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January 18, 2008

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By Hand Delivery

Mr. Anthony Hood, Chairman
D.C. Zoning Commission
441 4th Street, N.W.
Second Floor
Washington, DC 20001

ZONING COMMISSION
District of Columbia

CASE NO.

05-15A

EXHIBIT NO.

23

2008 JAN 18 PM 3:49

D.C. OFFICE OF ZONING

RECEIVED

Re: Zoning Commission Case No. 05-15A, Modification to a Consolidated PUD Application for 318 I Street, NE (Square 775, Lot 50 (formerly Lots 1, 22, 23, 32, 826 and 827)) – Twenty Day Submission

Dear Chairman Hood and Members of the Commission:

The applicant in Zoning Commission Case No. 05-15A, Broadway I Associates LLC (the “**Applicant**”), hereby submits its twenty day submission in connection with its application to modify the consolidated planned unit development (“**PUD**”) approved by Zoning Commission Order No. 05-15.

The Applicant is still proposing to create an exciting residential project on an underutilized site that will contribute significantly to the Near Northeast residential neighborhood. The Applicant is applying for a modification to the initial PUD order due to shifting real estate market dynamics. As a result, the new project will contain a total of approximately 166 – 180 residential units (an increase from the originally approved 125 – 140 units), a height of 70 feet (an increase from the originally approved height of 65 feet), an FAR not to exceed 5.65 (no change), and a lot occupancy not to exceed 80% (a decrease from the originally approved lot occupancy of 85%). The total square footage of the building would not exceed 160,000 square feet. The building’s design and site layout will remain significantly similar to the design and site layout of the building approved under Zoning Commission Order No. 05-15. The revised plans, elevations and drawings of the proposed modification to the PUD project are attached as Exhibit A.

In addition, the Applicant would like to offer a few further clarifications about the project:

- o **Affordable Unit Distribution** - The Applicant has provided further specifics about the size, type, and location of the affordable units. As in the approved project under Order No. 05-15, the type and size of the

ZONING COMMISSION
District of Columbia
CASE NO. 05-15A
EXHIBIT NO. 23

affordable units reflects the distribution of the units throughout the project. The affordable units will not be concentrated in any one area of the project, but rather will be located throughout the project. The location of the affordable units is shown on pages 12 and 13 of the updated plans attached as Exhibit A.

- **Green Features** - Although the project will not be LEED-certified, the final building would be able to claim between 22 and 30 LEED points. 26 points is the equivalent of being LEED certified.
- **District Department of Transportation Follow up** - Regarding the streetscape and alley improvements proposed as part of the project, the Applicant met with DDOT in a preliminary design review meeting (PRRM) on September 5, 2007 to define the project's programming for the public space. At that meeting, DDOT asked the Applicant to install a six foot exposed aggregate concrete sidewalk (similar to that installed at Senate Square), a six foot landscaped buffer and planting strip including trees, and a three foot brickwork carriageway (between the landscaped buffer and the curb along with walking paths corresponding to parking spots). The project's planting is installed between the sidewalk and the building. The result of this streetscape is Low Impact Development (LID) since water runoff charges back into the tree wells and planting areas. Such intricate treatment of the streetscape is shown on pages 9 and 11 of Exhibit A. The District requested bituminous asphalt paving in the alley. The project's resulting treatment of the public space is acceptable DDOT.

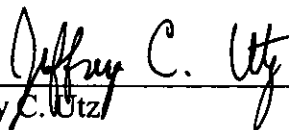
We look forward to the opportunity to present this modification to you on February 7, 2008.

Respectfully submitted,

PILLSBURY WINTHROP SHAW
PITTMAN, LLP



Allison C. Prince

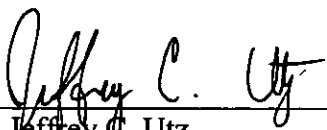


Jeffrey C. Utz

Enclosures

Certificate of Service

I certify that on January 18, 2008, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



Jeffrey C. Utz

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Washington, DC 20013-7787

ANC 6C05 Commissioner Alan Kimber
228 Parker St., NE
Washington DC

318 EYE STREET, NE

WASHINGTON, DC

ZONING COMMISSION CASE NO. 05-15A
PROPOSED MODIFICATIONS TO ZONING COMMISSION ORDER NO. 05-15 DATED 07/21/06

PLANNED UNIT DEVELOPMENT



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- C 01 Existing Condition Plan
- C 02 Sediment & Erosion Control Plan
- C 03 Site Plan
- C 04 Utility Plan
- C 05 SWM Plan
- C 06 Sediment & Erosion Control Details

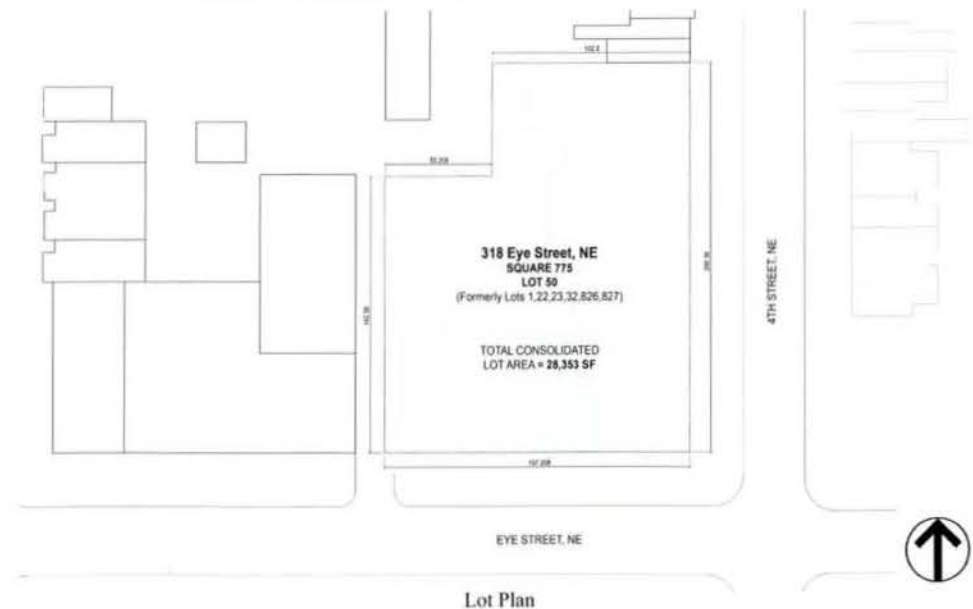
05-15A
75

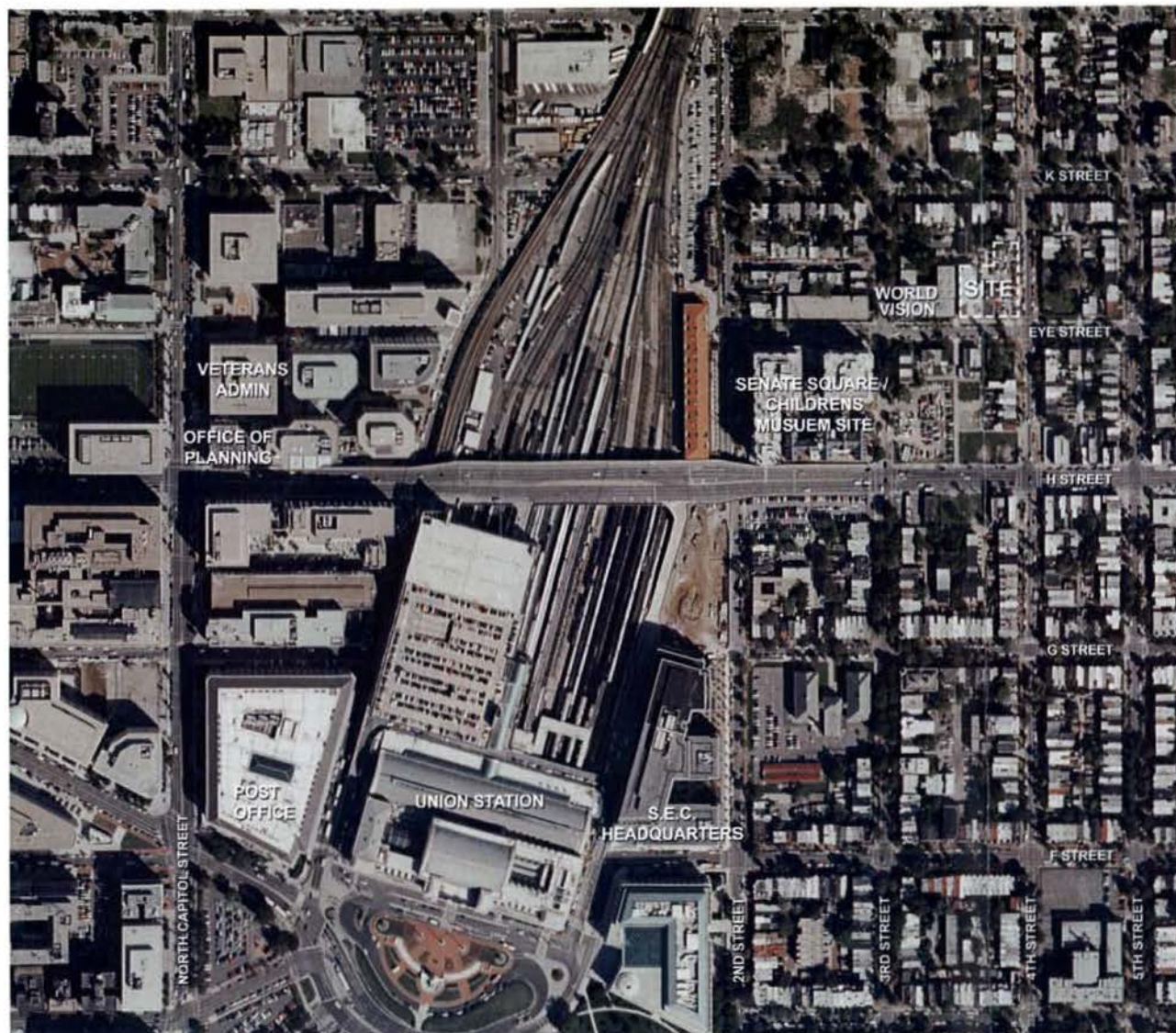
BUILDING AREA SUMMARY			
Level	Residential Amenity and Service (SF)	Approximate Number of Units	Total FAR by Floor (SF)
P-1 Floor	2,969	--	--
First Floor	1,361	17	18,570
Second Floor	7,840	18	19,101
Third Floor	--	23	19,095
Fourth Floor	--	23	19,823
Fifth Floor	--	23	19,823
Sixth Floor	--	23	19,823
Seventh Floor	--	23	19,910
Eighth Floor	--	17	17,998
TOTAL	12,170	160 - 180	154,143

Notes:

Parking Levels Below Grade: 76,678 SF.

KEY ELEMENTS OF PUD MODIFICATION				
Zone C-2-B	M.O.R.	Approved PUD	Modified PUD	Comment
FAR	6.0	5.65	Not To Exceed 5.65	Final FAR directly proportional to final unit count.
Height	65' (90' PUD)	65'	70'	20' Below PUD Allowable (5' set back at 60')
Lot Occupancy	80%	85%	Not To Exceed 75%	Final Lot Occupancy directly proportional to final unit count.
Parking	1:3	1 : 1 +12 Visitor	1 : 0.8 +12 Visitor	Exceeds M.O.R. and Market Demand. Total area of parking Increased.
Unit Count	N/A	120-140	160-180	Number of units Increased. 167 units illustrated in proposed modified submission.
ADU by Area	N/A	9,120 SF	9,120 SF	Area of affordable units unchanged. 13 units illustrated, see Page 12 & 13 for locations.
Recreation Space	15% *	15%	> 15%	* Requirement has been eliminated.



