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August 8, 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

2005 AUG -8 PM 3:13
OFFICE OF ZONING

Re: Zoning Commission Case No. 05-15 - 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 the prehearing statement for the above referenced case. 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.

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.

The Applicant amended the statement submitted with its application on April 12, 2005 to add information requested by the Zoning Commission and the Office of Planning. The following is a list of the updated information:

- Pages 14 – 17 of Exhibit A to the statement contain building elevations of all sides of the building as requested. Page 5 of the statement describes the materials used on the exterior of the building as requested.
- Page 15 of the Exhibit A to the statement contains the 4th Street, NE, building elevation. Page 8 of the statement describes how the scale and design of the building on 4th Street, NE, complement the residences to the east of the street as requested.

ZONING COMMISSION
District of Columbia
CASE NO. 05-15
EXHIBIT NO. 13

- Pages 6 and 7 of the statement describe in greater detail the courtyard, including how it would function and the enhancements to the alley space as requested.
- Pages 10, 11, and 12 of Exhibit A to the statement and page 8 of the statement show where the recreational space is located as requested.
- Page 5 of the statement provides additional detail about the rooftop space as requested.
- Pages 6 and 7 of the statement provides additional detail about all planned public improvements as requested.
- Page 4 of Exhibit A to the statement contains a colored contextual study showing this proposal and surrounding development as requested.
- Pages 9 and 10 of the statement discuss the relief requested in this action as requested.
- Exhibit B to the statement is an updated traffic and parking analysis that addresses the impact of vehicles involved in the project as requested.

If you have any questions or comments, please do not hesitate to call or email me.

Sincerely,

Allison C. Prince /jcu

Allison C. Prince

Enclosure

cc: ANC 6C (by mail)
Arthur Jackson
David Weldler

Document #: 1493874 v.1

DEVELOPMENT OF
318 EYE STREET, NE



BROADWAY I ASSOCIATES, LLC

INITIAL PLANED UNIT DEVELOPMENT

AUGUST 8, 2005

318 I STREET, NE

BROADWAY I ASSOCIATES LLC

APPLICATION TO THE DISTRICT OF COLUMBIA ZONING COMMISSION FOR CONSOLIDATED REVIEW AND APPROVAL OF A PLANNED UNIT DEVELOPMENT

August 8, 2005

DEVELOPMENT TEAM

APPLICANT:	Broadway I Associates LLC c/o The Broadway Group 900 2nd Street, N.E. Suite 107 Washington, DC 20002
ARCHITECTS, ENGINEERS AND CONSULTANTS:	Esocoff & Associates Architects 1030 15th Street, N.W. Suite 430 Washington, D.C. 20005 Project Architects
	Wells & Associates 1420 Spring Hill Road Suite 600 McLean, Virginia 22102 Traffic/Parking Consultant
LAND USE COUNSEL:	Pillsbury Winthrop Shaw Pittman LLP 2300 N Street, N.W. Washington, D.C. 20037

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Compliance with Consolidated PUD Requirements and Environmental Analysis	C
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PREFACE

This statement is submitted by Broadway I Associates LLC in support of an application for the consolidated review and approval of a Planned Unit Development for the property known as 318 I Street, NE (Lots 1, 22, 23, 32, 826, and 827 in Square 775) before the District of Columbia Zoning Commission. The property that is the subject of this application was most recently used by Uptown Bakers as a wholesale bakery establishment and accessory parking lot for the many trucks owned by the bakery. It is located at the northwest corner of 4th and I Streets, NE.

The Applicant is requesting the consolidated review and approval of a PUD in order 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 the project. The project will include direct pedestrian access to I Street, NE and has been thoughtfully designed to complement the existing structures and properties near the site.

Submitted with this prehearing statement are updated plans, an updated traffic study, a notice of hearing (with property owner list and certification of mailing), and a map depicting the zoning districts for the property and the surrounding area. As set forth below, this statement and the attached documents meet the filing requirements for a PUD application under Chapter 24 of the District of Columbia Zoning Regulations.

