

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO MODIFY A PREVIOUSLY APPROVED 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 to modify a previously approved PUD, details of which are as follows:

Square No.

775

Lot No.

50 (formerly Lots 1, 22, 23, 32, 826, & 827)

Address or description of the premises: 318 I Street, N. E.

Area of the Site: 28,353 square feet.

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Brief description of the proposal:

The subject property was previously 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 28,353 square feet of land area and is located at the northwest corner of 4th and I Streets, NE

The original PUD approval was for the construction of an entirely residential condominium building that included approximately 125 to 140 residential units, had a measured building height of 65 feet and a lot occupancy of 85%, included approximately 160,000 square feet of gross floor area (for an FAR of 5.65), and included one parking space for each residential unit. The proposed application seeks approval for modifications that result in the construction of an entirely residential rental building of similar design that includes approximately 160 to 180 residential units and approximately 140 to 180 parking spaces, and has a measured building height of 70 feet, approximately 160,000 square feet of gross area (for an FAR of 5.65), and a total lot occupancy of 80%

Similar to the original PUD approval, access to the below-grade parking garage for the entire project will be provided via an existing north-south public alley that intersects I and K Streets approximately midway between 3rd and 4th Streets. This vehicular entrance will be used for resident and guest drop-off and pick-up only. A pedestrian only entrance will be located on I Street

Date of consolidated or final approval: 01/09/06 Case No. 05-15

Zoning Commission Order No.: 05-15

Concurrent change of zoning requested (check one): Yes ☒ No ☐

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

David Welder
Owner's Signature

June 27, 2007
Date

Broadway I Associates LLC

Owner's Printed Name

DAVID WELDLER

Phil Esocoff
Name of Architect

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Person to be notified of all actions:

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