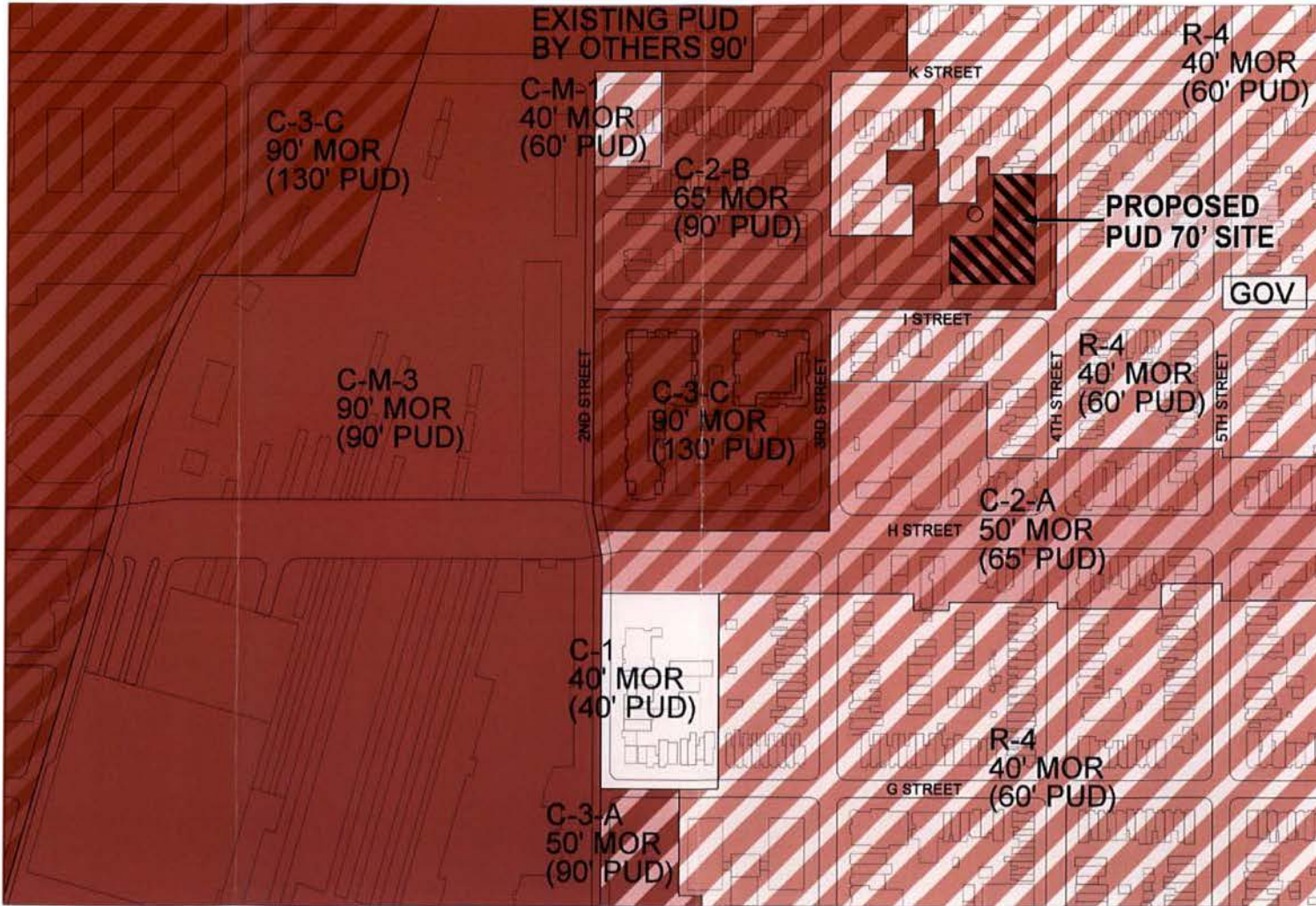


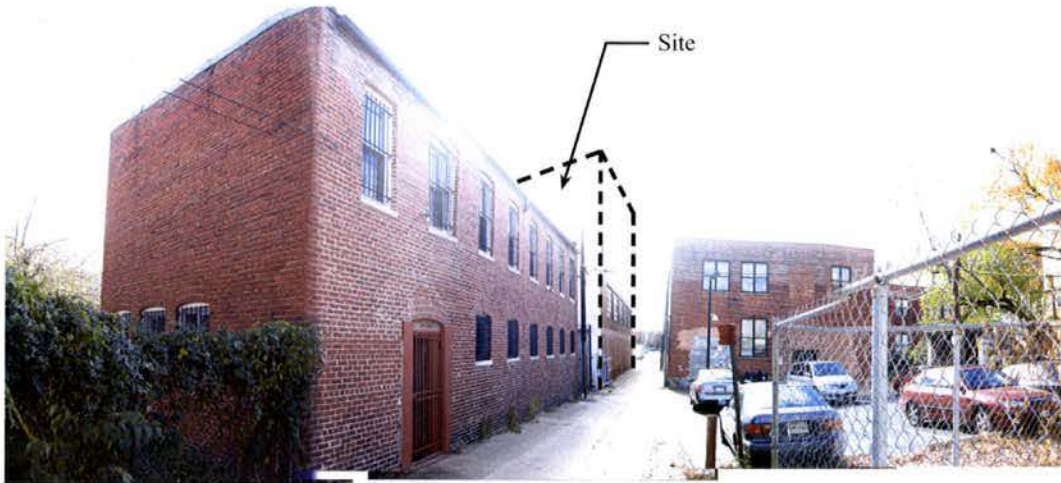
318 Eye Street, NE

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Aerial Site Photo

Page 3





① View of Alley Facing South



② View of Alley Facing North

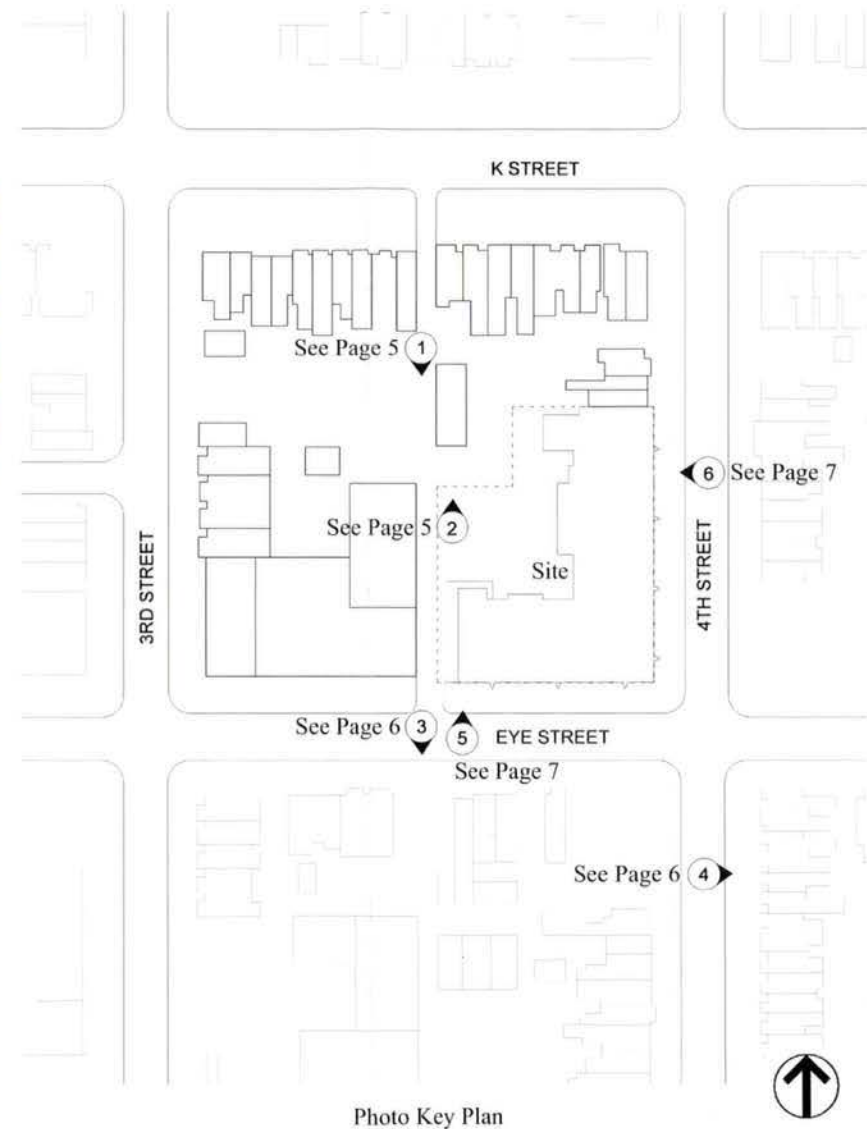


Photo Key Plan

318 Eye Street, NE

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NOT TO SCALE

Neighborhood Photos - Alley to West of Site

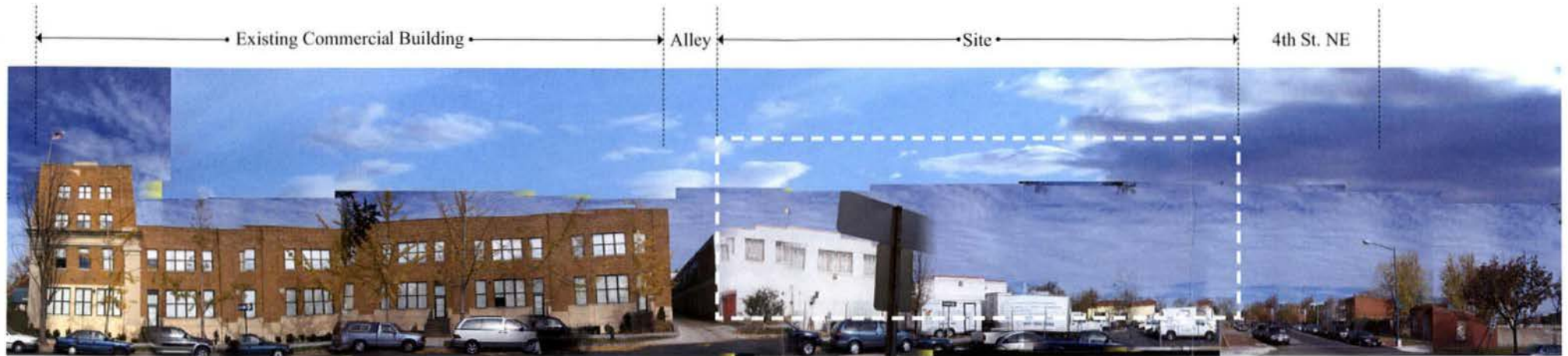
Page 5



③ 300 Block of Eye Street NE - South Side (Opposite Site)



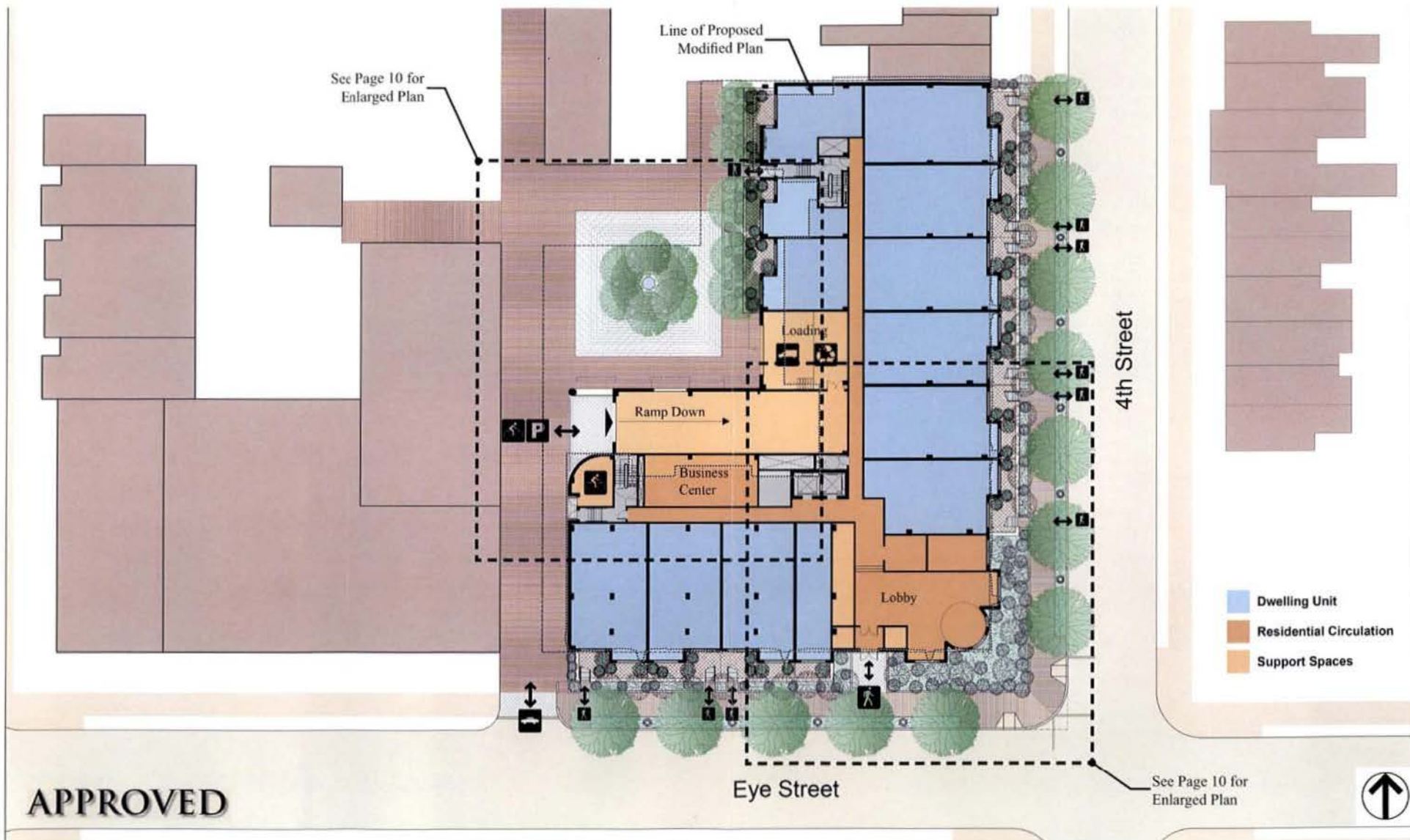
④ 800 Block of 4th Street NE - East Side

