



Brookland Arts District  
Dance Place Expansion & Brookland Artspace Lofts  
Washington, D.C.

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PROJECT NARRATIVE

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Physical Description:

Housing

41-unit new-construction affordable artist live/work lofts and 1 artist residency unit (the “Housing”). The project, to be built as a green community, will also include a community room with gallery space and dance studio space for Dance Place, computer center, underground parking and storage space. *Units will be affordable to families at 50% and 60% of median income and below, and will remain affordable for a minimum of 50 years.*

Additional details are provided in the following presentation and Exhibit D and Exhibit U provide a detailed scope narrative and description of the surrounding neighborhood and amenities.

Dance Place

The Housing will be adjacent to a new performance and education center for Dance Place. The new facility will include a new theater, expanded classroom and studio space, warm-up space, dressing rooms and offices. Dance Place is Washington’s most prolific center for contemporary and ethnically specific dance. Importantly, Dance Place’s programs serve disadvantaged children and youth. Their programs include after school tutoring, youth summer camps and arts education programming to three neighborhood charter schools.

Location:

The site is located along 8<sup>th</sup> Street and Monroe Street in the Brookland neighborhood of NE Washington, D.C. Abdo Development is proposing a 12-acre mixed-use development adjacent to this site and Catholic University.

Ownership:

Brookland Artspace Housing Limited Partnership (the “Partnership”) will own the Housing, in which Brookland Artspace, LLC will be the General Partner. Artspace Projects, Inc. is the Sole Member of Brookland Artspace, LLC. The purchaser of the 9% LIHTC interest will be the Limited Partner.

Dance Place will own and operate its own facility.

Site Control:

Two parcels are involved in the project. Dance Place owns parcel 1 (DC Wheel Productions). Artspace Projects, Inc. has a purchase agreement with Brookland Studios for parcel 2.

Zoning:

A PUD has been filed with the Office of Planning. The hearing is scheduled for July and approvals are expected by September 2009. The project is moving through an expedited process and is fully supported by staff.

### **Timeline - Artspace:**

Design Work	January 2009 – September 2009
Financing Applications	February 2009 – July 2009
Zoning Approvals Community Outreach/ANC Paper Street Closure	February 2009 – August 2009
Financing Commitments	August 2009
Pricing & Permitting	September – October 2009
Closing & Construction Start	December 2009
Grand Opening	March 2011

A more detailed construction timeline is attached.