I. INTRODUCTION

A. Summary of Requested Action

This document supports the application of Broadway I Associates LLC ("**Applicant**") to the Zoning Commission of the District of Columbia ("**Commission**") for the consolidated review and one-step approval of a Planned Unit Development ("**PUD**") for the site. The project site consists of Lots 1, 22, 23, 32 and 826 and 827 in Square 775 ("**Property**"). The Property is located in the Near Northeast neighborhood of Ward 6 and consists of approximately 28,310 square feet of land area. The Property is located in the C-2-B Zone District, and the proposed height and density of the project are significantly less than the maximum provided under the PUD guidelines in the C-2-B District. The Applicant proposes to develop a signature residential project on the Property that will help to enhance and revitalize the long-established residential neighborhood. In total, the project will include approximately 140 new residential units, including approximately 9,120 square feet of affordable housing (the "**Project**").

B. The Applicant

Applicant's parent company, The Broadway Group ("**Broadway**"), is an owner, manager and developer of both commercial and residential properties. Since 1978, Broadway has owned and managed in excess of twenty-three million square feet of income-producing property. Broadway's initial area of specialty was the renovation, rehabilitation and upgrade of commercial office buildings located primarily in New York City. Under-performing assets were given substantial makeovers, both structurally and aesthetically, and were repositioned in the market.

In more recent years, Broadway has entered the D.C. market and has positioned itself to be a major developer of residential projects in the District. In addition to 318 I Street, NE,

current projects include two high-profile sites at 401 and 425 Massachusetts Avenue, NW, a large site in the vicinity of 9th and V Streets, NW, and, in partnership with Abdo Development, Senate Square, which is the former Capital Children's Museum site. The project at 401 Massachusetts Avenue, NW, will contain 190,000 square feet of space comprised of 187 residential units. The project at 425 Massachusetts Avenue, NW, in the Mount Vernon Triangle, will contain 400,000 square feet of residential space in a 14-story building. The 370 condominium apartments will contain a mix of sizes ranging from studios to three bedrooms in a wide variety of layouts. The project in the vicinity of 9th and V Streets, NW, consists of four parcels. Combined, it will contain approximately 80,000 square feet. On that site, all existing structures (all of which are non-residential) will be demolished and new condominium apartments will be constructed. That project will also contain retail components on its V Street frontage. Finally, Senate Square is an all residential project that will span the square block bounded by H and I Streets, NE, and 2nd and 3rd Streets, NE, and will consist of approximately 500 condominium apartments.

C. Project Goals and Objectives and Benefits of Using the PUD Process

The PUD process provides a means for creating a "well-planned development." The objectives of the PUD process are to promote "sound project planning, efficient and economical land utilization, attractive urban design and the provision of desired public spaces and other amenities." The notice and hearing requirements of the PUD regulations ensure that adjacent property owners and area residents will have the opportunity to express their views about the application. The use of the PUD process gives the community and District agencies an opportunity to work together with the Applicant to ensure a well-planned development. The

PUD process will also provide the Commission with an opportunity to review the design of the Project.

D. Development Timetable

If the Project is approved, the Applicant plans to start construction no later than December 2005 and expects that the total construction period will last approximately 18 - 24 months.

II. THE PROPOSED PUD PROJECT

A. Site Location

The Property consists of approximately 28,310 square feet of land area and includes the southeastern portion of Square 775. The Property is at the northwestern corner of the intersection of 4th and I Streets, NE. It is commercially-zoned and has a long history of non-residential use. The lots in Square 775 to the west of the Property contain commercial office buildings that line the entire length of I Street, NE, between 3rd Street, NE, and the alley directly to the west of the Property. The square to the west of Square 775 contains commercial buildings along its I Street frontage. The square to the south of the Property is ringed by rowhouses. To the southwest at the intersection of 3rd and H Streets, NE, is a large commercially-zoned, vacant property (formerly a gas station) and the former Capital Children's Museum (currently being converted to a residential project). Directly to the east of the Property are rowhouses and single family homes. To the north of the Property are rowhouses and a few warehouses.

