ADVISORY NEIGHBORHOOD COMMISSION 1B
GOVERNMENT OF THE DISTRICT OF COLUMBIA
COLUMBIA HEIGHTS / LEDROIT PARK / SHAW / UNIVERSITY HEIGHTS

1B01 Lawrence T. Guyot, Jr.
1B02 Philip C. Spalding
1B03 Catherine Hammonds
1B04 Deborah R. Thomas
1B05 Jarvis Houston
1B06 Theodore "Ted" Butler
1B07 Sertira "Cookie" A. Wilson
1B08 Charles E. Glover
1B09 Sinclair "Nupe" Skinner
1B10 Kelvin P. Esters
1B11 Arabella F. Littlepage

RECEIVED
APR 10 2003
BY

7 April 2003

Mr. Tersh Boasberg, Chairman
Historic Preservation Review Board
Suite 3000
801 North Capitol Street NE
Washington DC 20002

Dear Chairman Boasberg:

At its regularly scheduled meeting on April 3, 2003 (notice of which was properly given, and at which a quorum of nine of eleven members was present) ANC1B voted support (5-4-0) of the conceptual design for mixed use project by P. N. Hoffman located at 14th and V Streets NW. As presented to ANC1B the assemblage of buildings will reach a height of ninety feet along 14th Street, include adaptive reuse of historically recognized warehouses in the interior of the block, and encompass approximately 315,000 square feet of gross floor area. In our review of the conceptual design there was no voiced opposition to the height of the buildings on 14th Street, nor was there any objection to the current projected massing of the buildings. The adaptive reuse of the warehouses coupled with the central pedestrian access from 14th Street was seen as a positive and creative solution. Questions regarding 11 DCMR 2507 and consequent emergency vehicle access to the interior lots were satisfactorily addressed by the developer. The largest portion of our debate on this project involved the percentage of subsidized affordable units projected, and is reflected in the split vote in support of the project. In conclusion, ANC1B supports this transit oriented high density project as furthering the goals and objectives of the city, our neighborhood, and the best interests of historic preservation.

Sincerely,

Deborah R. Thomas, Chairperson

Philip C. Spalding, Secretary
Box 73710, Washington DC 20056

CC: PN Hoffman

ZONING COMMISSION
District of Columbia
CASE NO.03-26
EXHIBIT NO.3G

ADVISORY NEIGHBORHOOD COMMISSION 1B
GOVERNMENT OF THE DISTRICT OF COLUMBIA
COLUMBIA HEIGHTS / LEDROIT PARK / SHAW / UNIVERSITY HEIGHTS

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RECEIVED
APR 10 2003
By

7 April 2003

Ms. Carol J. Mitten, Chairman
Zoning Commission
Suite 210 South
441 4th Street NW
Washington DC 20001

Dear Chairman Mitten:

At its regularly scheduled meeting on April 3, 2003 (notice of which was properly given, and at which a quorum of nine of eleven members was present) ANC1B voted (5-4-0) to support the PUD application presented by P.N. Hoffman located at 14th and V Streets NW. There was no objection to the height of ninety feet on 14th Street or the massing of the design. The adaptive reuse of the historically recognized warehouses on the interior of the block was welcomed. The alley closing represented in the design was accepted by the Commissioners after discussions centering on 11 DCMR 2507 and emergency vehicle access were addressed by the applicant. The largest portion of our debate (reflected in the split vote) on this project centered on the amenities package of affordable housing (up to a subsidized cost of approximately $1.1 million, jobs, community serving retail, and historic preservation).

ANC1B supports this mixed use redevelopment, and asks that the Zoning Commission give great weight to our support for this PUD.

Sincerely,

Deborah R. Thomas, Chairperson

Philip C. Spalding, Secretary
Box 73710, Washington DC 20056

CC: PN Hoffman

C | S | N | A

Cardozo Shaw Neighborhood Association

Centered on "U"

April 20, 2003

Carol Mitten, Chairman
Zoning Commission
Suite 210 South
441 4th St., NW
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2003 APR 30 AM 8:20

RE: PUD Application for PN Hoffman's Project at 14th & V – W Streets, NW

Dear Chairman Mitten:

This letter is to notify you that at the April 10, 2003 meeting of the Cardozo Shaw Neighborhood Association (CSNA), at which a quorum was present, CSNA voted to formally support the PN Hoffman PUD Application, as presented, for the WMATA and private parcels at 14th Street, between V & W Streets, NW.

