

Exhibit A-1: Summary of the Application for 4618 14th Street, NW

Basic Information	
Applicant	Dance Loft Ventures LLC
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	Commercial buildings with Dance Loft on 14 studios and five other retail/restaurant uses
Proposed Uses	101 units, of which 66 (66%) are affordable at 30%, 50%, 60% MFI (avg.= ~40% MFI); 24 3-BR units ~11,277 sf GFA for Dance Loft on 14, a local non-profit dance studio + ~1,888 sf GFA retail/restaurant
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 <i>See Exhibit M, p. A.6, A.7, A.12</i>	Primary massing along 14 th Street, NW and set back at the rear of the property (4 stories at rear) <ul style="list-style-type: none"> o North: existing retail + rowhouses separated from project by alley w/ total ~75.5-foot setback o South: all car/loading access via existing curb cut on 14th Street, NW to be widened to 15 feet o East: 14th Street, NW with existing WMATA "Bus Barn" opposite 14th Street, NW o West: existing rowhouses separated from project by alley network w/ total ~66.5-foot setback
Design Factors <i>See Exhibit M, p. A.3, A.4</i>	<ul style="list-style-type: none"> o Keystone location on central 14th Street, NW corridor; ground level integrated into streetscape o Grade changes from east to west so that rear grade is much higher elevation than street, resulting building appearing to be 1 story shorter at rear o Massing steps down/setback at the sides and rear to preserve light and air to nearby residences o Sustainable design w/ building-integrated solar panels and high-quality materials o Balconies and dedicated outdoor spaces: nearly half of all units have dedicated outdoor space
Community Concerns & Responses/Revisions <i>See Statement, p. 13-15; Ex. H</i>	Dozens of neighbor and community meetings pre-filing; substantial changes to project in response: <ul style="list-style-type: none"> o Lower height/additional design solutions proposed (and rejected by neighbors) o Relocation of rooftop amenity spaces and other design solutions to privacy concerns o Doubling of internal parking spaces (to a ratio of 0.4 spaces/unit) o Retention of retail uses along 14th Street, NW to address neighbor preferences o Construction-Period Mitigation Plan and HVAC placement to address neighbor concerns
PUD and Map Amendment Evaluation Criteria	
Zoning Request	<ul style="list-style-type: none"> o Map Amendment to MU-5A, for an increase in FAR of 1.59 above the matter-of-right amount o Standard PUD design flexibility and modest zoning relief re. RPP
Comp. Plan <i>See Statement, p. 22 and Ex. J</i>	Future Land Use Map = Moderate Density Res./Moderate Density Com.: <i>the project is not inconsistent</i> Generalized Policy Map = Main Street Mixed Use Corridor: <i>the project is not inconsistent</i> 66% affordable housing: the project is not inconsistent with other Comprehensive Plan objectives
Central 14 th Street NW Vision Plan <i>See Statement, p. 23 and Ex. J</i>	<ul style="list-style-type: none"> o Says the Property has "the best redevelopment potential" and anticipates "an increase in zoning" o Encourages "different" types of retail uses for the site including "healthy living studios" o Encourages "[a]dequate setbacks from adjacent residential properties," a "step back away from existing residential neighborhoods," and "continuous street frontage" along 14th Street, NW o Recommends 4 stories total whereas 5 total stories + penthouse is proposed, but 100% of the additional density above the Vision Plan's recommendation is affordable housing
Potential Impacts <i>See Statement, p. 24 and Ex. K</i>	<ul style="list-style-type: none"> o No displacement of any existing residential tenants (i.e., no existing residential use on site) o Existing retail tenants required to relocate during construction and possibly indefinitely o Modest net new shadows cast on residences to the north and west during winter months o Project proposes to widen an existing public alley (CTR of transportation impacts is forthcoming)
Public Benefits <i>See Statement, p. 1, 24, Ex. L</i>	<ul style="list-style-type: none"> o Affordable Housing: 66 units of affordable housing (at 30/50/60% MFI); 24 three-BR units o Dance Loft: retention of a woman-owned, community-based performing arts organization o Green: LEED Gold design with solar panels and a net zero energy target o Exemplary urban design and architecture and efficient site planning; 48 units with balconies
Balancing Test	The project's benefits (housing, arts, LEED/solar, and design) outweigh any potential impacts and justify the needed density. The project is not inconsistent with Comprehensive Plan and Vision Plan when taken <i>as a whole</i> . Therefore, the PUD and Map Amendment should be approved.