The Property is approximately a ten-minute walk to Union Station. In addition, the recently approved Station Place PUD project is located on the west side of 2nd Street, NE, between F and H Streets, NE. The Station Place PUD project included a rezoning to the C-3-C Zone District to allow a commercial office development with retail and service uses of

approximately 1,396,950 square feet (5.9 Floor Area Ratio ("**FAR**")) and a building height of 115.5 feet measured from F Street, NE. In March 2005, the Commission also granted final action to the Capital Children's Museum PUD, which is located on the west side of 3rd Street, NE, between H and I Streets, NE. The Capital Children's Museum PUD includes a rezoning to the C-3-C Zone District and a residential development of approximately 599,134 square feet (5.72 FAR). The new buildings on that site will have a maximum height of approximately 110 feet and the existing Capital Children's Museum building will have a height of approximately 64 feet.

The City's planning objectives call for more residential use in the area of the Property. The Property is located in the Moderate Density Residential land use category as shown on the District of Columbia Generalized Land Use Map. The properties to the north and east of the Property in Square 775 are also included in the Moderate Density Residential land use category. The square directly to the west of the Property and the squares to the south and southeast of the Property are located in the Low Density Commercial/Moderate Density Residential land use categories. The properties further to the west, which include the Station Place PUD site, and the square to the northwest of the Property are located in the Production and Technical Employment/Medium-High Density Commercial land use categories. The square directly southwest of the Property is located in the Institutional land use category.

B. Project Description

The plans, elevations and drawings of the proposed Project are attached as Exhibit A. The Applicant will create an inviting residential building with approximately 140 residential units. The main lobby for the building will be accessed from the I Street, NE entrance. The Project will enliven the street by having ground floor access to individual units along I and 4th

Streets, NE. The new building will be built to a height of 65 feet, the maximum height under existing zoning. All of the residential units will be for-sale units.

The building will be primarily brick and masonry with metal windows and precast concrete and stone and metal trim. No EIFS will be used on the Project. The massing of the building, the façade, and bays will create a richness of expression appropriate to this neighborhood. Along 4th and I Streets, NE, the design provides soft edges through the secondary massing of bays, balconies, and setbacks. Elevational elements within these bays, ornamental brickwork, and window patterns will further establish an appropriate scale relationship to nearby buildings and an intricate design that will bring richness to a site presently devoid of charm.

The roof of the new building will serve as a landscaped recreation space that will allow a lively visual ending to the building that will give it a memorable skyline. The roof will feature planters with both trees and shrubs and many clusters of seats arranged to facilitate resident and guest gatherings. A swimming pool will be one of the primary features on the roof. In addition to being a usable and attractive recreation area, the roof will be a partially "green roof." The roof will be constructed in a manner that creates a lush urban park and will feature material that will both absorb rainwater and utilize it to keep the vegetation on the roof green. In addition, the Applicant will add trellises to the roof penthouse to make the space more inviting. Esocoff & Associates have created similar emblematic roofscapes at 1499 Massachusetts Avenue, NW, 616 E Street, NW, and 400 Massachusetts Avenue, NW. Mr. Esocoff was also the architect for 2401 Pennsylvania Avenue, NW. All these projects are well known for adding character and quality to the urban fabric of Washington. The last three projects also received public design review by a selection of the following: Office of Planning, GSA Design Excellence, Historic Preservation

Review Board ("**HPRB**"), the Commission, Board of Zoning Adjustment ("**BZA**") and the Commission of Fine Arts.

Access to the below-grade parking garage of approximately 140 parking spaces will be from the public alley located on I Street, NE, in the middle of the block between 3rd and 4th Streets, NE, as shown on pages 10 and 24 of Exhibit A. Based on community requests, the Applicant has included 12 additional visitor parking spaces in the parking garage. Also due to District of Columbia Department of Transportation ("**DDOT**") requests and community concerns, the Applicant shortened the footprint of the building nine feet (9 ft.) to the east of the alley to widen the alley. This will allow easier vehicular access, and calm traffic flow around the Property and increase sightlines. The vehicular entrance and exit opens onto a courtyard that has been designed as an attractive and inviting entry for residents of the Project and their guests, as discussed below. Residents of the Project can go directly from their parking space in the below-grade garage to their units. A pedestrian-only entrance will be located on I Street, NE.

