VIEW 14

D.C. OFFICE OF ZONING
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STATEMENT OF
LEVEL 2 DEVELOPMENT, LLC
IN SUPPORT OF AN APPLICATION
FOR CONSOLIDATED REVIEW OF A PLANNED UNIT DEVELOPMENT

2301-2315 14th Street, N.W.
Square 2868
Lot 119 and a Portion of Lot 122

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ZONING COMMISSION
CASE NO. 05-22
EXHIBIT No. 4

ZONING COMMISSION
District of Columbia
CASE NO.05-22
EXHIBIT NO.4

PREFACE

This statement and the attached documents are submitted on behalf of Level 2 Development, LLC ("Level 2") in support of its request for consolidated review and approval of a planned unit development ("PUD") on that certain property consisting of approximately 32,016 square feet on the east side of 14th Street between Florida Avenue and Belmont Street, N.W. (the "Property").

The proposed PUD, to be known as View 14, is a mixed-use development of residential, retail, and service uses composed of approximately 174,006 square feet of residential use, or approximately 170 condominium units, a portion of which will be devoted to affordable housing, approximately 16,634 square feet of retail use, an underground parking garage with approximately 150 parking spaces, and a floor area ratio ("FAR") of approximately 6.0. Also, in connection with this project, Level 2 has created an innovative affordable program for on-site and off-site affordable housing.

Notice of intent to file this application was mailed on June 20, 2005, to Advisory Neighborhood Commission 1B and to the owners of all property owners within 200 feet of the Property, in accordance with Section 2406.7 and Section 2406.9 of the Zoning Regulations.

DEVELOPMENT TEAM

Applicant:	Level 2 Development, LLC 1612 U Street, N.W. Suite 404 Washington, D.C. 20009
Property Owners:	L2CP LLC 1612 U Street, N.W. Suite 404 Washington, D.C. 20009 District Cablevision Limited Partnership 900 Michigan Avenue N.E. Washington, D.C. 20017
Architect:	SK&I Architectural Design Group, LLC 7735 Old Georgetown Road, Suite 1000 Bethesda, MD 20814
Civil Engineers:	Wiles, Mensch Corporation 11860 Sunrise Valley Reston, VA, 703-715-8797
Traffic Consultant:	Wells & Associates, LLC 1420 Spring Hill Road, Suite 600 McLean, VA 22102
Economic Benefits Consultant:	Bolan Smart Associates, Inc. 900 19th Street, N.W., Suite 600 Washington, D.C. 20006
Land Use Counsel:	Holland & Knight LLP 2099 Pennsylvania Avenue, N.W., Suite 100 Washington, D.C. 20006

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LIST OF EXHIBITS

Description	Exhibit
Architectural Plans and Drawings (including zoning map)	A (submitted separately)
Completed Zoning Commission Application Forms	B
Legal Description of Subject Property	C
Office of the Surveyor Plats	D
Letters in Support of Application	E
Traffic Study	F (submitted separately)
Economic Impact Statement	G
Notice of Intent to File, Certificate of Service, and List of Property Owners within 200 Feet of Project	H

I.
INTRODUCTION

This statement and the attached documents are submitted to the Zoning Commission for consolidated review and approval of View 14.

A. Project Overview

The proposed development is a mixed-use project consisting of approximately 170 condominium units, a portion of which will be affordable housing, and 18,090 square feet of retail, and service uses. It also includes an underground parking garage with approximately 150 parking spaces, well in excess of the Zoning Regulations requirement. The floor area ratio for View 14 will be 6.0. It would significantly benefit the area and the District as a whole by providing new housing, affordable housing, economic and employment opportunities, and a number of other public benefits and project amenities and furthering the objectives of the Comprehensive Plan.

B. The Applicant

The owners of the Property, L2CP, LLC and District Cablevision Limited Partnership, have authorized Level 2 to file this PUD application for the Property.