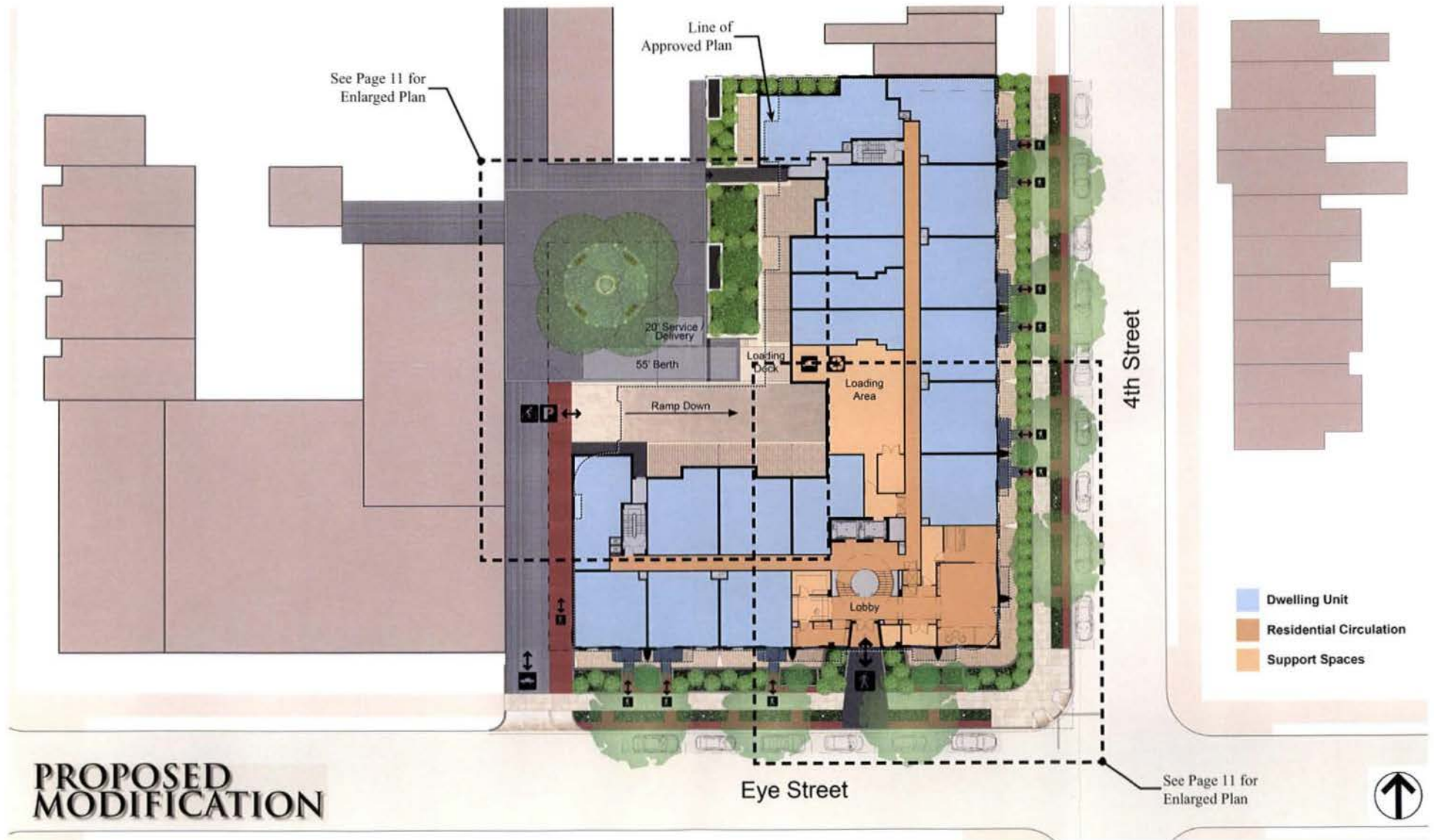


⑤ 300 Block of Eye Street NE - North Side (Site)



⑥ 900 Block of 4th Street NE - West Side (Site)





318 Eye Street, NE

* Streetscape and alley changes reflect PDRM comments of 09/05/07.

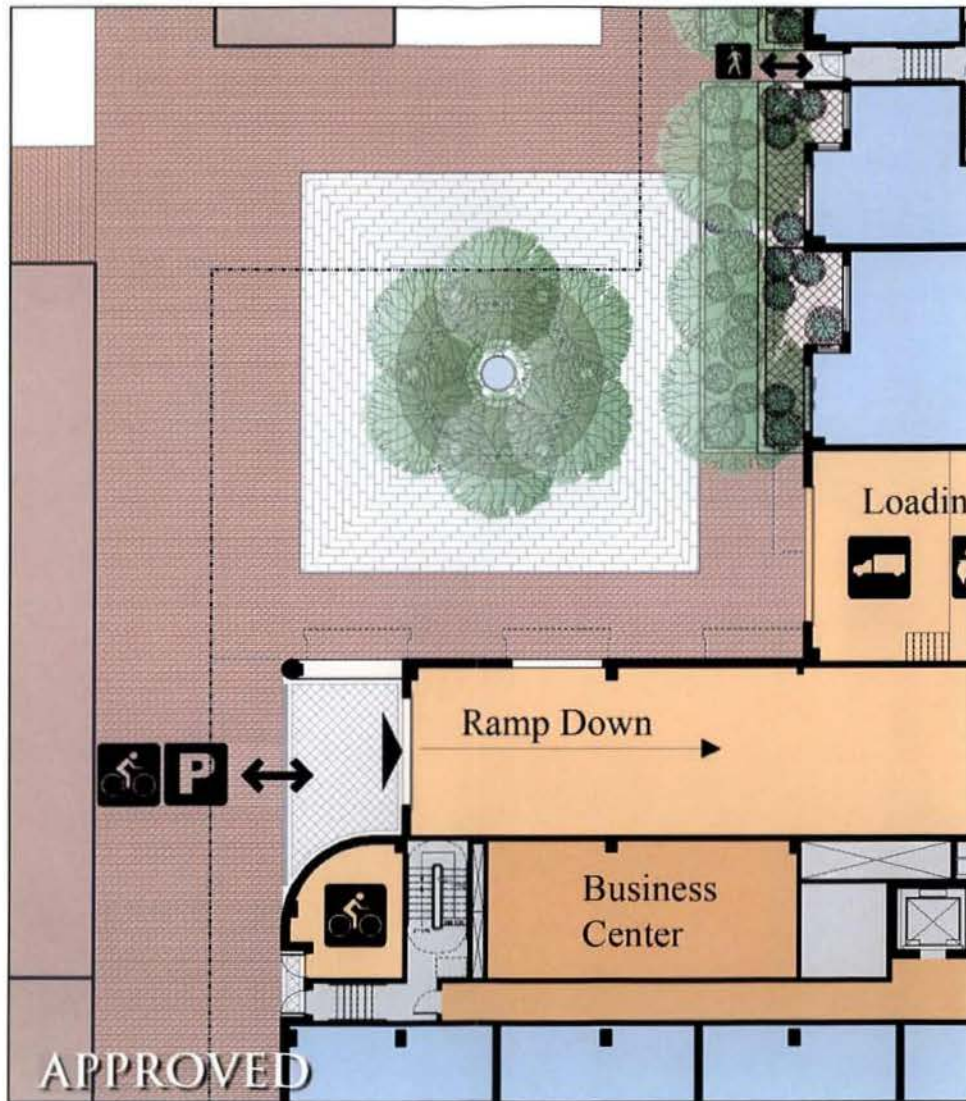
Proposed Modified Entry Plan (2nd Floor Plan)

ESOCOFF & ASSOCIATES architects

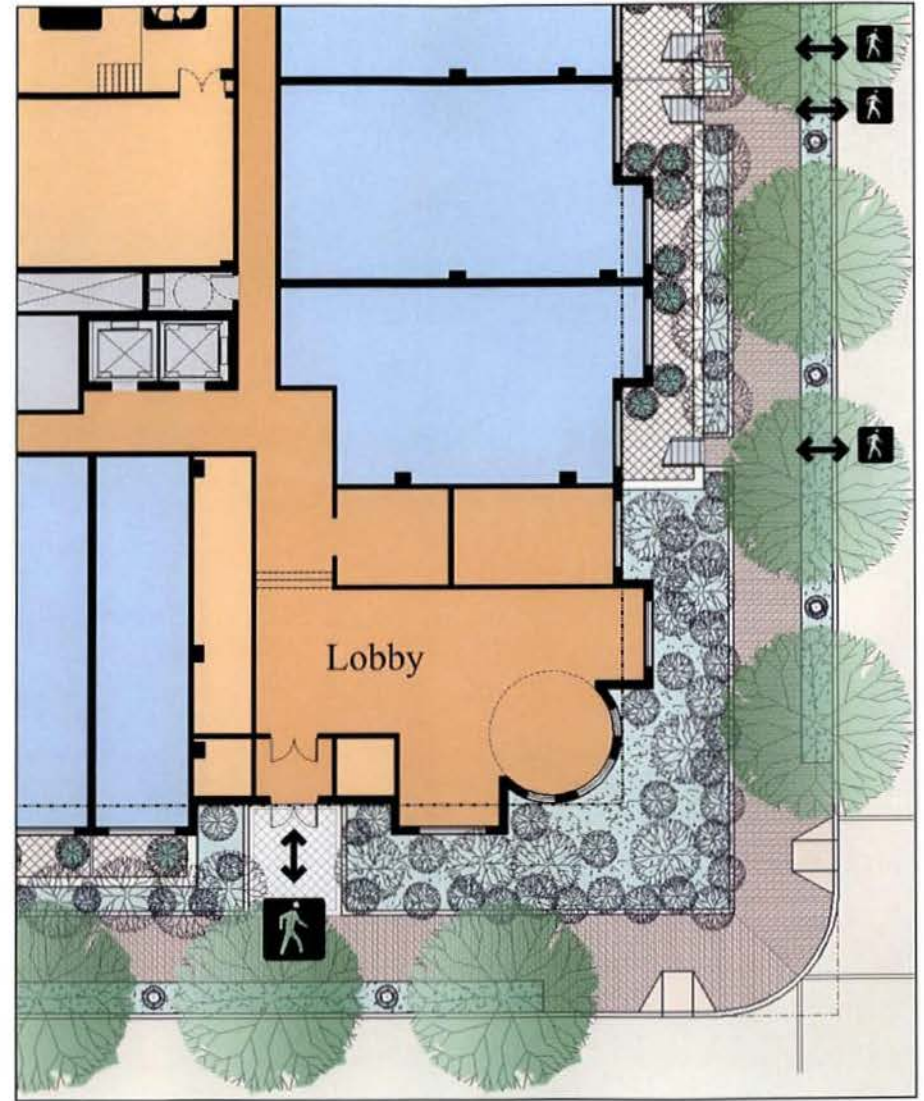
0 16' 32' 64'

SCALE: 1/32" = 1'-0"