The Project will include extensive landscape improvements on the Property. Ground level units along 4th and I Streets, NE, will have direct access to the street and their individual landscaped areas. Trees and small rows of grass will be planted down the length of the Property on I and 4th Streets, NE.

The Project will also include extensive hardscape improvements. Since the passage of the Alley Dwelling Act in the 1930's, the spaces at the centers of the Districts squares have been forgotten and neglected. As a result, they have become service areas devoid of charm or aesthetic design consideration. The Project addresses such aesthetic issues and will reinvigorate the alley space by carefully cultivating the interior of the Property. The Project entails the repaving of the north/south alley and the eastern extensions of that system in unit pavers in

consultation with DDOT and the community. The Applicant also will pave the northwest corner of the Property in similar materials to effectively create a central, urban courtyard around a bosque of trees as an amenity for residents of the Project and the square. The trees are located on the Property – not in public space – and outside the footprint of the garage to ensure their long-term survival and growth. The trees will be surrounded with bollards to protect them from vehicles and include appropriate, aesthetic lighting. Such trees will soften the space and create a livable alley area in great contrast to typical District properties. Small, walled gardens adjoining ground level units of our building will allow individual residents to add varied background greenery to this environment.

The courtyard will create a space that will allow service vehicles to access the Project's enclosed loading area as well as those of surrounding owners in a gracious and dignified way. The level of service activity for a condominium is low with trash vehicles arriving at most once a day and moving vans far less frequently. Hence, the Applicant intends to develop this service area as a landscaped urban courtyard that occasionally accommodates a service vehicle.

Designing the courtyard in the manner proposed, as an observed, figurative, cared-for communal space will be an effective way to improve security for all the surrounding residents. The aesthetic incorporation of the surrounding alley system into one, coherent design will suggest implicitly that all that space has been 'claimed' by the surrounding residents. Psychologically this may help establish the implicit, behavioral norms acceptable in that space. By contrast the typical alley is no one's space where few implicit rules are established.

Along the I Street frontage, the Applicant will work closely with the DDOT to implement the proposed I Street streetscape improvements adjacent to the site.

The total gross floor area included in the proposed PUD is approximately 160,000 square feet for a total FAR of approximately 5.65. The building will have a height of approximately 65 feet measured from I Street, NE. The Project will have a lot occupancy of approximately 85%. The Project is considerably smaller than what is permitted under the C-2-B District PUD guidelines (maximum FAR of 6.0 and a maximum building height of 90 feet).

The Project will have approximately 25,200 square feet of residential recreational space (15.75% of the residential space), exceeding the 15% residential recreational space required in the C-2-B Zone District. It will be comprised of space on the roof and in a fitness center. Based requests of the Commission and the Office of Planning, the Applicant further developed the rooftop recreation space and landscaping. Likewise, the mechanical penthouse and other rooftop functional elements of the Project have been further refined and the space has been enhanced.

The project design and massing is compatible with the surrounding area. As shown on pages 15 and 25 of Exhibit A, special attention has been paid to the scale and massing of the surrounding area, particularly on 4th Street, NE, so that the Project complements the residential neighborhood. In fact, the Applicant planned a building with a height lower than the PUD guidelines and greater lot occupancy to make the design appropriate for the neighborhood. In addition, the Project acts as a bridging element to between the low scale Near Northwest neighborhoods to the larger structures to the south and west of the Project, including Station Place and Senate Square projects. Based on requests of the Commission and the Office of Planning requests, the elevations have been refined to illustrate the use of two setbacks, at the top of the bay projections and top floor. Along with reproportioning of windows and doors, this strategy has established a good scale relationship with the physically smaller buildings adjoining

and surrounding the project. The rooftop penthouse has been reconfigured to incorporate both exit stairs and now complies with the single penthouse rule.