Level 2 is a real estate development firm specializing in condominium construction and conversion in Washington D.C.'s 14th Street Corridor and U Street Corridor submarkets. It's development projects include the Clift Condominium, the Mercury at Meridian Park, and the Aventura, all of which are within a four-block radius of the intersection of 14th and U streets. The Clift Condominium is a four-unit project, completed in 2003, that included the renovation of a contributing historic structure and the construction of a modern rear addition. The Mercury at Meridian Park was a renovation and conversion of a mid-1960's apartment house into twelve two-bedroom

condominium units. The project was completed in May 2005, and sold out within 60 days. The Aventura is sited on in-fill lot on 14th Street, across from View 14. It will be a condominium residence with six, two-bedroom units. The condominium units will sit atop a concrete garage structure. Construction for the Aventura will begin this fall.

Level 2 is headed by Jeff Blum and David Franco. Natives of Washington D.C., Mr. Blum and Mr. Franco each have twenty years of experience in real estate development. Mr. Franco resides one block from the View 14 site and is an active member of local community groups. For View 14, Mr. Blum and Mr. Franco have teamed up with Centrum Properties, a Chicago-based real estate firm that has completed residential and retail projects in Chicago, South Florida, Boston, San Francisco, Kansas City, and St. Louis.

II.
PROJECT DESCRIPTION

A. Site Location and Description

The Property is on the east side of 14th Street, between Florida Avenue and Belmont Street, N.W., in the area commonly referred to as the U Street Corridor. Consisting of approximately 32,016 square feet of land area, the majority of the Property (Lot 119) is improved with a warehouse and automobile repair shop. The balance of the Property (a portion of Lot 122), contains several Comcast cable satellite dishes and antennae tower. (The complete legal description of the area included in this application is set forth in the attached Exhibit C.) The Property and surrounding area are well served by public transportation, including Metrobus lines and the U Street-Cardozo Metrorail Station, which is located five blocks, or approximately 1,600 feet, southeast of the Property at U and 13th streets.

The District of Columbia Comprehensive Plan Generalized Land Use Map designates the Property as medium density residential. Multiple unit housing and mid-rise apartment buildings are the predominate uses in this category. The Property is located in the C-2-B District, which permits matter-of-right medium density development, including office, retail, housing, and mixed uses.

B. Description of Surrounding Area

The area surrounding the Property is primarily designated medium density residential on the District of Columbia Comprehensive Plan Generalized Land Use Map, with moderate density residential to the east along 13th Street. The area is characterized by a mix of residential and commercial uses as well as a mix of newly constructed, refurbished, and older structures. On the west side of 14th Street, across from the Property, are a private parking lot and a strip shopping center. The Wardman Court Apartments (formerly known as Clifton Towers) are located immediately north of the Property, and to the east are rowhouses. South of the Property, across Florida Avenue, is the Greater U Street Historic District, which contains a mix of residential, retail, and commercial uses. The Flats at Union Row, a comparable mixed-use PUD is under construction to the south of the Property on the northeast corner of 14th and V streets. It will have approximately 280 apartment units and 24,000 square feet of retail. The Ellington, on U Street between 13th and 14th Streets, is another comparable mixed-use project in the vicinity of the Property. It has approximately 186 dwelling units and 24,000 square feet of retail. As mentioned above, the area surrounding the Property is well-served by public transportation, including the Metrobus lines and the U Street-Cardozo Metrorail Station.

C. Project Design and Components

View 14 is envisioned as a future anchor of the U Street Corridor. The building is informed by its 14th Street location – by both the physical characteristics of 14th Street (the north, northeast bend of the axis and the elevation change) and its historical heritage (automotive dealerships and services and a vibrant commercial corridor). As such, View 14 is designed to act, symbolically speaking, as a portal facilitating several transitions: a transition between the past commercial vibrancy and the future urban active life, a transition between downtown and uptown, and a transition between the abandonment and disillusions of the 1960's and 1970's to the new urban renaissance. Through its strong presence, View 14 will help invigorate the pedestrian traffic in the area and correct the visual deficiencies of the Comcast site (Lot 122).

At the street level, the base of the building is designed to ground the project and to connect it to the commercial past of the area. It will have a robust look, featuring large masonry piers and beams and glass storefront infills. The masonry piers will establish a relation to the predominately brick buildings in the neighborhood.