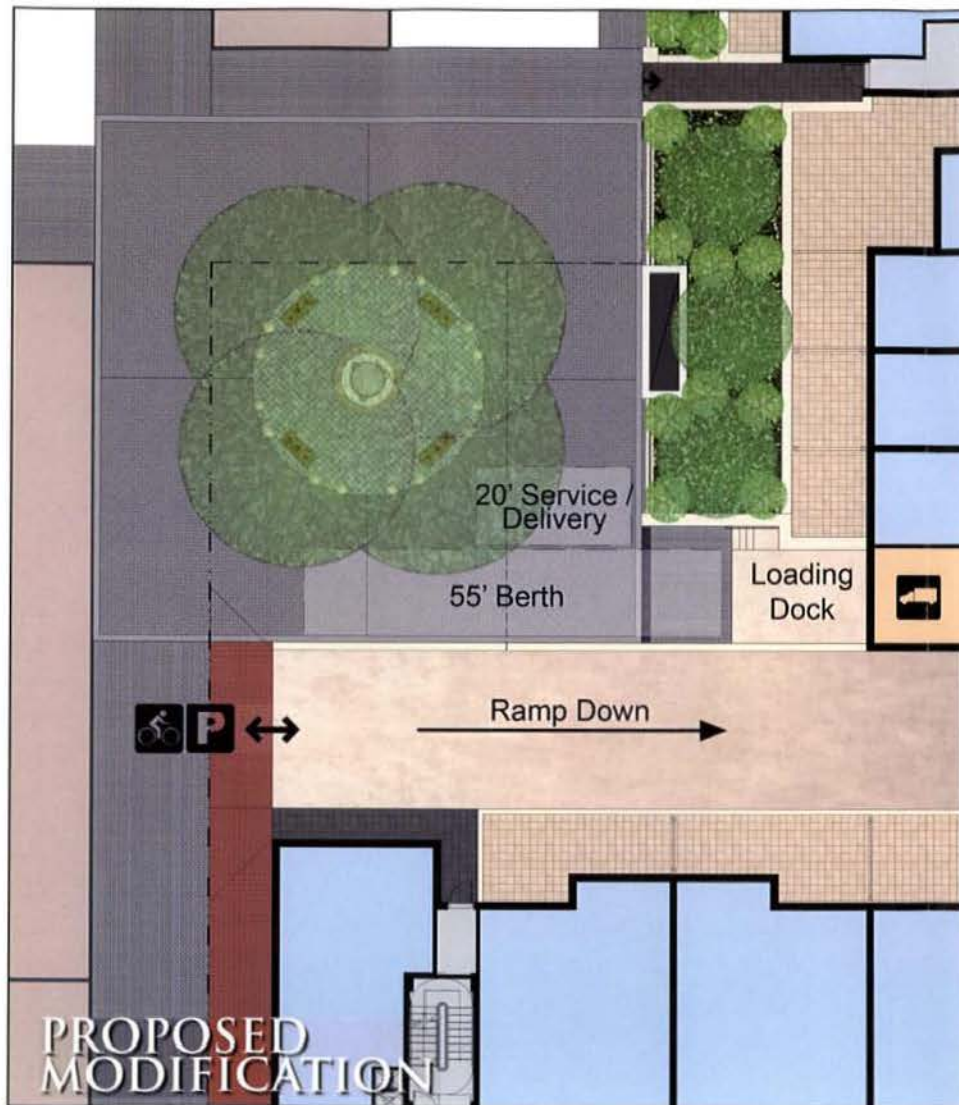
Page 9



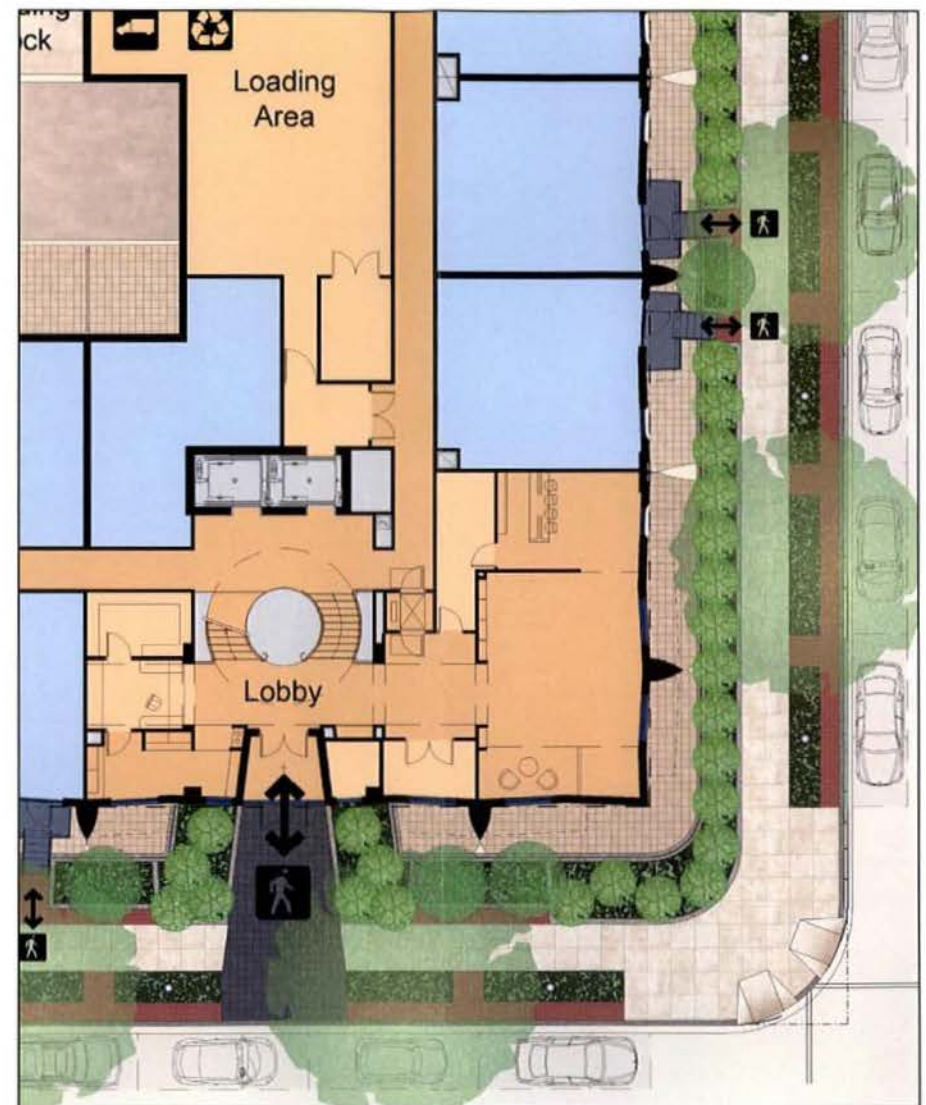
Approved Enlarged Alley Courtyard Plan



Approved Enlarged Streetscape Plan



Proposed Modified Enlarged Alley Courtyard Plan



Proposed Modified Enlarged Streetscape Plan

318 Eye Street, NE

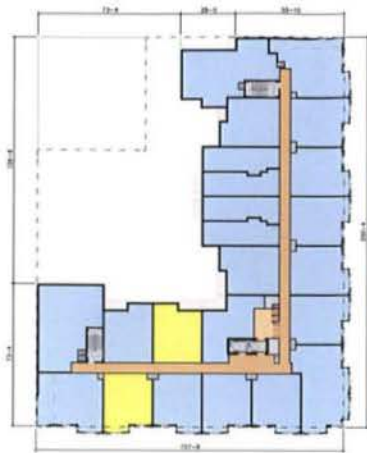
* Streetscape and alley changes reflect PDRM comments of 09/05/07.

Proposed Modified Enlarged Site Plan

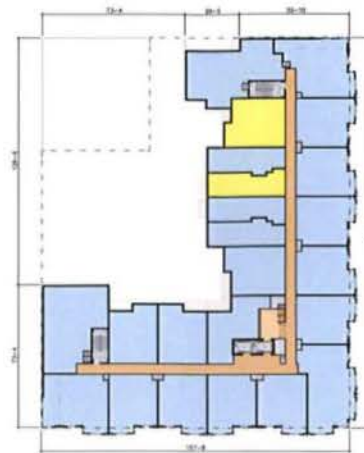
ESOCOFF & ASSOCIATES | architects

0 8' 16' 32'
SCALE: 1/16" = 1'-0"

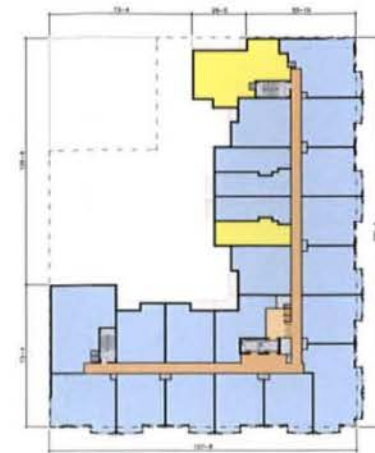
Page 11



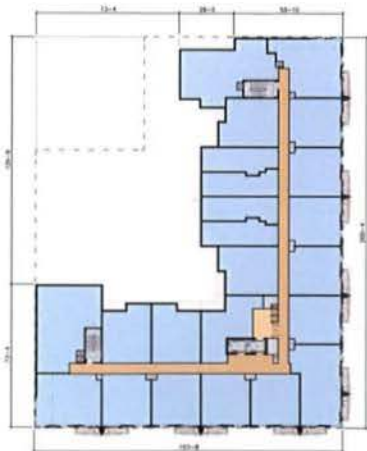
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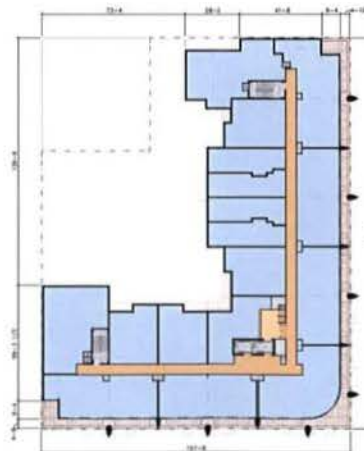
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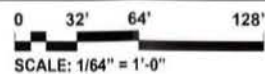
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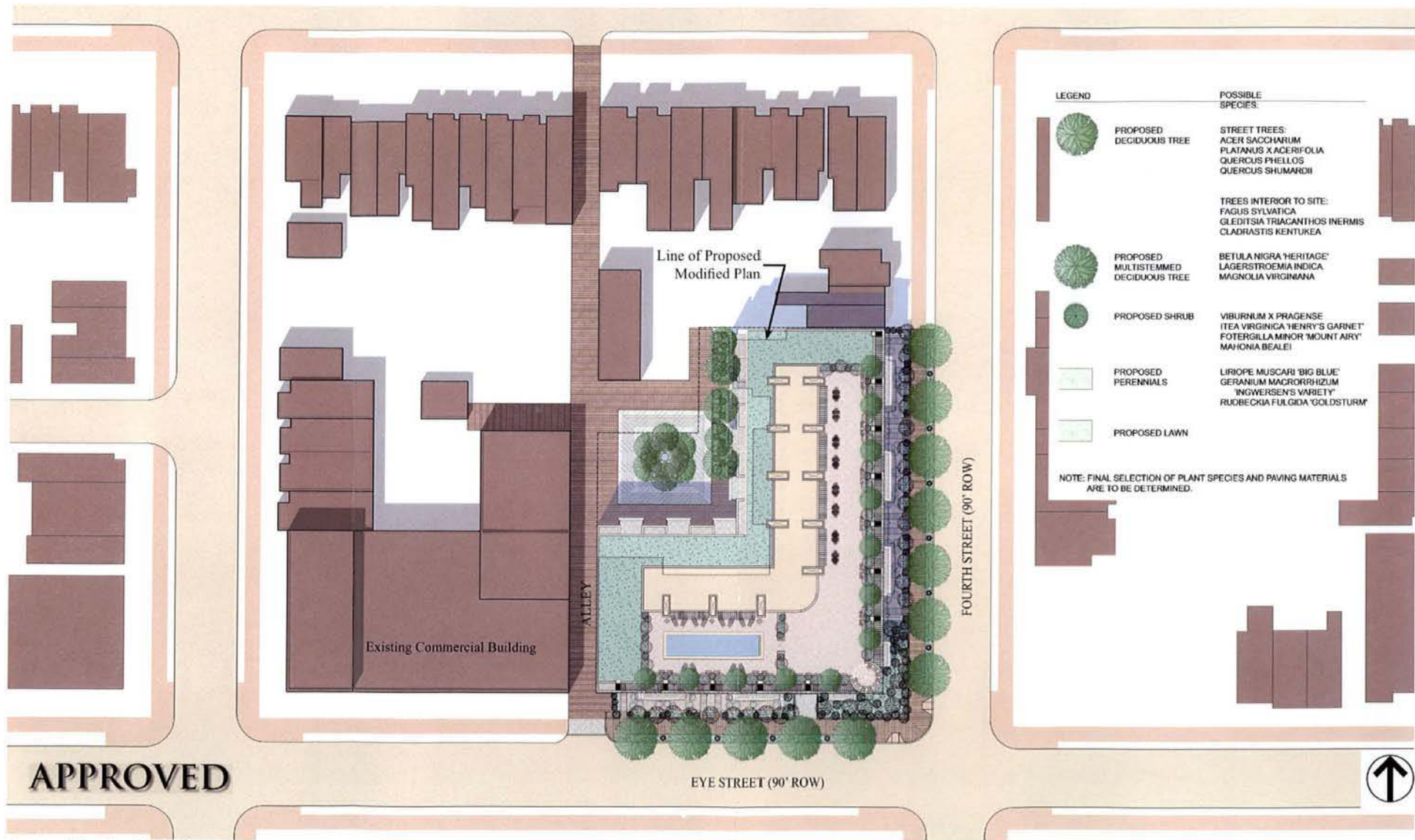