The loading platform and recycling areas will be enclosed within the building and accessed from the open space in the alley just below the tree bosque, as shown on pages 11 and 24 of Exhibit A.

C. Development Parameters Under Existing Zoning

The PUD guidelines for the C-2-B Zone District allow a height of 90 feet and a maximum FAR of 6.0, with a limit of 2.0 of non-residential FAR. The C-2-B Zone District, as a matter-of-right, permits a maximum height of 65 feet, a maximum lot occupancy of 80% for residential uses, and a FAR of 3.5 with a limit of 1.5 of non-residential FAR.

D. Flexibility under the PUD Guidelines

The PUD Process was created to allow greater flexibility in planning and design than is possible under conventional zoning procedures. The PUD regulations specifically allow the Commission to approve any zoning relief that would otherwise require the approval of the BZA.

The proposed development complies with the broad parameters of the C-2-B Zone District. However, the design scheme proposed for the PUD has created a configuration that does not meet all the exact requirements of the C-2-B Zone District. Specifically, the Applicant seeks a lot occupancy of 85% rather than the 80% that is permitted under 11 DCMR § 772.1. This change is requested and is necessary in order to construct a high quality residential project that will satisfy the District and neighborhood planning goals for the area. As mentioned elsewhere in this statement, the Applicant has designed a building with a height more compatible with the neighboring buildings, which required more of the Property to be used.

In addition, the Applicant requests relief for two aspects of its parking garage. First, the Applicant requests relief from the requirement of 11 DCMR § 2115.2 that allows no more than 40% of the parking spaces to be compact spaces. Although the exact ratio of full-sized spaces to compact spaces is not set, the Applicant will work to include as many full-sized spaces as possible but may extend the 40% maximum for compact spaces. In addition, under 11 DCMR § 2101.1, only 35 spaces are required at the Property. The application of 11 DCMR § 2115.2 would mean that only 21 spaces would need to be full-sized if the required number of spaces were supplied. Second, the Applicant has added 12 visitor spaces in the parking garage to address the concerns of the community about overflow parking. As identified in Exhibit A, some of these parking spaces are located in drive aisles of the garage such that the aisles are 17 feet 9 inches wide rather than the 20 feet required under 11 DCMR § 2117.5. Since these visitor spaces were added to the site plan to address community members' concerns about visitors street parking, the Applicant should be afforded flexibility to address this concern. Further, the Applicant would have conforming drive aisles in these sections of the garage if certain parking spaces were angled at sixty degrees, but this would decrease the amount of parking offered on the site. The community has requested as much parking on the Property as possible.

III. PLANNING ANALYSIS

A. Introduction

Through the PUD process, the Applicant will implement numerous goals of the District.

B. Land Use Impact

The Project will create a significant residential development and will improve dramatically the appearance of the site. The proposed height and massing of the Project is consistent with recently approved PUD projects in the area and with the District's planning goals

for the future of this neighborhood. The Applicant has not sought a height in excess of that permitted as matter of right in recognition of the site's location east of 3rd Street, NE, in order to achieve greater compatibility with the surrounding residential neighborhoods.

C. Zoning Impact

The Applicant does not propose any change in zoning and all uses proposed for the Project are permitted in the C-2-B Zone District.

D. Environmental Impact

As more specifically detailed in Exhibit C, no adverse environmental impact will result from the construction of the Project. In addition, the increased use of water and sanitary services that will occur as a result of the Project, will have an inconsequential effect on the District's delivery systems. The Property is currently served by all major utilities. The Project's proposed stormwater management and erosion control plans will minimize impact on the adjacent property and existing stormwater systems. The requisite erosion control procedures stipulated by the District will be implemented during construction of the Project.

E. Facilities Impact

The Project will not have an adverse impact on the public facilities that it will rely on for service. As previously mentioned, the Property is located within easy walking distance of the Union Station transportation hub, which offers Metrorail, MARC, and VRE service. In addition, numerous Metrobus lines utilize H Street, NE, which is only one block south of the Property, such that the Project is adequately served by public transportation. Bicycle usage by residents of the Project has been integrated into the design of the Project. Bicycle usage will be supported and encouraged through the provision of secure bike storage areas, including a bike room directly off the alley and more bike storage in the parking garage.