To help the building integrate into its surroundings, the residential mass is subdivided into several volumes, each clad in ceramic panels or brick, with metal panels and window walls. Also, the upper two floors of the building are set back on the west and south façades, and are treated with more glass than the lower floors. The residential feel of the project is enhanced by the multitude of bay windows on the west and east façade and the availability of balconies for most of the condominium units.

Due to the elevation and directional change of 14th Street near the Property, the site is exposed to distinctive vistas from downtown and upper 14th Street. The building

design emphasizes these vistas by setting the subdivided building planes at different angles; thus, offering a variety of unique facades depending on the position of the viewer. This design element offers a dynamic viewing experience.

Extending nine stories, View 14 will include residential, retail, and service uses. The retail program includes 11,410 square feet on the ground floor of the building and a 13,185 square feet health club on the first level of the underground parking garage. The parking garage will consist of two and one-half levels of parking. The top eight stories of the building will house approximately 170 condominium units totaling approximately 174,006 square feet. The number of condominium units may increase or decrease depending on market demands; regardless of the number of units, the overall square footage of residential use will remain at 174,006 square feet. Also, in the alternative to the retail program described above, as noted on the plan for the project, there will be 11,400 square feet of retail on the ground floor and 3,021 square feet of retail on the first floor. In this case, the building would not include a health club and the parking garage would be limited to two levels. The ground floor of the building will be accessible from 14th Street near Florida Avenue, and the first floor will be accessible from 14th Street near Belmont Street. The service area for View 14 will have one loading berth that is 55 feet deep, two loading platforms that are 30 feet deep, and one service/delivery loading space that is 20 feet deep. The service area and underground parking garage will be accessible from the public alley on the eastern boundary of the Property. Most of the alley will be widened from 15 feet to 20 feet in order to better accommodate this vehicular traffic.

D. Matter of Right Development Under the C-2-B and PUD Regulations

The Property is zoned C-2-B, which is designated to serve commercial and residential functions similar to the C-2-A District[1], but with high density residential and mixed uses. 11 DCMR §720.6.

As a matter of right, property in the C-2-B District can be developed with a maximum lot occupancy of 80% and an FAR of 3.5, of which up to 1.5 may be for commercial use. 11 DCMR §771.2; 11 DCMR §772.1. The maximum building height in the C-2-B District is 65 feet, the minimum depth for a rear yard is 15 feet, and an area not less than 15% of the gross floor area devoted to residential use must be provided for residential recreational space. 11 DCMR § 770.1; 11 DCMR §774.1; 11 DCMR §773.3. For residential uses, parking is required at a minimum of 1 space per 3 dwelling units, and for retail uses, 1 parking space is required for each 750 square feet of gross floor area in excess of 3,000 square feet. 11 DCMR §2101.1. A roof structure, among other requirements, must be set back from all exterior walls at a distance at least equal to its height above the roof upon which it is located and that it not exceed 18 feet, 6 inches in height. 11 DCMR §770.6. For buildings in the C-2-B District containing a residential use, other than a one-family dwelling, flat, or hotel, residential recreational space must be provided at an area equal to 15% of the gross floor area dedicated for residential use. Finally, the Regulations require View 14 to have one loading berth with a depth of 55 feet, one loading platform at 100 square feet, and one service/delivery loading space at a dept of 20 feet. 11 DCMR §2201.1.

[1] The C-2-A District is designed to provide facilities for shopping and business needs, housing, and mixed uses for large segments of the District of Columbia outside of the central core. 11 DCMR §720.2.

Notwithstanding the foregoing, the proposed PUD would also be governed by the provisions of Chapter 24 of the Zoning Regulations. Chapter 24 requires a minimum lot area of 15,000 square feet. Also, for a PUD in the C-2-B District, the permitted building height increases from 65 feet to 90 feet and the permitted FAR increases from 3.5 to 6.0, of which up to 2.0 may be commercial use. 11 DCMR §2405.1 – 2405.2.