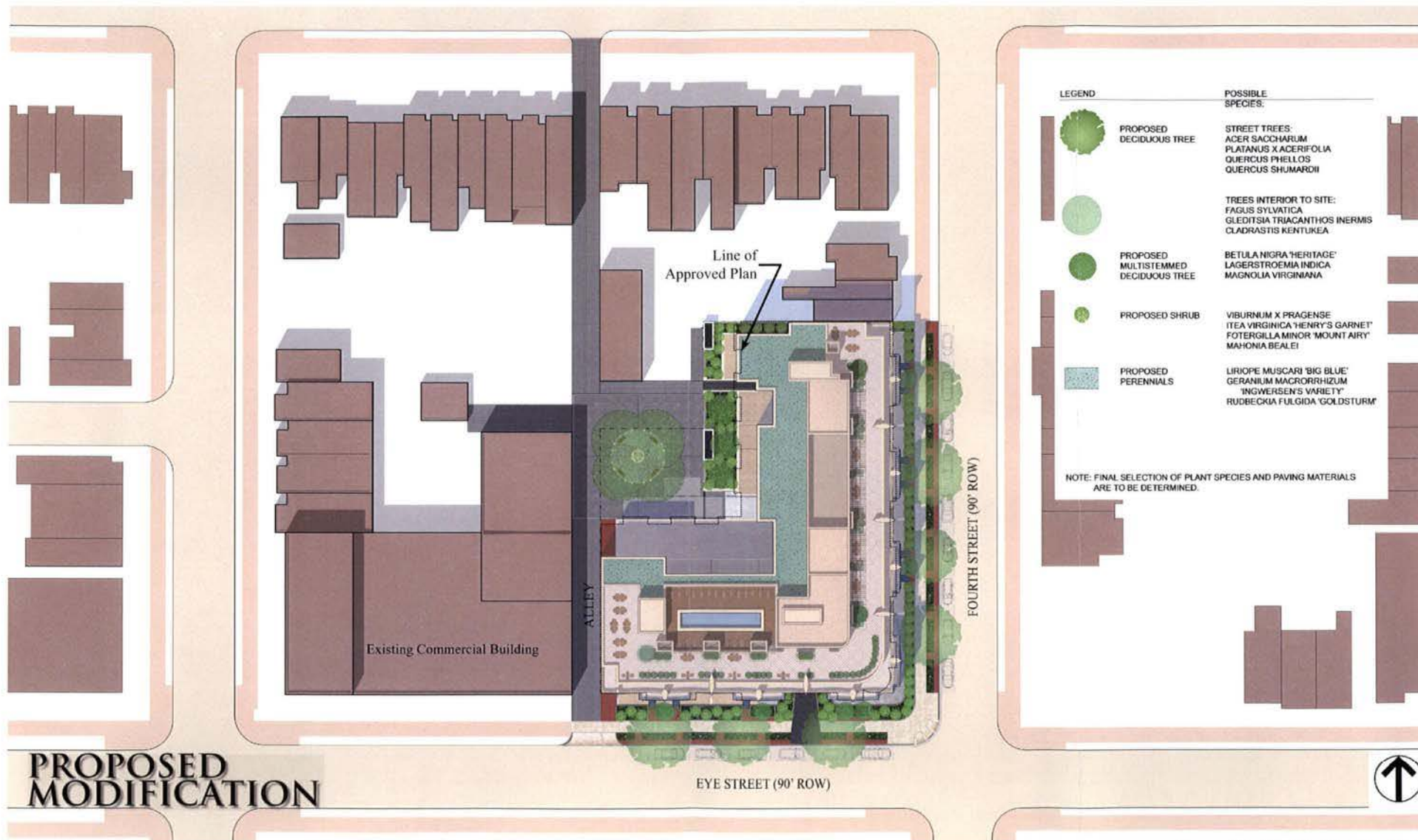
8

Dwelling Unit
 Residential Circulation

Affordable Dwelling Unit
 Support Spaces







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0 25' 50' 100'
SCALE: 1/50" = 1'-0"

Proposed Modified Site Plan / Roof Plan

Page 15



Approved Eye Street Elevation



Approved 4th Street Elevation



Proposed Modified Eye Street Elevation



Proposed Modified 4th Street Elevation

Proposed Modified Composite Street Elevations

318 Eye Street, NE

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0 16' 32' 64'
SCALE: 1/32" = 1'-0"





Proposed Modified Eye Street Elevation





Proposed Modified 4th Street Elevation


- 

1 French Terra Cotta Tile
Mediterranean Blue
- 

2 French Terra Cotta Tile
Montpelier Green
- 

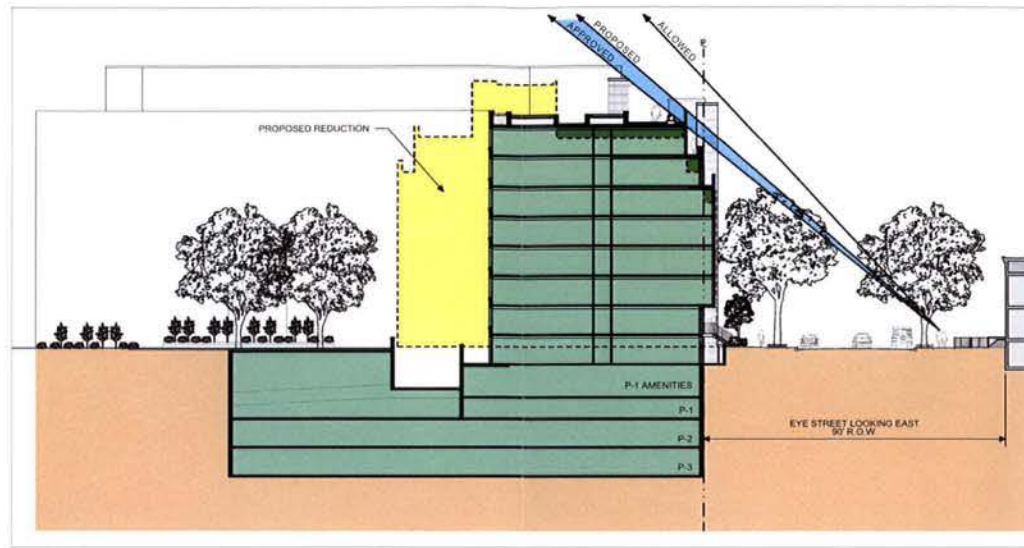
3 Architectural Cast Stone
Buff
- 

4 Brick
Velour
*Bargello or similar ornamental
bonding pattern.*
- 

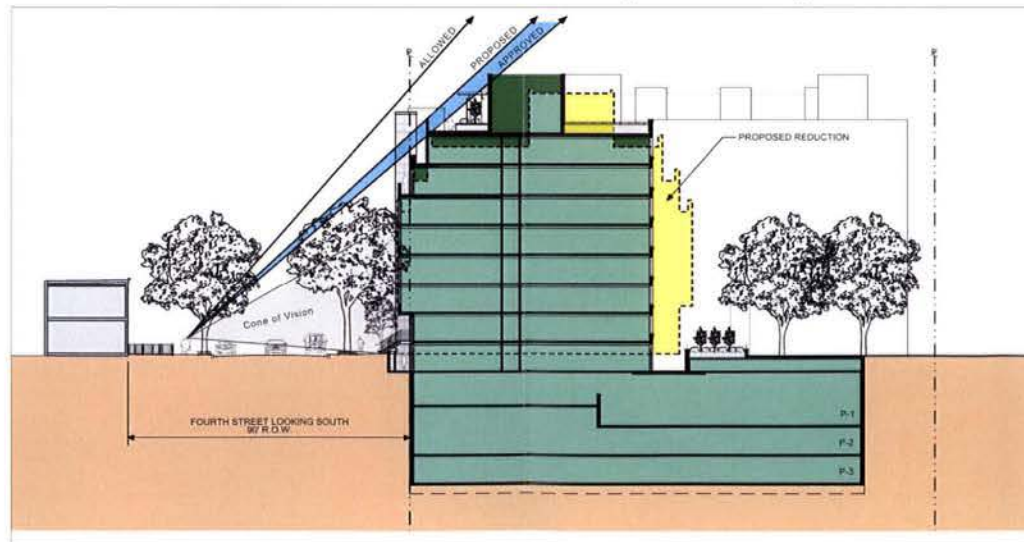
5 Brick
Antique
- 

6 Brick
Harvard
- 

7 Brick
Cimaron



Proposed Modified Eye Street Section



Proposed Modified 4th Street Section

Proposed Modified Street Sections - Eye Street and 4th Street



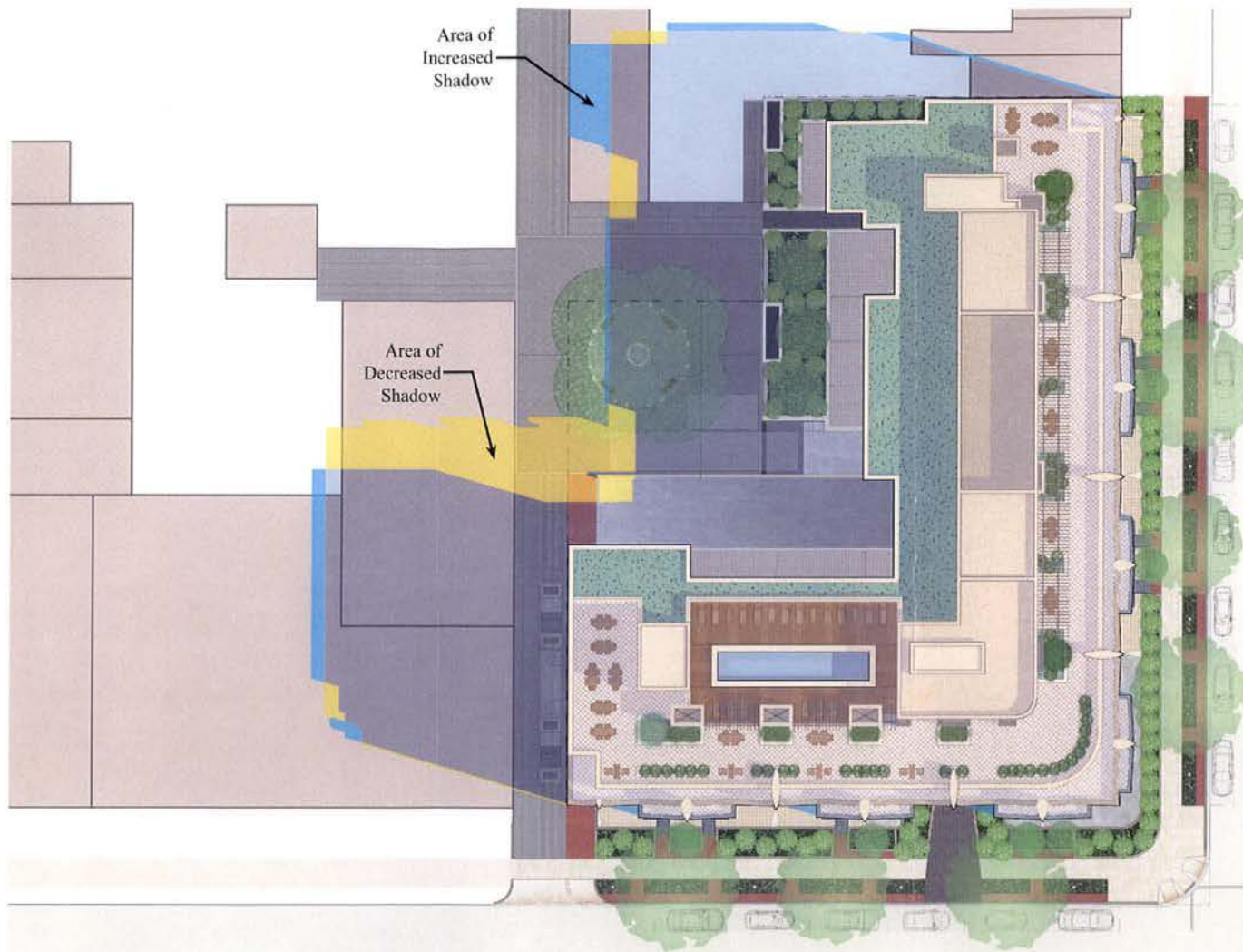
Approved Enlarged Elevation at Adjoining Buildings along 4th Street
Refer to page 19 for cone of vision.

Note: Varied window heights and sizes ofv new building and existing buildings have similar proportions, level of detail, and ornamentation.



Proposed Modified Enlarged Elevation at Adjoining Buildings along 4th Street
Refer to page 19 for cone of vision.

Note: Varied window heights and sizes of new building and existing buildings have similar proportions, level of detail, and ornamentation.