IV. EVALUATION STANDARDS

11 DCMR Section 2403 provides the standards for evaluating a PUD application.

A. Public Benefits and Project Amenities

11 DCMR § 2403.9 provides categories of public benefits and project amenities for review by the Commission. The objective of the PUD process is to encourage high quality development that provides public benefits and project amenities by allowing applicants greater flexibility in planning and design than may be possible under matter-of-right zoning. The instant consolidated application will achieve the goals of the PUD process by creating high quality residential development, with a significant affordable housing component, on the Property which will help to enliven and revitalize the Near Northeast neighborhood of Ward 6.

1. Housing and Affordable Housing

Pursuant to 11 DCMR § 2403.9(f), the PUD guidelines state that the production of housing is a public benefit that the PUD process is designed to encourage. This Project will create approximately 140 new, for-sale, residential units in the Near Northeast neighborhood. In addition, the Project will result in the creation of approximately 9,120 square feet of affordable housing. This amount represents 15% of the additional density received through the PUD process. Given the current strong demand for the production of affordable housing in the District, this is a significant amenity.

2. Urban Design and Architecture

11 DCMR § 2403.9(a) lists urban design and architecture as categories of public benefits and project amenities for a PUD. As shown in the detailed plans, elevations, and renderings included in Exhibit A, the Project exhibits all of the characteristics of exemplary urban design and architecture. The courtyard, landscaping, raised first floor level access, and alternating

composition of projecting bays, all combine to create a sense of scale and visual interest. The I Street facade offers a gracious lobby entry. The Project will include over 25,000 square feet of residential recreation space. Finally, the building as a whole employs traditional, time-tested materials in new ways in a design that is aesthetically enduring and which adds to the fine urban texture of the City.

3. Site Planning

Pursuant to 11 DCMR § 2403.9(b), "Site planning, and efficient and economical land utilization" are public benefits and project amenities to be evaluated by the Commission. The Project has been designed to provide residents and their guests with open and inviting spaces for entertainment and relaxation. These spaces include the landscaped courtyard on the interior of the site, the large roof deck, the fitness center, and the private garden areas. In addition, the Project includes a great deal of parking, including visitor parking at the request of the community.

4. Effective and Safe Vehicular and Pedestrian Access

11 DCMR § 2403.9(c) states that "Effective and safe vehicular and pedestrian access" can be considered public benefits and project amenities of a project. The Project will provide a below-grade parking garage with approximately 140 parking spaces and approximately 12 parking spaces for visitors. This vehicular entrance and exit will be accessed from a public alley off of I Street, NE, and will be appropriately landscaped and buffered from neighboring properties. This entrance opens onto a courtyard that has been designed as an attractive and inviting entry for residents of the Project, visitors, and their guests. This vehicular entrance will be used by residents and guests. A pedestrian only entrance/exit will be constructed on I Street,

NE. These separate and distinct entrances/exits will mitigate any potential pedestrian and vehicular conflicts.

5. Revenue for the District

According to 11 DCMR § 2403.9(i), "uses of special value to the neighborhood or the District of Columbia as a whole" are deemed to be public benefits and project amenities. The addition of approximately 140 new households will result in the generation of significant additional tax revenues in the form of recordation, transfer, property, income, sales, use and employment taxes for the District.

6. First Source Employment Program

According to 11 DCMR § 2403.9(e), "employment and training opportunities" are representative public benefits and project amenities. Therefore, the Applicant will voluntarily enter into an agreement to participate in the Department of Employment Services ("**DOES**") First Source Employment Program to promote and encourage the hiring of District of Columbia residents.

7. Local Business Opportunity Program

Pursuant to 11 DCMR § 2403.9(e), the use of local firms in the development and construction of a project is a representative public benefit and project amenity. Therefore, the Applicant will enter into a Memorandum of Understanding ("**MOU**") with the Local Business Opportunity Commission ("**LBOC**") to use the resources of the LBOC to utilize local business enterprises in the development of the Project.

