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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

RECEIVED
D.C. OFFICE OF ZONING
2006 JAN 23 PM 3:02

Re: Zoning Commission Case No. 05-19 - Consolidated Review and Approval of a PUD and Zoning Map Amendment Application for 4100 Georgia Avenue, NW (Square 2910, Lots 35 and 803)

Dear Chairperson Mitten and Members of the Commission:

Enclosed please find the original fourteen day submission of The Neighborhood Development Company, LLC (the "**Applicant**"), for the above referenced case, along with 20 copies. The property that is the subject of this application is currently a vacant site and the former site of Yabba Motors.

The Applicant is requesting the consolidated review and approval of a PUD and a Zoning Map amendment from the C-2-A Zone District to the C-3-A Zone District. The Applicant proposes to construct a building with 72 units of affordable rental housing and ground floor retail (the "**Building**"). Such a project will contribute significantly to the Petworth neighborhood.

The attachments enclosed in this package include the following:

- Updates to the Architectural Drawings and Elevations (Exhibit A) for the following pages:
  - The cover page of Exhibit A shows the new aerial perspective of the Building.
  - Page 17 shows the new roof plan, incorporating a green roof and showing pavers to access to the green roof space for the residents. As a result of the reconfiguration of the residential recreation space, there is a new calculation of the residential recreation space, as discussed below.

ZONING COMMISSION
District of Columbia
Case 05-19
Exhibit 18
ZONING COMMISSION
District of Columbia
CASE NO.05-19
EXHIBIT NO.18

- Page 20 shows the updated Taylor Street elevation, which features a tower element better integrated into the building design, an slight shift of the tower element attached to the roof structure housing the stairs and elevator, and further enhancements to the façade of the Building that create a more organic and unified design.

- Page 21 shows the new Georgia Avenue and Kansas Avenue elevations. These elevations also feature further enhancements to the façade of the Building.

- Page 22 shows the enhanced north (alley) elevation of the Building. Further refinements to the design are also evident on the alley façade.

- Page 24 shows the revised and enhanced landscape plan for the property. The landscape plan features a cultivated outdoor landscaped space at the corner of Taylor Street and Kansas Avenue, NW, a brick pathway connecting the sidewalks along these two roads, and a more cultivated landscaped area along Taylor Street, NW, featuring open grass areas for recreation.

➢ Update to the Tabulation of Development Data (Exhibit B) showing revisions to the residential recreation space number. The amount of residential recreation space proposed by the Applicant is 5,281 square feet, or 8% of the residential space. The Applicant believes that adequate recreation spaces, such as park space, are offered throughout the neighborhood, and has provided ample landscaping around the Building to amplify the sense of openness and greenery. Further, the Applicant was already requesting a waiver from Section 773.3 of the Zoning Regulations.

In addition, the Applicant would like to request relief from Section 773.6 of the Zoning Regulations. The Applicant would like to count the walkway on the roof and other sections of the green roof, including those surrounding clusters of air conditioning units, that are not 25 feet wide, as required under Section 773.6. The Applicant believes that the roof is an accessible area that offers a large amount of attractive recreation space and periodically narrow walkways do not detract from such a configuration. The Applicant has designed the roof with the intent of maximizing the recreation space and incorporating elements of green design. The recreation space complies with the Zoning Regulations in all other ways and achieves the intentions of the Zoning Regulations for residential recreation space.

Finally, the Applicant has enhanced its affordability offerings for the project. Initially, the Applicant had proposed to offer 100% of the residential units as affordable apartments at 80% of the Area Media Income ("**AMI**"). Subject to District of Columbia Department of Housing and Community Development funding approvals, the Applicant proposes to increase those offerings to 100% of the residential units as affordable apartments at 60% of the AMI.

The Applicant looks forward to the opportunity to present the case to you. If you have any questions or comments, please do not hesitate to call or email Allison at (202)663-8853 or Jeff at (202)663-8715.

Sincerely,

Allison C. Prince /jcu

Allison C. Prince

Jeffrey C. Utz

Jeffrey C. Utz

Enclosures

cc: ANC 4C
Maxine Brown-Roberts
DDOT
The Neighborhood Development Company, LLC