CSNA met with PN Hoffman numerous times to discuss the many aspects and community concerns of this project, including zoning concerns, the physical size of the project, affordable housing, retail opportunities, parking, and the general community impact of the project.

CSNA approved of the massing and heights of the buildings as presented at the April 10, 2003 meeting. CSNA hopes that PN Hoffman will continue to keep the community involved throughout the project to help ensure that the impact on the neighborhood, the school, and the recreation center are minimal. CSNA is also concerned about the use of public space, and supports it when necessary, but that the usage is limited in scope and the amount of time that the public space is in use (e.g. blocking of sidewalks, parking lanes on streets).

CSNA supports the PUD application with the community benefits and amenities package that PN Hoffman presented and committed to at the April CSNA and ANC 1B meetings. CSNA is pleased with commitments in the package from PN Hoffman that include: the abatement of hazardous materials and soil from the lots, preservation and restoration of the historic structures on the lot, maintaining the interior "gallery" open to public access from 14th street in perpetuity; $1.1 million to create affordable housing units in the project; dedicated car sharing parking spaces; implementation of the 14th & U Streetscape plan; other donations to community programs, and pledges of continued involvement in the community and neighborhood.

As an agent for positive change and a voice for the neighborhood, CSNA encourages the Zoning Commission to approve the PN Hoffman PUD application for this project along 14th Street, NW.

If you have any questions, or would like CSNA to discuss any specific items of concern, please feel free to contact us at 202-588-5808 or csna@martinfirvida.com.

Best regards,

Bryan N. Martin Firvida
President
Cardozo Shaw Neighborhood Association

ZONING COMMISSION
District of Columbia
Case.....
Exhibit.....

cc: ANC 1B
cc: PN Hoffman
cc: Councilman Jim Graham

csna@martinfirvida.com | www.ustreet.com/csna | 202-588-5808
P.O. Box 73784 | Washington, DC 20056-3784
1218 W Street, NW| Washington, DC 20009-7509

C | S | N | A

Cardozo Shaw Neighborhood Association

Centered on "U"

30 April 2003

Mr. Steve Callcott
District of Columbia Historic Preservation Office
801 North Capitol Street, NE 3rd Floor
Washington, DC 20002

RE: HPRB Review for PUD Application for PN Hoffman's Project at 14th & V – W Streets, NW

Dear Mr. Callcott,

Developer PN Hoffman presented their proposed planned unit development for 14th and V Street NW to the Cardozo Shaw Neighborhood Association (CSNA) at our April 10, 2003 meeting. The architect involved with the project is SKI Architects of Bethesda, Maryland. The CSNA Preservation and Development Committee had also previously reviewed the project twice, in order to provide their findings to the membership at large.

The first item addressed was the proposal's overall density, height, and form. As we understand it, the proposed structures will be 90 feet tall along the 14th Street frontage. We understand that as of right, parts of the site along 14th Street could be built to 55 feet, and portions to 75 feet. None of the membership expressed reservations about the 14th Street frontage height. In fact, some inquired whether or not the developer should seek approval for ten stories – especially if that would afford the chance for more affordable housing. On V and W streets, the main structures steps down somewhat towards the east. This is appropriate and in the evolving schemes we have reviewed it is clear that the architect understands our desire – which is to mediate between the tall 14th Street structures and the lower scale existing historic townhouses on V and W Streets.

There was some concern expressed about the proposed mid-block construction, consisting of three new stories of housing over the two story historic warehouses. These concerns were not pressing, and the desire to promote transit-orientated-development (TOD) mitigated them. In addition, PN Hoffman stated the mid block gallery starting at 14th Street, and the continuing mews between the historic warehouse would remain open to public access in perpetuity. PN Hoffman is considering live-work units along the mews; and the 14th Street structures are actually entered off the mews, which should enliven the space.

Some members expressed concern about the effects on the surrounding neighbors (residential and educational) during construction. Alleys bound the mid-block warehouses, and an alley bisects the site from V Street to W toward the 14th Street end. It is our understanding that the north south alley toward the 14th Street end will be closed, reconfigured, and re-opened after the project is complete. The Developer anticipates building in three phases, the 14th and V Structure, the 14th and W structure, and the warehouses last. We hope the Developer will continue to work with the neighbors on this issue as construction approaches, as other projects under construction in our community are having adverse effects on our residents that were not expected.