View 14 complies with the above requirements as follows:

(a) the Property consists of 32,016 square feet where 15,000 square feet is required;

(b) the development will have a lot coverage of 70.3% where a maximum lot coverage of 80% is permitted;

(c) the project will not exceed the permitted FAR of 6.0;

(d) the height of the building will not exceed 90 feet;

(e) the rear yard of the project will be more than 15 feet measured from the center of Florida Avenue where 15 feet is required;

(f) the project will have 132 residential parking spaces where the Regulations only require 57 residential parking spaces, and 18 retail parking spaces; and

(g) the development will have one (1) loading berth at 55 feet, one (1) loading platform at 30 feet, and one (1) service/delivery loading area at 20 feet as required under the Regulations.

E. Flexibility Under PUD Guidelines

Level 2 seeks flexibility from those provisions pertaining to roof structures and residential recreation space. The Zoning Commission may grant such flexibility without the need for special exception approval from the Board of Zoning Adjustment or compliance with the special exception standards that might otherwise apply. 11 DCMR §2405.8.

1. Roof Structure

As it relates to the roof structure, Level 2 seeks to deviate from Section 411.5 of the Regulations, which requires that the enclosing walls from the roof level be of equal height. View 14 is designed to have a roof that varies in height in order to reduce the apparent mass of the building and to integrate the mechanical penthouse into the overall architecture.

2. Residential Recreation Space

The Regulations mandate that buildings located in the C-2-B District containing a residential use, other than a one-family dwelling, flat, or hotel, have an area equal to 15% of the gross floor area dedicated for residential use as residential recreation space. 11 DCMR § 773.3.

For View 14, the recreational program is divided into several spaces, both indoor and outdoor. On the first floor, and adjacent to the reception area, there is a multipurpose recreation space with access to an outdoor terrace. The hardscaped terrace will be buffered from the public alley by a landscape area and a water feature. In addition, the ground floor has another landscaped area facing Belmont Avenue. The recreation program continues on the tenth floor where an outdoor terrace with north, west, and

southern vistas is located. This program provides 12,893 square feet of residential recreational space, where 25,412 square feet is required. However, this variance is offset by the additional private recreation space available in the form of unit terraces and balconies, which total 16,376 square feet, or 8.52% of the residential area. Together, the open and private recreation space at View 14 total 29,269 square feet, which exceeds the requirement under the Regulations by 3,857 square feet. As such, we respectfully request the Zoning Commission to grant flexibility in the requirement for residential recreation space.

F. Tabulation of Development Data

	Required/Allowed	Provided
Lot Area	15,000 s.f.	32,016 s.f.
Lot Width	None prescribed	120 feet average
FAR **Gross Floor Area:** **Residential** **Retail**	6.0	6.0 174,006 s.f. 18,090 s.f.
Lot Occupancy	80% max	70.3%
Building Height	90 feet	90 feet
Penthouse Height	18.5 feet	18.5 feet
Rear Yard	15 feet	15 feet
Side Yard	None req.	None
Open Court Width	4" per foot of height	136 feet
Parking: **Residential** **Retail**	 55 spaces 18 spaces	 132 spaces 18 spaces
Loading Berth **Loading Platform** **Service/Delivery Loading**	1 @ 55'-0" 2 @ 30'-0" 1 @ 20' (service)	1 @ 55'-0" 2 @ 30'-0" 1 @ 20'

III.
THE PROJECT MEETS THE STANDARDS OF THE ZONING REGULATIONS AND PUD REQUIREMENTS

A. PUD Process is Appropriate Mechanism for the Project

The PUD process is the appropriate mechanism for guiding the development of the Property. It allows Level 2 to develop the Property with an exceptional planned community comprised of residential units and supporting retail and service uses. Through the PUD process, the Zoning Commission can ensure the appropriate development of the Property by encouraging the participation of the affected community and District agencies and soliciting their comments. Thus, the PUD process gives neighborhood residents, the community at-large, and District agencies ample opportunity to work with Level 2 to ensure a well-planned development. In fact, the proposed development has been presented to and is supported by Advisory Neighborhood Commission 1B, Ward 1 Councilman Jim Graham, and the Meridian Hill Neighborhood Association. Letters from the respective entities are attached as Exhibit E.

