CAPITOL HILL RESTORATION SOCIETY
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October 14, 2005

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Jerrily R. Kress, FAIA
Director, Office of Zoning
Suite 210
441 4th Street, NW
Washington, DC 20001

RE: Case No. 05-15

Dear Director Kress,

The Capitol Hill Restoration Society (CHRS) Zoning Committee at a meeting held on October 13, 2005, considered the above case. The case involves the planned unit development (PUD) application of Broadway I Associates LLC for a property located at 318 I Street, NE. The property is zoned C-2-B. The applicant's representatives attended the meeting and made a presentation.

The applicant proposes to build a 65-foot high building, occupying 85% of the lot with a FAR of 5.65. The building will contain a floor area of 160,00 square feet and the applicant proposes 9,120 square feet of affordable housing. There will be one parking space per unit and an additional 12 dedicated visitor parking spots.

The applicant proposes a number of project amenities and public benefits worth a claimed total value (without tax benefits) of $6,762,255.00. The proposed benefits are:

1. Affordable housing contribution of 9,120 square feet,
2. Parking at a 1:1 ratio plus an additional 12 dedicated visitor spots,
3. Superior design and architectural quality of the building,
4. Enhanced landscaping,
5. Alley enhancements,
6. Green roof system,
7. Support for the ready to work program and LSDBE and first source agreements, and
8. Production of 140 new housing units.

Analysis of the project shows that the applicant is seeking a lot occupancy increase from 80% to 85% and a huge boost in FAR from 3.5 to 5.6. Most of the amenities are throwaways or things that make the property more marketable. In particular the 1:1 parking ratio, enhanced architectural quality, enhanced landscaping, alley enhancements, ready to work program, LSDBE and first source agreement, and new housing units. The

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only real public amenity is the 9,120 square feet of affordable housing and perhaps the green roof system.

The Committee believes the applicant can do better when it comes to the public amenities especially when considering the huge increases in FAR and lot occupancy. With this in mind, the Committee voted to support the application with the following conditions:

1. Increase the affordable housing square footage from 9,120 square feet to 17,600 square feet: this is 11% of the gross square footage. The applicant in the PUD for 200 K Street, NE, is proposing an affordable housing component of 11.07% of the residential gross square feet. We believe, give the huge increase in FAR and lot occupancy, that this is both proper and economical. If the affordable housing percentage works at 200 K, it will work here.

2. There must be a guarantee that the mix of the unit sizes for the affordable housing must be in the same ratios as the mix for the other units. The affordable units must also be approximately the same size as the corresponding other units.

3. There must be more two-bedroom units. At 200 K Street, NE, the applicant proposes to have 30% of the units two-bedroom or larger. Here, the applicant proposes only 15%. The community doesn't want this building to become only a building for single transients but a place that can accommodate long-term residents and families. The Committee believed that there should be at least 42 two-bedroom or larger units. N.B. By bedroom, we mean a room with a window. We don't consider a room without a window a bedroom.

For these reason, we urge the Board to approve the application with the conditions above.

Respectfully,

Gary M. Peterson, Chair
Capitol Hill Restoration Society
Zoning Committee

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