The membership also focused on the buildings' proposed usage. A sky bridge above the second story will connect the 14th Street structures and each will accommodate about 110 or so apartments over large first floor retail spaces. Towards the east, the historic mid-block warehouses would be renovated and there was no objection to converting the first floor usage to primarily garage parking. Another 30 to 40 additional units of housing were proposed in new construction atop the historic warehouses. We understand there are environmental issues that must be addressed, and we are pleased to see PN Hoffman commit to addressing those concerns as a part of preserving the structures. The members

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almost unanimously expressed a desire for owner-occupied rather than opposed to rental units. The developer stated that they anticipated that at least 50% of the units would be condominiums. The membership is pleased that the configuration of the 14th Street structures should afford highly marketable retail space. It was suggested that the second floor along 14th Street might be commercial space as opposed to housing. According to some informed members, there is a demand for more commercial space in the neighborhood, and commercial space often can serve as an effective "buffer" between retail and housing uses in mixed-use projects. In addition, the commercial component would add to our goal to strengthen the neighborhood's active 18-hour nature. PN Hoffman noted that their expertise did not include commercial development but that they would explore this option.

A large and growing concern is parking, due to Metro related constraints, the below grade garage proposed is limited in footprint at the southern end of the site, and consists of only two below grade floors. The developer anticipates provided about 220 spaces. There was heated discussion among the members about how this resource should be allocated. Some feel strongly that we should be requiring a one to one unit to parking ratio. Others felt it was more important to allocate an appropriate number of spaces towards the retail uses, especially if that would help attract a small grocery. The parking issue segued into a discussion of one of our most important concerns – affordable housing. Some members are concerned that we are pressuring development in our community to provide expensive off-street parking spaces for people in close proximity to great rapid transit services, at the expense of having the developer provide more moderately cost units.

The Preservation and Development Committee spent a great deal of effort to understand the District's requirements in the area of affordable housing as it relates to the P.U.D. process; our education is far from complete, but as we understand it, the District is in the process of developing these requirements. We understand that at another site in the city, the developer is expected to devote 5% of the value of the "P.U.D. bonus" towards affordable housing. It is our understanding that PN Hoffman is committed to contributing $1,100,000.00 toward affordable housing integral to this project. This will result in 7 to 15 units depending on unit size and level of subsidy. PN Hoffman has also committed to working with an appropriate organization to vet qualified purchasers, and devise an equity sharing system to prevent "flipping" units for windfall profits.

Given the evident evolution of the project's architecture, the historic lack of development on the site, the Metro and environmental constraints, and PN Hoffman's commitment to moderately priced housing and other ongoing community support; it came as no surprise that the membership voted unanimously to support this P.U.D. application and support HPRB conceptual approval of the project.

We look forward to the opportunity to provide further comment, and to the projects successful completion. If you have any questions, or would like CSNA to discuss any specific items of concern, please feel free to contact us at 202-588-5808 or csna@martinfirvida.com.

Best Regards,

Tim Arnold
Vice-President & Chairman, Preservation and Development Committee
Cardozo Shaw Neighborhood Association

JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

1350 Pennsylvania Avenue, N.W.,
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Chairperson
Human Rights, Asian/P.I. & Latino
Affairs & Property Management
Subcommittee

Chairperson
Board of Directors, Washington
Metropolitan Area Transit Authority

June 26, 2003

Mr. Tersh Boasberg, Chairman
Historic Preservation Review Board
Suite 300
801 North Capitol Street, NE
Washington, DC 2002

Chairman Boasberg:

This letter is meant to reiterate my strong support of P.N. Hoffman's proposed project located at 14th and V Streets, NW. As we discussed in a phone conversation after P.N. Hoffman's initial hearing in May, I was appalled at the rejection of this very exciting project in a location desperate for redevelopment.

As Ward One Councilmember, this project is of utmost importance to ANC 1B. The collaborative effort involving the community and P.N. Hoffman has created a proposal that satisfies the interests of all involved with this development. Additionally, P.N. Hoffman's project meets the expectations of the District's zoning code while providing numerous benefits to the surrounding community. ANC 1B, the Cardozo Shaw Neighborhood Association, the 14th and U Main Street Initiative, the U Street Business and Arts Coalition, the Washington Metropolitan Transit Authority, the Office of Planning, as well as various individuals within the community, have all offered their support for this project.

In my conversations with P.N. Hoffman, they have made numerous changes to their proposal in order to satisfy the Board's requests. I urge you to approve the current proposal as it benefits the city and the immediate neighborhood where it is located; along with supporting the goals of transit-oriented development and historic preservation.