B. Impacts of the Project Under Section 2403.3

View 14 will have a favorable impact on the surrounding area because it will improve the aesthetics and streetscape along this segment of 14th Street, create new housing, and provide additional economic and employment opportunities for District residents. Also, by bringing new residents into the area, View 14 supports the continued revitalization of the U Street corridor while serving as a catalyst for further development in the area immediately surrounding the Property. A detailed discussion of the economic impact of View 14, including the direct tax revenues to the District, is contained in the Economic Impact Overview by Bolan Smart Associates, Inc. attached as Exhibit G.

Finally, View 14 will not have an unacceptable impact on traffic. According to the enclosed Traffic Impact Study conducted by Wells & Associates, LLC, the key intersections studied would continue to operate at an overall acceptable level of service D or better during both the AM and PM peak hours, with the recommended traffic signal timing modifications.

C. Public Benefits and Project Amenities

The PUD guidelines require the evaluation of specific public benefits[2] and project amenities[3] for a proposed project. Additionally, when deliberating the merits of a PUD application, the Zoning Commission is required to "judge, balance and reconcile the relative value of the project amenities and public benefits offered, the degree of development incentives requested, and any potential adverse effects according to the specific circumstances of the case." 11 DCMR 2403.8.

View 14 offers a number of the public benefits and project amenities that the PUD process is specifically designed to encourage, namely urban design, architecture, landscaping and open space; site planning and efficient and economical land utilization; transportation features; employment and training opportunities; and housing and affordable housing.

[2] Public benefits are defined as "superior features of a proposed planned unit development that benefit the surrounding neighborhood or the public in general to a significantly greater extent than would likely result from the development of the site under the matter of right provisions...." 11 DCMR 2403.6.

[3] A project amenity is further defined as "one type of public benefit, specifically a functional or aesthetic feature of the proposed development, that adds attractiveness, convenience or comfort of the project for occupants and immediate neighbors." 11 DCMR 2403.7.

1. Urban Design, Architecture, Landscaping and Open Space (Section 2403.9(a))

The high quality design and architecture of View 14 exceeds that of most "matter of right" development projects. The base of the building, with its neighborhood oriented retail and service uses will stimulate pedestrian traffic while reflecting on the historical heritage of 14th Street. In addition, the elimination of the satellite dishes and antenna tower from the Comcast site, at a cost in excess of $65,000.00 to Level 2, will significantly improve the urban landscape and create an environment that complements the character of 14th Street and the U Street Corridor.

2. Transportation Features (Section 2403.9(c))

View 14 incorporates measures that mitigate adverse traffic impacts. First, it will contain ground floor retail and service uses reducing the need to drive for basic neighborhood services. Second, residents will also be within walking distance of the 14th and U Street Corridor, which offers a number of services and commercial uses, including stores, restaurants, and entertainment establishments. Third, the Property is well served by public transportation, including the Metrobus lines and the U Street-Cardozo Metrorail Station. Fourth, in order to improve traffic circulation to and from the Property, the project has been designed to eliminate the existing curb cuts on 14th Street and Belmont Street, and to limit vehicular ingress and egress to the public alley east of the Property. Fifth, in order to better accommodate this vehicular traffic and improve circulation, most of the alley will be widened from 15 feet to 20 feet. Finally, View 14 will include an underground parking garage that contains approximately 150 parking spaces, well in excess of what is required under the Zoning Regulations so that residents and users of the

project will not have to compete for on-street parking spaces. Of those parking spaces, at least two will be reserved for a "Zip Car" or "Flex Car," car sharing programs for residents. The Traffic Study confirms that the proposed residential parking supply will adequately meet anticipated residential parking demands, while the proposed retail parking supply should adequately accommodate anticipated retail parking demands.[4]

3. Employment and Training Opportunities (Section 2403.9(e))

In order to further the District of Columbia's policies relating to the creation of employment opportunities, Level 2 will commit to make a bona fide effort to utilize local, small or disadvantaged business enterprises certified by the District of Columbia Local Business Commission in order to achieve, at a minimum, the goal of 35% participation in the contracted development costs in connection with the development of the Project. Level 2 will also enter into a First Source Agreement with the Department of Employment Services ensuring cooperation with the Department for employee recruitment for jobs created by View 14 with the objective that 51% of the employees hired in connection with the development of the Project are District of Columbia residents.

