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April 12, 2005

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By Hand Delivery

Ms. Carol Mitten
Chairperson, D.C. Zoning Commission
441 4th Street, N.W.
Second Floor
Washington, DC 20001

RECEIVED
D.C. OFFICE OF ZONING
2005 APR 12 AM 11:47

Re: Consolidated PUD Application for 318 I Street, NE (Square 775, Lots 1, 22, 23, 32, 826 and 827)

Dear Chairperson Mitten and Members of the Commission:

Enclosed please find an application for a consolidated planned unit development ("**PUD**"). The property that is the subject of this application is currently the site of Uptown Bakers, a wholesale bakery establishment, and the related parking lot for the many trucks owned by the bakery. The original application form signed by the property owner, the filing fee, and twenty copies of the statement in support of the application are attached to this letter.

Broadway I Associates LLC (the "**Applicant**") is proposing to create an exciting residential project on the site that will contribute significantly to the Near Northeast residential neighborhood. In total, approximately 140 residential units, with a significant affordable housing component, will be created as a result of this project. The Applicant is currently engaged in dialogue with the neighbors to review the design and to refine the project amenities to specifically address the needs of the community.

Sincerely,

Allison C. Prince

Allison C. Prince

Enclosure

cc: ANC 6C (by mail)

Document #: 1472491 v.1

ZONING COMMISSION
ZONING COMMISSION
CASE No. 05-15
EXHIBIT No. 1

ZONING COMMISSION
District of Columbia
CASE NO.05-15
EXHIBIT NO.1