Sincerely,

Jim Graham

JIM GRAHAM
COUNCILMEMBER, WARD ONE
COUNCIL OF THE DISTRICT OF COLUMBIA
WASHINGTON, D.C. 20004

WASHINGTON DC THE AMERICAN EXPERIENCE

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Chairperson
Human Rights, Asian/P.I. & Latino Affairs & Property Management Subcommittee

Chairperson
Board of Directors, Washington Metropolitan Area Transit Authority

April 15, 2003

Mr. Tersh Boasberg, Chairman
Historic Preservation Review Board
Suite 300
801 North Capitol Street, NE
Washington, DC 20002

Dear Chairman Boasberg:

I am writing you to express my support of P.N. Hoffman's proposed project located at 14th and V Streets, NW. As Ward One Councilmember, the proposed project is located within ANC 1B. Over the last few months, P.N. Hoffman has met with numerous community groups, as well as specific individuals within the ANC. Their outreach has developed what I believe to be a project supported by the community at large, especially as evidenced by the recent vote of support by ANC 1B at its April 3rd meeting.

P.N. Hoffman's proposed project would bring renewed vitality to a site currently comprised of vacant lots and abandoned warehouses. You may be aware that numerous prior attempts to assemble and develop these lots have not been successful. P.N. Hoffman has successfully contracted both the WMATA and privately owned lots in order to create this exciting mixed-use development. Their creative solution utilizing the existing warehouses and creating a pedestrian gallery will add to the livelihood of the neighborhood. Additionally, as a WMATA Board Chairman, I see this project further supporting the goals of transit-oriented development.

In summary, I support P.N. Hoffman's proposed project as furthering the goals of the city and the immediate neighborhood in which it is located.

Sincerely,

Jim Graham

June 26, 2003

Mr. Tersh Boasberg, Chairman
Historic Preservation Review Board
Suite 300
801 North Capitol Street, NE
Washington, DC 20002

Mr. Chairman and Historic Preservation Review Board members, I apologize that I was unable to attend today's HPRB hearing on P.N. Hoffman's proposed project located at 14th and V Streets. However as a Commissioner of ANC 1B and Chairperson, I would like to voice my strong support of P.N. Hoffman's project. I was dismayed in learning of the result of the last hearing regarding this exciting development. I was most dismayed to learn that the Board appeared to ignore its own HPRB Staff and most of all failed to give credence to ANC 1B support.

P.N. Hoffman has worked with various groups in the community for months in order to develop a truly collaborative design for its project. It met with and responded to the concerns of ANC 1B, the Cardozo Shaw Neighborhood Association, The 14th and U Main Street Initiative, various individuals within the community, as well as HPRB Staff. The conceptual design that was developed through this process is representative of the various issues posed by the above mentioned groups. Furthermore, P.N. Hoffman's decision to utilize the PUD process allowed for extensive community input, thereby creating an exciting development that satisfies the developer's interests, the community's interests, and the interests of the District and the Greater U Street Historic District.

At its regularly scheduled meeting on April 3, 2003 ANC 1B voted (5-4-0) to support the conceptual design for this mixed-use project. There was no objection to the height of ninety feet on 14th Street or the massing of the design. The adaptive reuse of the historically recognized warehouses on the interior of the block was welcomed, and the central pedestrian access from 14th Street was seen as a positive and creative solution. The largest portion of our debate on this project involved the percentage of subsidized affordable units projected, and is reflected in the split vote in support of the project.

P.N. Hoffman's proposed project is within the borders of my single member district and this development will have a positive impact on my constituents and community as a whole. The building will exist near other tall structures and will bring renewed vitality to a site that has been blighted for many years. Furthermore, I am deeply troubled that the possibility of HPRB requiring P.N. Hoffman to shorten the buildings will force the developer to build by matter of right. This would have a significant negative impact on our community as we may lose the affordable housing component of the project as well as numerous other amenities.

In summary, ANC 1B supports this transit oriented high density project as furthering the goals and objectives of the city, our neighborhood, and the best interests of historic preservation. You may be aware that numerous prior attempts to assemble and develop these lots have failed. This project, as well as the community benefits related to the development, are of utmost importance

to our neighborhood. I urge you to assist P.N. Hoffman in any way possible to move this project forward.

Thank you.

Sincerely,

Deborah B. Thomas

Commissioner Deborah Thomas
ANC 1B, SMD 1B04
Chairman 1B