions.
<i>Solid Waste Services</i>	Solid waste and recycling materials generated by the Project will be collected regularly by a private trash collection contractor and will not have any adverse effect on the District’s municipal waste collection services.	No adverse impacts.

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<i>Electrical Services</i>	Electricity for the new Buildings will be provided by the Potomac Electric Power Company (“PEPCO”) in accordance with its usual terms and conditions of service. All electrical systems are designed to comply with the D.C. Energy Code. To the extent required, transformers will be installed on the Property or covered in the adjacent public space in accordance with PEPCO’s and DDOT’s design guidelines or requirements.	No adverse impacts.
<i>Energy Conservation</i>	The Project is designed in compliance with the Energy Conservation requirements of the District of Columbia Building Code. Conformance to code standards minimizes the amounts of energy needed for the heat, ventilation, hot water, electrical distribution, and lighting systems contained in the building. In addition, the Project is designed to achieve LEED Gold v.4 and is targeting a net zero energy standard, both of which significantly mitigate any energy demand impacts.	No adverse impacts, and the Project is a net improvement relative to existing conditions.
<i>Erosion Control</i>	During excavation and construction, erosion on the Property will be controlled in accordance with District of Columbia law and there will no adverse impacts on the environment or the surrounding area, which is generally fully developed already.	All potential impacts are capable of being mitigated.
<i>Environmental Impacts</i>	The Project does not have any unacceptable impacts on the environment, and instead has favorable impacts. The Project is designed to achieve high levels of environmental performance as evidenced by its satisfaction of the LEED v.4 Gold design standards. The location of the Project is a heavily-urbanized and entirely impervious commercial site. The Project’s delivery of high-quality environmental design as well as usable outdoor spaces is a net improvement and superior to what would be achievable via a matter of right development. The Project’s environmental impacts may be further evaluated if questions arise during the course of this proceeding.	No adverse impacts, and the Project is a net improvement relative to existing conditions.
<i>Public Schools</i>	The Project is highly unlikely to have an unacceptable impact on schools in the District given the size of the Project, its mix and type of units, and the capacity for the District’s nearby schools to take on additional students. The Project is within the boundaries of West Elementary School (recently-proposed to be renamed to John C. Lewis Elementary School) at 1338 Farragut Street, NW 342/378, MacFarland Middle School at 4400 Iowa Avenue, NW 560/590, and Roosevelt High School at 4301 13 <sup>th</sup> Street, NW 768/1092. <sup>25</sup> DCPS data show that all of the nearby neighborhood public schools are below capacity, as of the 2019-2020 school year, the latest year for which enrollment and school capacity data are available. <sup>26</sup> In addition, several private and charter schools are near the Project, offering educational options to residents who may seek alternatives to the neighborhood public schools. The Applicant expects that the school network will be able to accommodate, without any unfavorable impacts, the school-age children that may reside at the Project.	No adverse impacts.

<sup>25</sup> Find Your In-Boundary School, DISTRICT OF COLUMBIA PUBLIC SCHOOLS, <https://enrolldcps.dc.gov/node/41> (last visited July 5, 2021).

<sup>26</sup> Compare DC Public Education Master Facilities Plan 2018 at Appendix A.20, available at [https://dme.dc.gov/sites/default/files/dc/sites/dme/publication/attachments/DC\\_MFP\\_2019\\_Feb%2021\\_Final\\_compressed.pdf](https://dme.dc.gov/sites/default/files/dc/sites/dme/publication/attachments/DC_MFP_2019_Feb%2021_Final_compressed.pdf) with DCPS Data Set – Enrollment (DCPS SY19-20 Enrollment Audit.xlsx), DISTRICT OF COLUMBIA PUBLIC SCHOOLS (last visited July 5, 2021).

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<p><i>Parks/Recreation Centers/Library Services/Emergency and Health Services</i></p>	<p>The Project has no adverse impacts on District services, such as parks, recreation centers, public library, and emergency and health services. To the extent the Project’s future residents are new to the District, they will be contributing new tax dollars, both in the form of income taxes and through the indirect payment of property taxes associated with the Project, that facilitate the provision of District-run services. To the extent the Project’s future residents are existing District residents, they have no net new impact.</p> <p>Ward 4 has a balanced mix of state of the art and new recreation facilities and libraries. Upshur Recreation Center (0.2 miles), Hamilton Recreation Center (0.6 miles), and Emery Heights Community Center (~1 mile) are all within walking distance of the Project, and all have been updated or renovated in some fashion within the past few years. The Project will include resident amenity areas, so it is unlikely that the Project’s residents will have any adverse impacts on District-run recreation centers.</p> <p>Likewise, nearby library branches include the Petworth Library (0.5 miles) and Takoma Park Library, both of which have been renovated or constructed in the past ten or so years. In addition, the DC Public Library Master Facilities Plan recommends a new library in Brightwood.<sup>27</sup> There are approximately thirty public library branches or other public facilities in the District.<sup>28</sup> That works out to approximately one library branch per 23,000 residents.<sup>29</sup> It is highly unlikely that an additional approximately 100 (±10%) residential units (i.e., potentially up to approximately 200 additional residents, some of whom may already be District residents thereby reducing the net demand generated by such units) would result in any adverse over-use or other adverse impacts on the District’s library resources. The calculus for recreation centers is similar. There are approximately 65 public recreation centers in the District, for a ratio of approximately one center per 10,600 residents.<sup>30</sup> It is similarly inconceivable that the Project’s addition of approximately 100 residential units would result in any adverse over-use or other adverse impacts on the District’s recreation centers, especially when the Project includes private recreation amenities.</p> <p>The District has approximately 30 engine companies spread around the District.<sup>31</sup> As stated above, the Project alone does not require any increase in the number of stations or Fire and Emergency Services (“FEMS”) personnel.</p>	<p>No adverse impacts.</p>

<sup>27</sup> See Next Libris: Facilities Master Plan (2021-203), DC PUBLIC LIBRARY, [https://www.dclibrary.org/sites/default/files/DCPL\\_NextLibris\\_111020-Web.pdf](https://www.dclibrary.org/sites/default/files/DCPL_NextLibris_111020-Web.pdf) (last visited July 5, 2021)

<sup>28</sup> *Id.*

<sup>29</sup> According to the 2020 census, there were 689,545 District residents as of 2020. See 2020 Census Data Shows DC’s Population Growth Nearly Tripled Compared to Previous Decade, DC.Gov <https://dc.gov/release/2020-census-data-shows-dcs-population-growth-nearly-tripled-compared-previous-decade>

<sup>30</sup> See Dep’t. of Parks and Recreation, *Recreation Centers* <https://dpr.dc.gov/page/recreation-centers-00> (last visited July 5, 2021).

<sup>31</sup> See Fire and EMS Department, *Fire and EMS Locations* <http://geospatial.dcgis.dc.gov/FEMSLocator/> (last visited July 5, 2021).