Z.C. Form #5 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for consolidated approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
775	1, 22, 23, 32, 826, 827	C-2-B	No change

Address or description of the premises:

The affected property has an address of 318 I Street, N.E.

Area of the Site: 28,310 square feet

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Brief description of the proposal:

The Subject Property is currently the site of the Uptown Bakers, a wholesale bakery establishment, and the related parking lot for the many trucks owned by the bakery. The Subject Property consists of approximately 28,310 square feet of land area and is located at the northwest corner of 4th and I Streets, NE. The proposed PUD project will allow for the construction of a signature residential project on the Subject Property. In total, the project will include approximately 140 new residential units. All of the residential units in the project will be for-sale units. An underground parking garage of approximately 140 parking spaces will be provided. The total gross floor area included in the proposed PUD is approximately 160,000 square feet of gross floor area for a total Floor Area Ratio ("FAR") of approximately 5.65. The new building will have a height of approximately 65 feet measured from I Street. The proposed project will have a lot occupancy of approximately 85%.

Concurrent change of zoning requested (check one): __ Yes x No

The above information and attached documents are true to the best of my knowledge.

By: Broadway I Associates LLC

David Weldler — 4-12-05

Owner's Signature — Date

David Weldler

Owner's Printed Name

Person to be notified of all actions:

Allison C. Prince — (202) 663-8000

Name — Telephone Number

2300 N Street, N.W., Washington, D.C. — 20037

Address — Zip Code

ZONING COMMISSION
District of Columbia
CASE NO.05-15
EXHIBIT NO.2A

INSTRUCTIONS

Any request for one-step (consolidated) approval of a planned unit development (PUD) that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

1. The original of Zoning Commission Form No. 5, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #5 for each ownership). In addition to the original form, submit twenty (20) copies.

2. Twenty (20) copies of a statement clearly setting forth the reasons for the requested consolidated PUD. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than this form.

3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.

4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.

5. Twenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all current lot lines for the square within which the subject property lies and drawn to show all boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.

6. Non-refundable filing fee of $250.00 (make check or money order payable to the D.C. Treasurer; no cash).

7. Compliance with the requirements of Chapter 24 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. Architectural drawings should include one full-size set and twenty (20) reduced sets.

All applications that are accepted for filing will be processed in accordance with Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).