4. Housing and Affordable Housing (Section 2403.9(f))

Arguably, the single greatest benefit to the area, and the District as a whole, is the creation of new housing and home ownership opportunities consistent with the goals of the Zoning Regulations, the Comprehensive Plan and the Mayor's housing initiative. These objectives are met on two fronts. First, as a PUD, View 14 provides approximately 174,006 square feet of residential use on the Property, instead of 112,056 square feet, the

[4] The Traffic Study concludes that the proposed retail parking supply will adequately accommodate anticipated parking demands if the proposed retail tenants serve local neighborhood residents, not patrons who might otherwise drive from more distant neighborhoods in the District of Columbia or the suburbs.

maximum area of residential use permitted on the Property with C-2-B zoning. This new housing is characterized by an urban living system supported by the retail, commercial, and entertainment establishments in the U Street corridor and the public transportation system. It should also be noted that the residential use is proposed in lieu of up to 47,398 square feet of commercial development that would be permitted on the Property as a PUD,[5]

In addition, Level 2 will make a significant contribution towards affordable housing. At the urging of the Office of Planning, Level 2 devoted an area equal to 15% of the increase in the residential FAR permitted on the Property as a PUD, or approximately 12,000 square feet, to affordable housing.[6] Of that, 6,000 square feet, will create approximately 6 units at View 14, available to persons whose income does not exceed 80% of the area median income. The size of these units will reflect that of the market-rate units in the building. In lieu of constructing an additional 6,000 square feet of affordable housing on-site, Level 2 will contribute $1 million to the Sankofa Tenant's Association for the acquisition and rehabilitation of the Cresthill Apartments, a 48-unit apartment house with over 50,000 square feet of gross floor area, located within one half block of View 14 at 1430 Belmont Street. Level 2's contribution covers the gap in funding needed by the Sankofa Tenant's Association to purchase the apartment house at $3.5 million, and helps to preserve one of the last truly affordable housing options in the neighborhood. The Association is working with Jubilee Housing, Inc., the management agent for Cresthill Apartments, and Ruben McCornack, an affordable housing

[5] Level 2 is proposing only 16,634 square feet of commercial use when, as a PUD, the Property can be developed with up to 64,032 square feet of commercial use.

[6] The maximum residential FAR permitted on the Property under the C-2-B regulations is 3.5, or 112,056 square feet. As a PUD, the residential FAR permitted on the Property increases from 3.5 to 6.0, or 192,096 square feet, which is an increase of 80,040 square feet. 15% of the increase is 12,006 square feet.

development consultant, to determine a strategy for successfully acquiring and redeveloping the building and transitioning it to tenant ownership that reserves 50% of the apartment units for persons making equal to or less than 30% of the area median income and the other 50% of the apartment units for persons making equal to or less than 60% or the area median income.

5. Other Public Benefits and Amenities (Section 2403.9(j))

In addition to the foregoing public benefits and amenities, Level 2 will support local initiatives by contributing $40,000.00 to area organizations. Specifically, Level 2 will donate $20,000 to the Parents Association of the Police Boys and Girls Club on 14th Street; $10,000.00 to The Children's Studio School at 13th and V Streets; $5,000.00 to the Meridian Hill Neighborhood Association; and $5,000.00 to the Cardozo Shaw Neighborhood Association.

IV.
COMPLIANCE WITH THE COMPREHENSIVE PLAN

View 14 advances the purposes of the Comprehensive Plan, is consistent with the Generalized Land Use Map, and furthers and complies with the major themes and elements for the District and Ward 1 in the Comprehensive Plan.