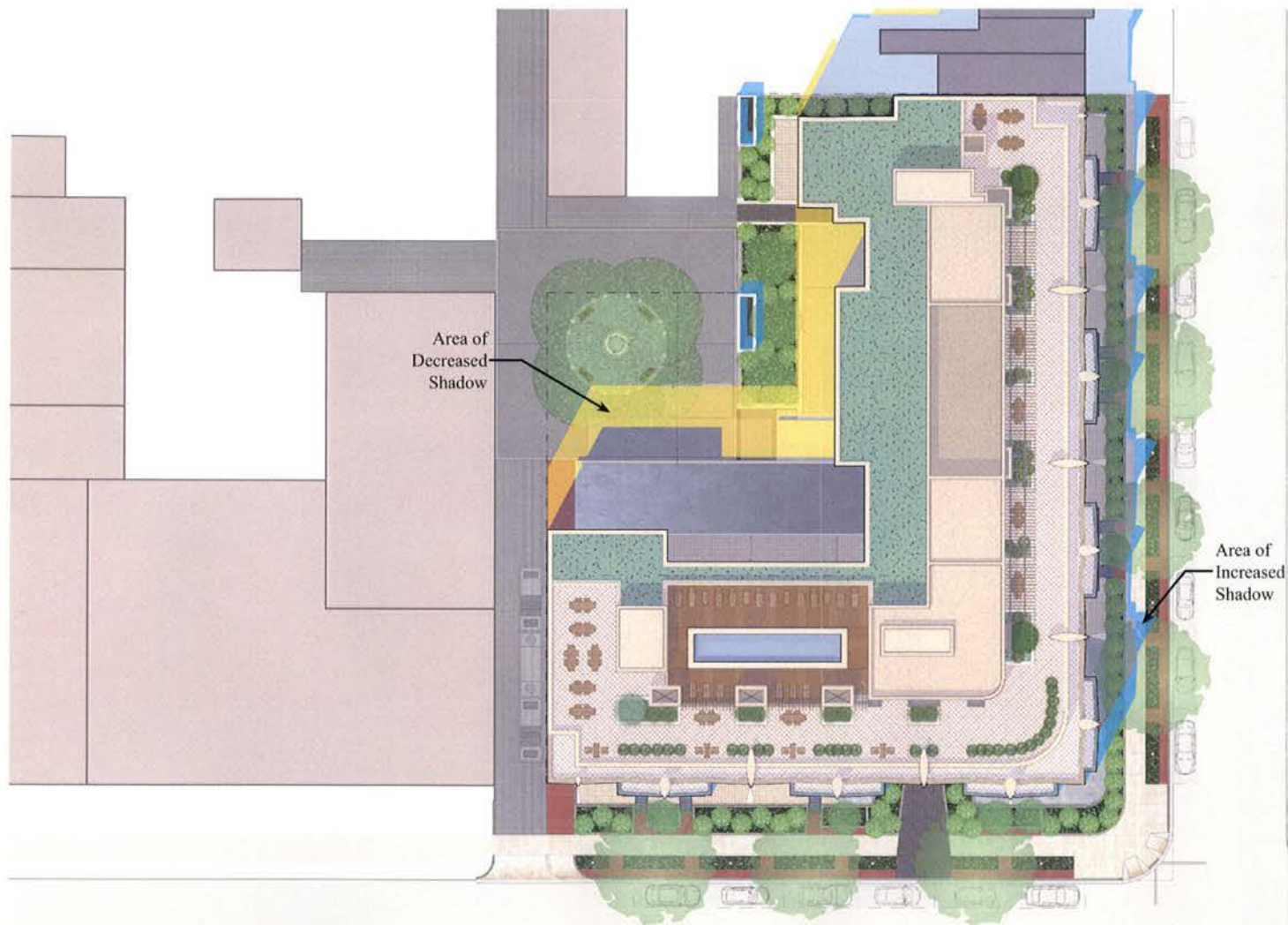


May 4th
10:00 AM

(halfway between spring
equinox and longest day)

- Blue indicates shadows shared by both building designs.
- Cyan indicates minor additional shadows cast by proposed building.
- Yellow indicates shadow reduction provided by proposed building.





May 4th
2:00 PM

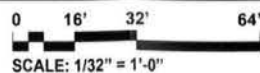
(halfway between spring
equinox and longest day)

- Blue indicates shadows shared by both building designs.
- Cyan indicates minor additional shadows cast by proposed building.
- Yellow indicates shadow reduction provided by proposed building.



318 Eye Street, NE

ESOCOFF & ASSOCIATES architects



Shadow Study B - May 4, 2:00 PM

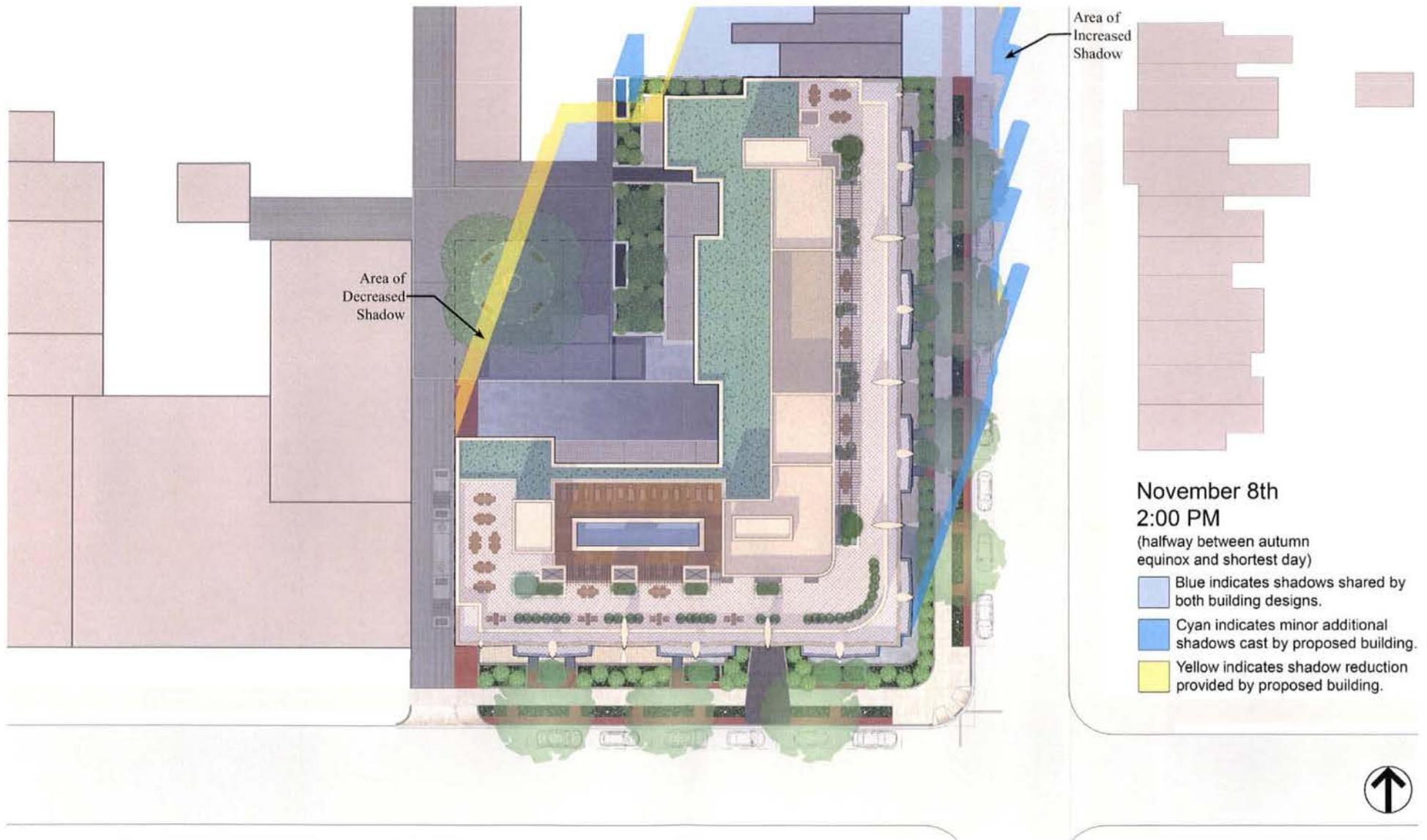
Page 23



November 8th
10:00 AM

(halfway between autumn
equinox and shortest day)

- Blue indicates shadows shared by both building designs.
- Cyan indicates minor additional shadows cast by proposed building.
- Yellow indicates shadow reduction provided by proposed building.



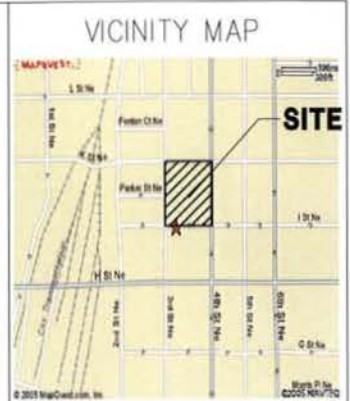
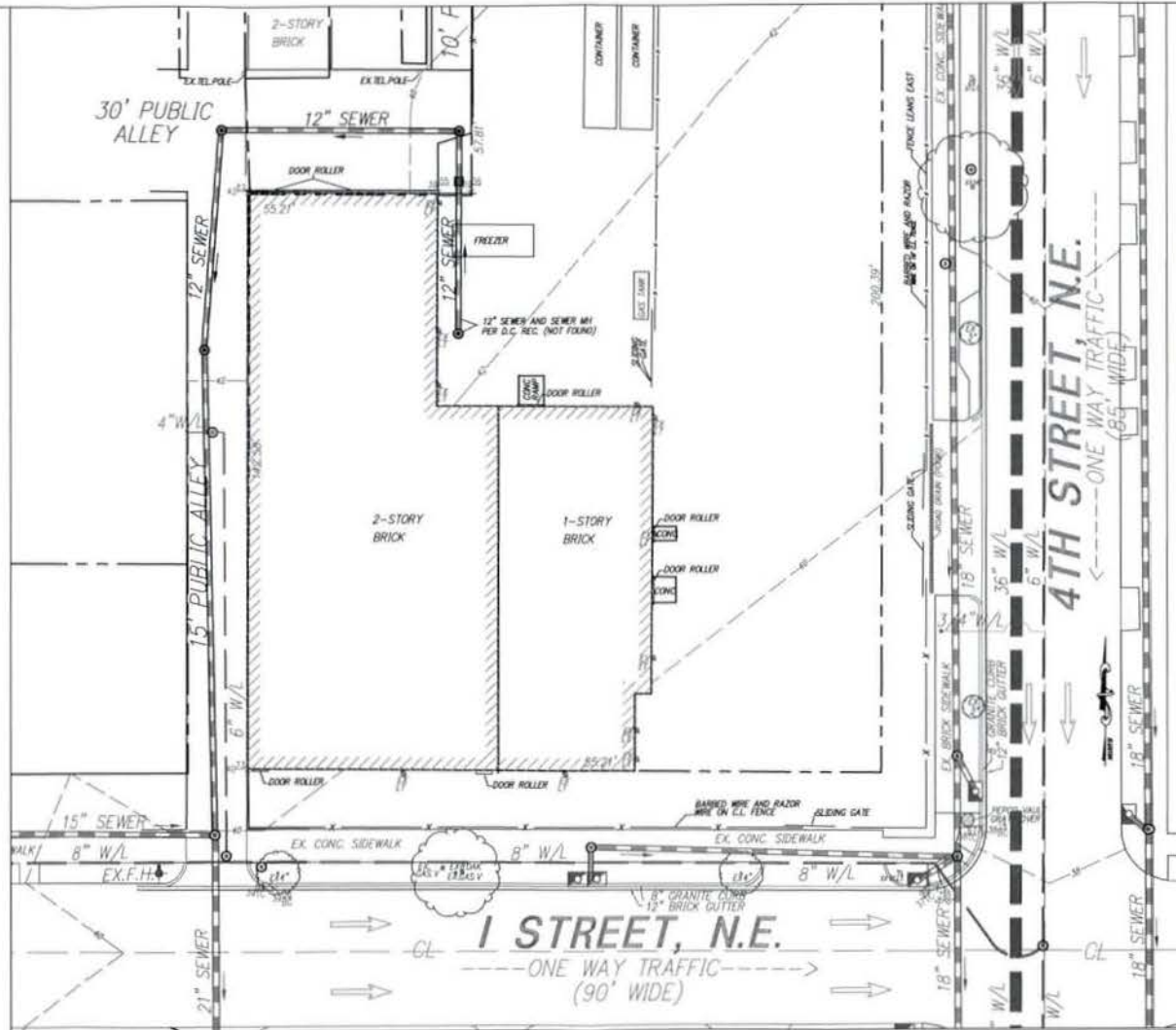
318 Eye Street, NE

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0 16' 32' 64'
SCALE: 1/32" = 1'-0"

Shadow Study D - November 8, 2:00 PM

Page 25



EXISTING	LEGEND	PROPOSED
254	CONTOURS	254
352.25	SPOT ELEVATIONS	352.25
	FACE OF BUILDING	
	CONCRETE SIDEWALK	
	CURB & GUTTER	
	CURB & GUTTER	
EX 17"	HEADY CURB	
	EDGE OF PAVEMENT	
	PAVEMENT MARKING	
	RETAINING WALL	
(B) (A) (C)	FIRE LANE SIGNS	(A) (B) (C)
	PROPERTY LINE	
	PARKING SPACES	
	LIMITS OF CLEARING AND GRADING	
	WATCHLINE	
	ELECTRIC LINE & STRUCTURE	
	TELEPHONE LINE & STRUCTURE	
	LIGHT POLE, STREET LIGHT	
EX 12\"	SAVETARY LINE & M	8\"
EX 24\"	STORM PILE	27\"
	STORM LINE	
	WATER LINE & M	
	WATER STRUCTURES	
	SANITARY CONNECTION	
	TEST PIT REQUIRED	
	BOLLARD	
	CHAIN LINK FENCE	
	DWP LINE	
	TREE TO BE PRESERVED	