8. Comprehensive Plan

According to 11 DCMR § 2403.9(j), public benefits and project amenities include "other ways in which the proposed planned unit development substantially advances the major themes

and other policies and objectives of any of the elements of the Comprehensive Plan." As described in greater detail in Section V, the Project is consistent with and furthers many elements and goals of the Comprehensive Plan.

9. Public Benefits of the Project

11 DCMR §§ 2403.12 and 2403.13 require the Applicant to show how the public benefits offered are superior in quality and quantity to typical development of the type proposed. The Applicant has addressed this issue in the text of the statement, and in the table attached as page 8 of Exhibit A. It is only as a result of the additional density provided through the PUD process that the Applicant is able to construct such a well-designed project. The architectural detailing of the proposed building and the large open spaces provided in the Project set it apart from a matter-of-right residential project. In addition, a matter-of-right project would not provide any affordable housing. The approval of this PUD application will result in the creation of approximately 9,120 square feet of affordable housing.

V. COMPLIANCE WITH THE COMPREHENSIVE PLAN

The Project is consistent with and fosters the goals and policies enumerated in the District of Columbia Comprehensive Plan (**"Comprehensive Plan"**), D.C. Law 12-275, 10 DCMR (Planning and Development) § 100 et seq. (1998).

The purposes of the Comprehensive Plan are to:

> (1) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (2) Guide executive and legislative decisions and matters affecting the District and its citizens; (3) Promote economic growth in jobs for District residents; (4) Guide private and public development in order to achieve District and community goals; (5) Maintain and enhance the natural and architectural assets of the District; and (6) Assist in conservation,

stabilization and improvement of each neighborhood and community in the District.

(D.C. Code § 1-245(b) (1994 Supp.))

The Project significantly advances these purposes by furthering the social and economic development of the District through the creation of approximately 140 new residential units.

A. Compliance with Major Themes

Three major themes of the Comprehensive Plan were incorporated into the Project. The Applicant's proposal is consistent with these themes as follows:

1. Stabilizing the District's Neighborhoods

The creation of approximately 140 new residential units, which will be sold rather than rented, will help stabilize the Near Northeast neighborhood. The creation of a significant residential development on the Property is also likely to help stimulate additional residential development and stabilize the neighborhood. The influx of these new residents in this neighborhood will provide the critical mass of customers needed to patronize existing, and hopefully new, commercial uses on nearby H Street, NE. Therefore, the Project will both have a catalytic effect on surrounding areas and respect the massing and scale of the neighborhood.

2. Respecting and Improving the Physical Character of the District

The Project has been designed to improve the site's integration with the surrounding neighborhood and to dramatically improve the streetscape on 4th and I Streets, NE. The 4th and I Street facades, landscaping, raised first floor level access, and alternating composition of projecting bays, all combine to create an appropriate scale and visual interest. The building as a whole employs traditional, time-tested materials in new ways in a design that is aesthetically enduring and adds to the fine urban texture of the City. Finally, the construction of a high quality residential project will be an important asset for the community. The design of the building

blends the structure with the surrounding single family rowhouses. As mentioned, the Applicant's sensitivity to the height of the surrounding houses cause them to design a shorter building covering more of the site such that relief is required for the lot occupancy.

3. Preserving and Ensuring Community Input

Through the PUD process, the Applicant has worked and will continue to work with representatives of ANC 6C, as well as the surrounding neighborhood, to create a new residential building that is a benefit to the neighborhood and the District. The Applicant is now in a dialogue with the community to ascertain and refine desired project amenities.