WILES MENSCH CORPORATION

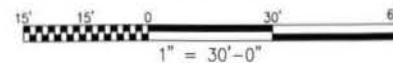
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(T) 703.391.7600 (F) 703.264.0595 www.wilesmensch.com

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WASHINGTON DC

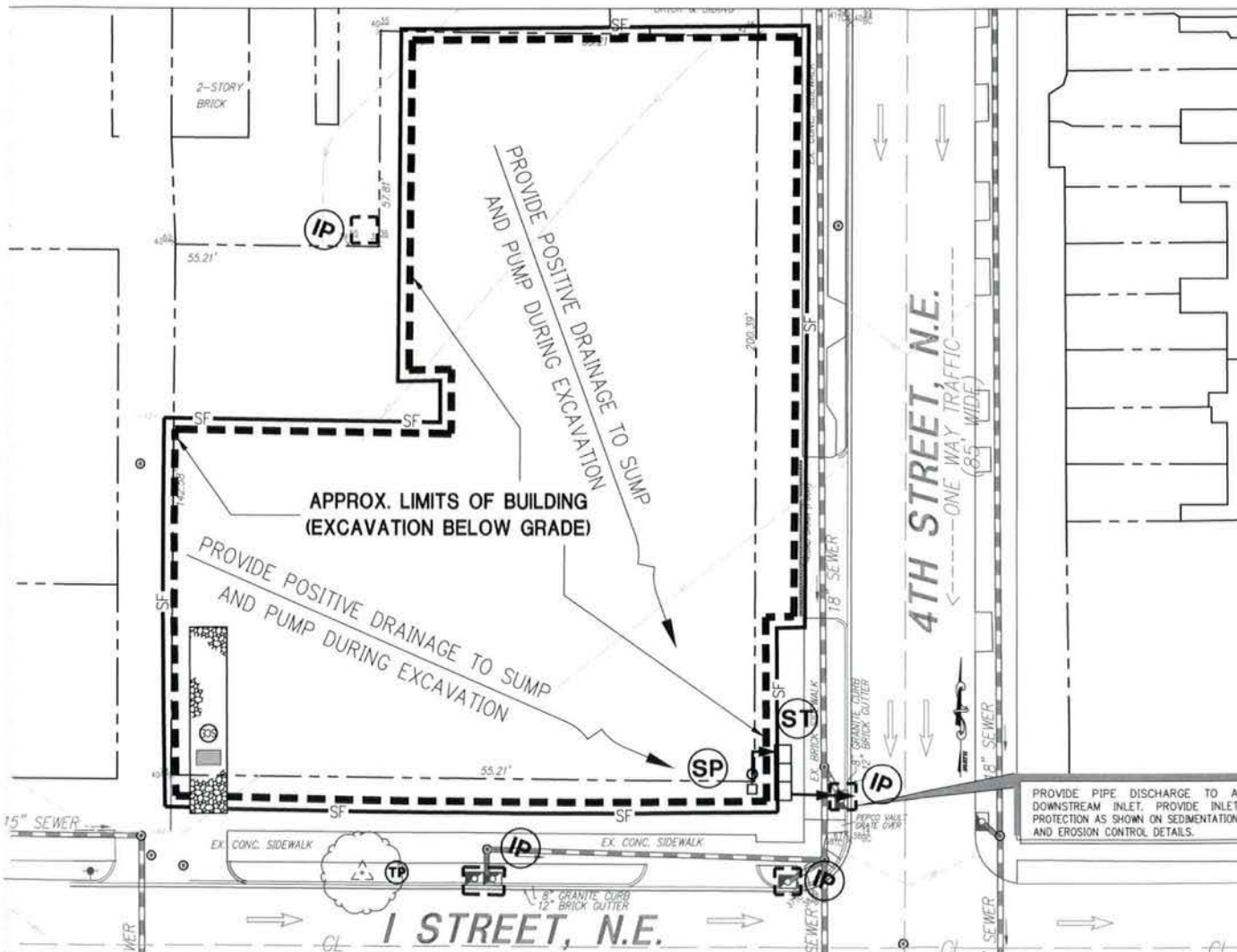


Sheet Title:
EXISTING CONDITION PLAN

Scale: 1 : 30 Date: 05/23/05

Job No:
276-05

Sheet No:
C.01



CONSTRUCTION AND STABILIZATION SEQUENCE:

1. INSTALL SEDIMENT AND EROSION CONTROL MEASURES INCLUDING STABILIZED CONSTRUCTION ENTRANCE, WASH RACK, INLET PROTECTION, TREE PROTECTION, SILT FENCE, STRAW BALE DOKE, AS INDICATED ON THE SHEET. SEE SHEET SEDIMENT AND EROSION CONTROL DETAILS.
2. SEDIMENT CONTROL MEASURES SHALL BE INSPECTED AND APPROVED BY THE INSPECTOR PRIOR TO COMMENCING ANY OTHER LAND DISTURBING ACTIVITIES.
3. REMOVE ITEMS AS INDICATED ON DEMOLITION PLAN.
4. INSTALL SITE IMPROVEMENTS AS INDICATED ON CONSTRUCTION DOCUMENTS FOR THE PROPOSED BUILDING.
5. AT THE COMPLETION OF CONSTRUCTION AND AFTER THE INSPECTOR'S APPROVAL, ALL TEMPORARY SEDIMENTATION AND EROSION CONTROL MEASURES SHALL BE REMOVED.

NOTE:

THE CONTRACTOR SHALL BE RESPONSIBLE FOR DESIGN OF SHEETING AND SHORING AND SUPPORT OF EXISTING UTILITIES AND ADJACENT STRUCTURES. SHORING, BRACING, AND UNDERPINNING DESIGNED BY THE CONTRACTOR'S STRUCTURAL ENGINEER LICENSED IN THE DISTRICT OF COLUMBIA SHALL BE PROVIDED AS NECESSARY TO ENSURE THEIR SUPPORT.

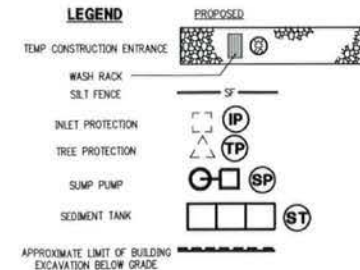
CONTRACTOR TO PROVIDE CHAIN LINK FENCE AT PERIMETER OF THE EXCAVATION AREA.

INSTALL SILT FENCE AT PERIMETER TO REMAIN IN PLACE UNTIL BELOW GRADE EXCAVATION HAS BEGUN, UNLESS OTHERWISE APPROVED BY THE INSPECTOR.

DUST CONTROL NOTES:

1. THE CONTRACTOR SHALL CONDUCT OPERATIONS AND MAINTAIN THE PROJECT SITE AS TO MINIMIZE THE CREATION AND DISPERSION OF DUST. DUST CONTROL SHALL BE USED THROUGHOUT THE WORK AT THE SITE.
2. THE CONTRACTOR MUST PROVIDE CLEAN WATER, FREE FROM SALT, OIL, AND OTHER DELETERIOUS MATERIAL TO BE USED FOR ON-SITE DUST CONTROL.
3. THE CONTRACTOR SHALL SUPPLY WATER SPRAYING EQUIPMENT CAPABLE OF ACCESSING ALL WORK AREAS.
4. THE CONTRACTOR SHALL IMPLEMENT STRICT DUST CONTROL MEASURES DURING ACTIVE CONSTRUCTION PERIODS ON-SITE. THESE CONTROL MEASURES WILL GENERALLY CONSIST OF WATER APPLICATIONS THAT SHALL BE APPLIED MINIMUM OF ONCE PER DAY DURING DRY WEATHER OR MORE OFTEN AS REQUIRED TO PREVENT DUST EMISSIONS.
5. FOR WATER APPLICATION TO UNDISTURBED SOIL SURFACES, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF TANK, SPRAY BAR, PUMP WITH DISCHARGE PRESSURE GAUGE.
 - B. ARRANGE SPRAY BAR HEIGHT, NOZZLE SPACING AND SPRAY PATTERN TO PROVIDE COMPLETE COVERAGE OF GROUND WITH WATER.
 - C. DISPERSE WATER THROUGH NOZZLES ON SPRAY BAR AT 20 PSI (137.8 K PA) MINIMUM. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
6. FOR WATER APPLICATION TO SOIL SURFACES DURING DEMOLITION AND/OR EXCAVATION, THE CONTRACTOR SHALL:
 - A. APPLY WATER WITH EQUIPMENT CONSISTING OF A TANK, PUMP WITH DISCHARGE GAUGE, HOSES AND MIST NOZZLES.
 - B. LOCATE TANK AND SPRAYING EQUIPMENT SO THAT THE ENTIRE EXCAVATION AREA CAN BE MISTED WITHOUT INTERFERING WITH DEMOLITION AND/OR EXCAVATION EQUIPMENT OR OPERATIONS. KEEP AREAS DAMP WITHOUT CREATING NUISANCE CONDITIONS SUCH AS PONDING.
 - C. APPLY WATER SPRAY IN A MANNER TO PREVENT MOVEMENT OF SPRAY BEYOND SITE BOUNDARIES.

LEGEND



WILES MENSCH CORPORATION

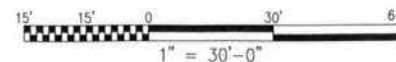
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WASHINGTON DC



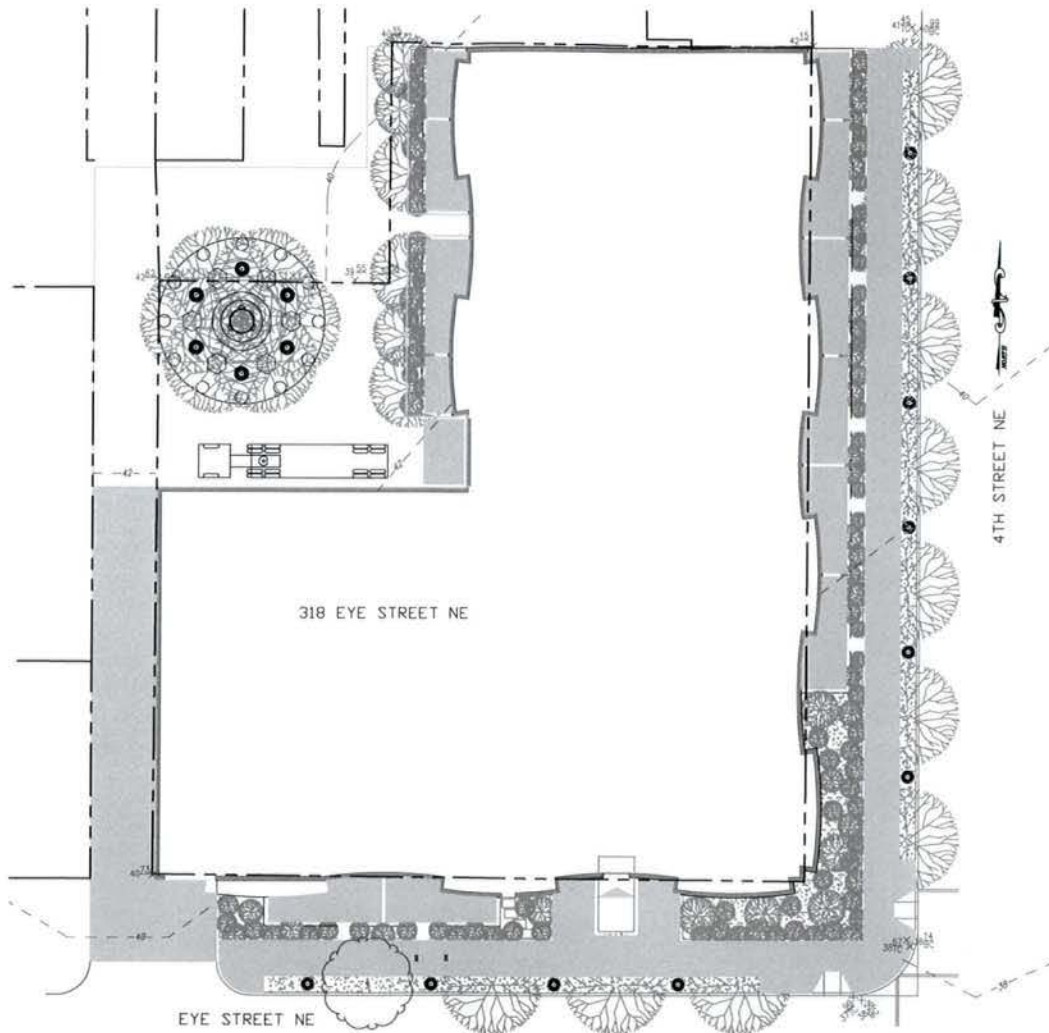
Sheet Title:
SEDIMENT & EROSION CONTROL PLAN

Scale: 1:30







Date: 05/23/05

Job No:
276-05

Sheet No:
C.02



PLANTING LEGEND

	= MAJOR DECIDUOUS STREET TREE (2.5" CAL.)
	= MID-SIZE ORNAMENTAL DECIDUOUS TREE (2.5" CAL.)
	= EVERGREEN SCREEN TREES (10'-15')
	= SHRUBS (2'-3')
	= EXISTING TREE (TO BE REMAINED)
	= GROUND COVER (GRASS)

WILES MENSCH CORPORATION
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Sheet Title:

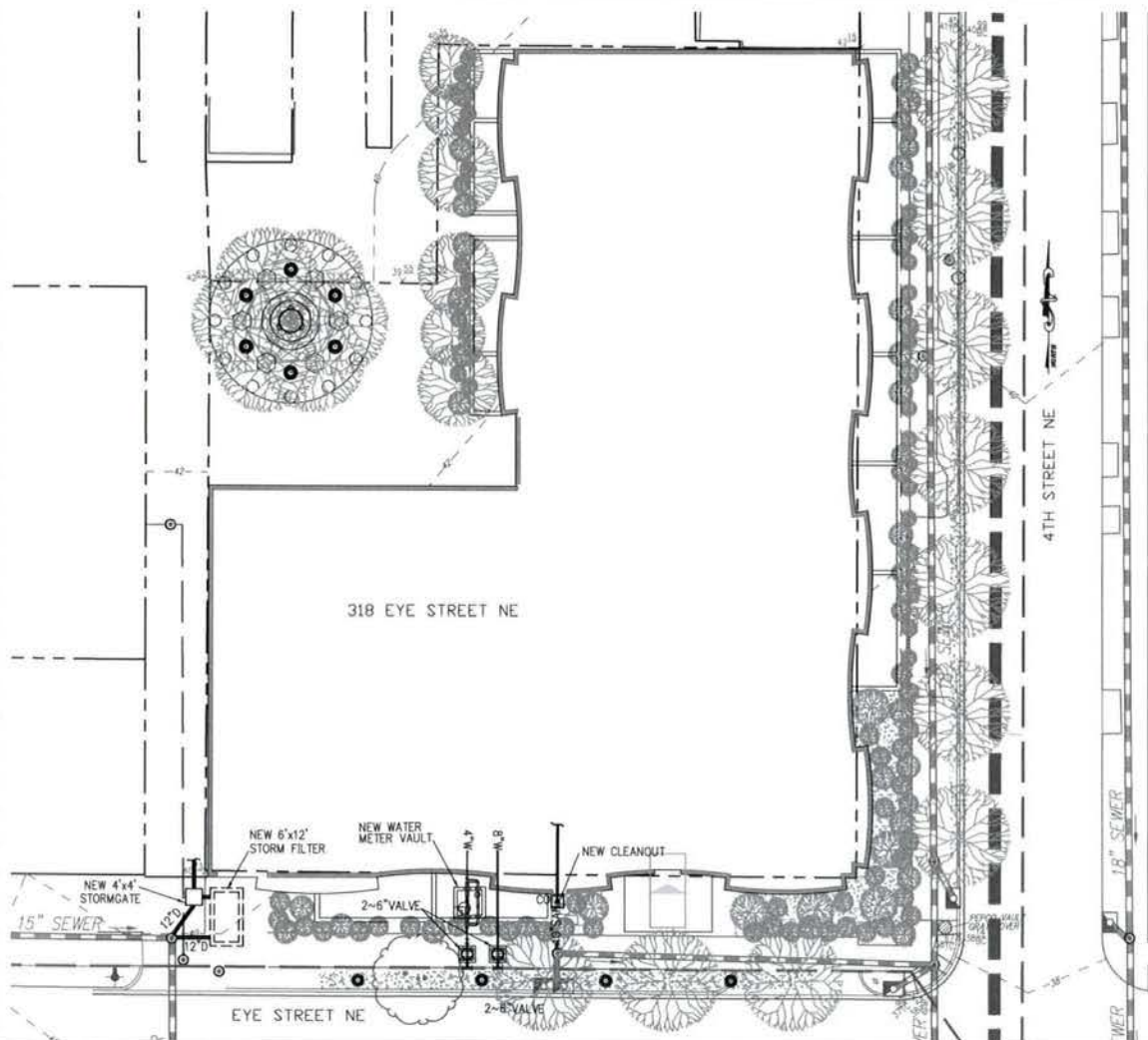
SITE PLAN

Scale: 1:30

Date: 05/23/05

Job No:
276-05

Sheet No:
C.03



Domestic Water and Sewer Service Estimates - Residential Condominium

318 Eye Street, NW
Washington, DC
120 Units, 7 Stories, approx. 160,000 GSF

Project # 05072.00
Date 5/18/2005

Unit Type	%	# Baths	# Units	Water		Sewer	
				SFU/ea*	SFU	DFU/ea*	DFU
Studio	12%	1	14	7.8	112	12.0	173
One Bedroom	23%	1	28	7.8	215	12.0	331
One Bedroom Den	50%	2	60	11.4	684	18.0	1080
Two Bedroom	7.5%	2	9	11.4	103	18.0	162
Two Bedroom Den	7.5%	2	9	11.4	103	18.0	162
Unit Totals	100%		120		1217		1908
Plus House Needs			10%		122		191
TOTAL =					SFU 1338	DFU 2099	
Equivalent Flow Rates = >					GPM 270	GPM	
Equivalent Pipe Sizes = >					4"	10"	
					Domestic Water Service	Sanitary Sewer Service	

*Future Units from IPC Tables:
Kitchen Group
Laundry Group
Bath Group

2.8
1.4
3.6

4.0
2.0
6.0

WILES MENSCH CORPORATION

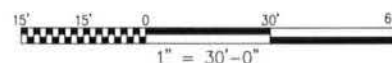
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318 I STREET, NE

WASHINGTON DC



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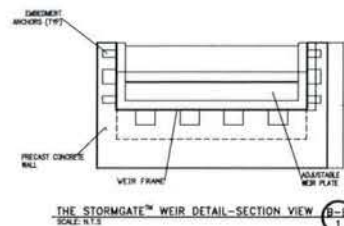
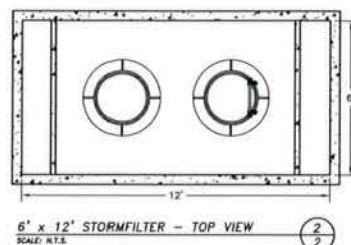
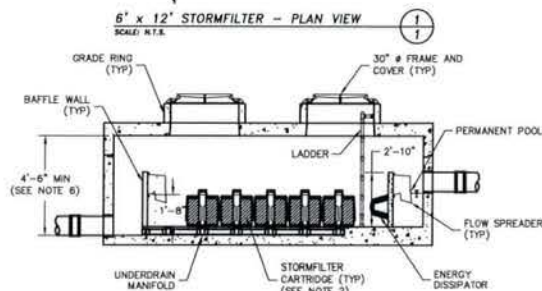
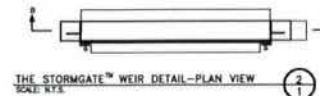
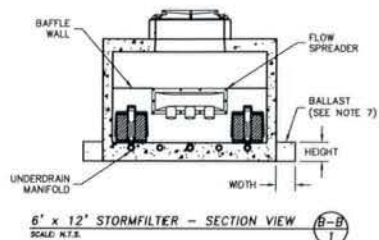
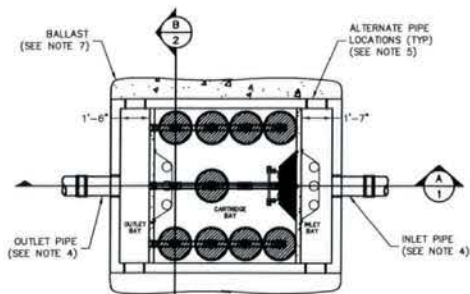
UTILITY PLAN

Scale: 1:30

Date: 05/23/05

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STORMWATER MANAGEMENT CALCULATIONS:

FIRST FLOOR AREA = 0.60 AC

• PRE-DEVELOPED RUNOFF (15 YEAR STORM)

$t_c = 5$ MINUTES, $i_{15} = 7.56$ IN/HR, $C = 0.75$

AREA = 0.60 AC

$Q_{15} = C i_{15} A = 0.75 \times 7.56 \times 0.60 = 3.40$ cfs

• POST-DEVELOPED RUNOFF (15 YEAR STORM)

$t_c = 5$ MINUTES, $i_{15} = 7.56$ IN/HR

AREA = 0.60 AC

$Q_{15} = C i_{15} A = 0.5 \times 7.56 \times 0.60 = 4.08$ cfs

SIZE CHART:

STORMFILTER VAULT SIZE	NUMBER OF CARTRIDGES	NOMINAL EXTERIOR FOOTPRINT	
		WIDTH (FT)	LENGTH (FT)
6 x 8	1 TO 6	7	9
6 x 12	7 TO 11	7	13
8 x 16	12 TO 26	9	17
8 x 18	27 TO 33	9	19

DETERMINE NO. OF CARTRIDGES:

AREA = 0.60 AC

1. $Q_{15} = 0.90 \times 0.5 \text{ in./hr.} \times 0.60 \text{ AC}$

$Q_{15} = 0.27$ cfs

2. $N_{flow} = Q_{15} \text{ (448 gpm/cfs / 15 gpm/cartridge)}$

$N_{flow} = 0.27 \text{ cfs} \times 448 \text{ gpm/cfs}$

$N_{flow} = 120.96 \text{ gpm}$

$N_{flow} = 8.06 \text{ cartridges}$

*** USE 9 CARTRIDGES

GENERAL NOTES

- 1.) STORMFILTER BY STORMWATER MANAGEMENT INC., PORTLAND, OREGON 800/548-4667.
- 2.) FILTERS TO BE SIPHON-ACTUATED AND SELF-CLEANING.
- 3.) PRECAST CONCRETE VAULT TO BE CONSTRUCTED IN ACCORDANCE WITH ASTM C857 AND C858.
- 4.) STORMFILTER REQUIRES 2.3' OF DROP FROM INLET TO OUTLET. INLET AND OUTLET PIPING TO BE SPECIFIED BY ENGINEER AND PROVIDED BY CONTRACTOR.
- 5.) PRECAST STORMFILTER EQUIPPED WITH EITHER CORED OPENINGS OR KNOCKOUTS AT INLET/OUTLET LOCATION.
- 6.) RECOMMENDED MINIMUM CLEARANCE FOR MAINTENANCE ACCESS. CONTACT SMI FOR OTHER OPTIONS IF A SMALLER SYSTEM IS REQUIRED.
- 7.) ANTI-FLOTATION BALLAST TO BE SPECIFIED BY ENGINEER IF NEEDED. BALLAST TO BE SET AT LEAST ENTIRE LENGTH OF BOTH SIDES OF VAULT. BALLAST MATERIALS TO BE PROVIDED BY CONTRACTOR.
- 8.) ALL STORMFILTERS REQUIRE REGULAR MAINTENANCE. REFER TO OPERATION AND MAINTENANCE GUIDELINES FOR DETAILS.
- 9.) DETAIL REFLECTS DESIGN INTENT ONLY. ACTUAL VAULT DIMENSIONS AND CONFIGURATION WILL BE SHOWN ON PRODUCTION SHEET DRAWING.
- 10.) STANDARD DETAIL SHOWS MAXIMUM NUMBER OF CARTRIDGES. EXACT NUMBER REQUIRED TO BE SPECIFIED ON SITE PLANS.

GENERAL NOTES:

- 1.) STORMGATE BY STORMWATER MANAGEMENT, INC., PORTLAND, OREGON (800-548-4667).
- 2.) ALL WATER QUALITY FACILITIES REQUIRE REGULAR MAINTENANCE. MINIMUM ANNUAL MAINTENANCE INCLUDES INSPECTION OF COMPONENTS AND REMOVAL OF SEDIMENTS. FOLLOW ALL LOCAL, STATE, & FEDERAL SAFETY GUIDELINES.
- 3.) PRECAST CONCRETE MANHOLE CONSTRUCTED IN ACCORDANCE WITH ASTM C858.
- 4.) EXTERNAL PIPING AND COUPLINGS PROVIDED BY OTHERS.
- 5.) FLEXIBLE COUPLINGS TO BE SET 18" OUTSIDE FACE OF WALL. FERNCO OR ENGINEER APPROVED. SEE PRECAST STORMGATE DATA BLOCK FOR MANHOLE SIZE AND WEIR SETTING.
- 6.) CONTRACTOR TO ADJUST WEIR TO DESIGN ELEVATION.
- 7.) WHEN SETTING SCREWS ON WEIR PLATE DO NOT EXCEED 5.0 FT-LBS TORQUE.
- 8.) SEAL WEIR WITH SILICONE SEALANT AFTER FINAL ADJUSTMENT.
- 9.)

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318 I STREET, NE

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Sheet Title:

SWM PLAN

Scale: N.T.S.

Date: 05/23/05

Job No:
276-05

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C.05