B. Compliance with Major Elements

The Comprehensive Plan also contains 11 major elements. The Project furthers the objectives and policies of several of these elements as follows:

1. Housing Element

The Comprehensive Plan includes the following goals with regard to the production of new housing:

> "Encourage the private sector to provide **new housing** to meet the needs of present and future District residents at locations consistent with District land-use policies and objectives" (10 DCMR § 302.2(a));
>
> "Review and recommend **suitable regulatory zoning**, tax and financing incentives under appropriate controls to meet housing production goals, particularly for low-income, **moderate income** and elderly households" (10 DCMR § 302.2(b));
>
> "**Encourage housing** on suitably located public or private properties that are vacant, surplus, **underutilized**, or unused . . ." (10 DCMR § 302.2(e)); and
>
> "Encourage the private sector to meet housing needs through the development of **infill housing** . . ." (10 DCMR § 302.2(f)) (Emphasis added.)

The Comprehensive Plan includes the following goals of the District with regard to the production of low and moderate-income housing:

> "Provide zoning incentives, as appropriate to developers prepared to build low-and moderate-income housing, **such as permitting additional densities in exchange for incorporating low-and moderate-income housing in development projects**" (10 DCMR § 303.2(d)) (Emphasis added.)

The creation of approximately 140 for-sale residential units on this currently underutilized property fully satisfies all of the above-noted provisions of the Housing Element of the Comprehensive Plan. As previously stated, the Project will provide approximately 9,120 square feet of affordable housing. The inclusion of these affordable units in the Project is also entirely consistent with the provisions of the Comprehensive Plan noted above.

2. Urban Design Element

The Comprehensive Plan includes the following goal with regard to urban design:

> "Encourage in-fill development to be **complementary to the established character** of the area. In-fill development in stable areas shall not create sharp changes in physical pattern which might lead to deterioration." (10 DCMR § 711.2(a)) (Emphasis added.)

As shown in the detailed plans, elevations, and renderings included in Exhibit A, the Project exhibits all of the characteristics of exemplary urban design and architecture. The construction of a prominent residential building will complement the established residential neighborhood that surrounds the site. As mentioned the Project has been painstakingly designed to complement and enhance the scale of the surrounding neighborhoods, particularly that on 4th Street, NE, adjacent to the Property. The architects designed a building with lower height than allowed under the PUD guidelines and greater percentage of lot occupancy to create a more appropriate design.

3. Generalized Land Use Map

As previously mentioned, the Generalized Land Use Map includes the Property in the Moderate Density Residential Land Use Category. In Commission Case No. 821, the Property was rezoned from C-M-1 to C-2-B (except for Lots 22, 23, and 32, the small lots at the north of the Property, which were rezoned from R-4 to C-2-B in that Commission action). These lots were rezoned, in large part, because the Office of Planning determined that a designation permitting high-density residential and mixed uses was more appropriate for the largely residential area. Such a change in the designation supports the construction of a high-quality residential project on a site that is currently home to a wholesale bakery and accessory parking lot.

The Project and C-2-B Zone District are consistent with the flexibility that the Moderate Density Residential Land Use category provides for the Property. In addition, the proposed residential project is foregoing all commercial density that would otherwise be allowed on the Property in the existing C-2-B Zone District.

4. Ward 6 Goals and Policies

Under 10 DCMR § 1707.1, the Ward 6 Element of the Comprehensive Plan seeks to maintain and strengthen the quality and construction of housing, stimulate production of new housing and promote low and moderate income housing development opportunities. As herein discussed, the proposed PUD is consistent with these provisions of the Ward 6 Elements of the Comprehensive Plan.

VI. WITNESSES

A. David Weldler, Representative of the Applicant, Broadway I Associates LLC

B. Phil Esocoff, Project Architect, Esocoff & Associates Architects

C. Marty Wells, Traffic and Parking Consultant, Marty Wells & Associates, LLC

VII. CONCLUSION

For the foregoing reasons, the Applicant submits that the consolidated PUD application meets the standards of Chapter 24 of the Zoning Regulations; is consistent with the purposes and intent of the Zoning Regulations and Map; will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia; allows an enhancement and continuation of the residential feel of the neighborhood; satisfies the requirements for approval of a consolidated PUD; provides significant public benefits; and advances important goals and policies of the District of Columbia. Therefore, the consolidated PUD application should be approved and adopted by the Commission.

Accordingly, the Applicant respectfully requests the Commission approve the PUD application.

Respectfully submitted,

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