A. Purposes of the Comprehensive Plan

The purposes of the Comprehensive Plan are six-fold:

> (1) Define the requirements and aspirations of District residents, and accordingly influence social, economic and physical development; (2) Guide executive and legislative decisions on matters affecting the District and its citizens; (3) Promote economic growth and jobs for District residents; (4) Guide private and public development in order to achieve District and community goals; (5)

> Maintain and enhance the natural and architectural assets of the District; and (6) Assist in conservation, stabilization, and improvement of each neighborhood and community in the District.

D.C. Code §301.62(b).

View 14 significantly advances these purposes by promoting the social, physical and economic development of the District through the provision of quality residential development that is affordable to a range of incomes and the integration of retail and services that will create a sense of neighborhood while providing employment opportunities. The Project will also achieve the community goal of adequate parking through an unobtrusive underground parking garage.

B. Generalized Land Use Map

View 14 is not inconsistent with the District of Columbia Comprehensive Plan Generalized Land Use Map, which designates the Property in the medium density residential category. As a part of the description for this land use designation, multiple-unit housing and mid-rise apartment buildings are the predominant uses.

C. Compliance with Major Themes of the Comprehensive Plan

View 14 is consistent with many of the Comprehensive Plan's major themes, including the following:

1. Stabilizing and Improving the District's Neighborhoods

View 14 will assist in stabilizing and improving the Columbia Heights neighborhood by replacing the existing uses on the Property with a well-designed mixed use project that will bring new residents into the area and providing new retail services for the new and existing residents. In so doing, View 14 represents an extension of the

revitalization of the U Street corridor and may serve as a catalyst for further redevelopment in the area.

2. Respecting and Improving the Physical Character of the District

The PUD process will ensure that View 14 is a well-planned, carefully designed project. View 14 will be representative of and serve as a catalyst for the continued revitalization of the area.

3. Reaffirming and Strengthening District's Role as an Economic Hub

The Comprehensive Plan encourages making maximum use of the District's location at the center of the Region's radial metrorail and commuter rail system. View 14 furthers this objective because it brings residential, retail, and service uses in close proximity to the U Street-Cardozo Metrorail Station. Additional commuter services are available through the Metrobus lines that serve the Property.

D. Compliance with Major Elements of the Comprehensive Plan

View 14 furthers the objectives and policies of many of the Comprehensive Plan's major elements as follows:

1. Economic Development Element

According to the Economic Development element of the Comprehensive Plan, the District places a high priority on the generation of new and productive uses of currently underused commercially and industrially zoned lands. 10 DCMR § 200.10. View 14 would be an improvement over the automobile repair shop and satellite dishes that are currently on the Property because it would dramatically improve the aesthetics of the area, create new housing opportunities, and provide a variety of neighborhood retail uses to serve the residents, businesses, and offices in the area. Because of its proximity to the

U Street-Cardozo Metrorail Station and approval through the PUD process, View 14 furthers another objective of the Economic Development Element, which is to stimulate and facilitate a variety of commercial, retail and residential development investments appropriate to selected Metrorail station areas outside of the Central Employment Area, consistent with the Land Use element and ward plans, with sensitivity to the surrounding area. 10 DCMR § 204.2(m).

2. Housing Element

According to the Housing Element of the Comprehensive Plan, housing in the District is viewed as a key part of a total urban living system that includes access to transportation and shopping centers, the availability of employment and training for suitable employment, neighborhood schools, libraries, recreational facilities, playgrounds, and other public amenities. 10 DCMR § 300.4. A policy of the Comprehensive Plan is to designate, as residential development opportunity areas, sites where significant housing development can appropriately occur and encourage multi-unit housing development near selected Metrorail stations. 10 DCMR § 302.2(d). View 14 significantly promotes these principles with its close proximity to the U Street-Cardozo Metrorail Station as well as the myriad of neighborhood uses and public amenities located just south of the Property in the U Street corridor.

Also as stated in the Housing Element of the Comprehensive Plan, the District recognizes its obligation to facilitate the availability of adequate, affordable housing to meet the needs of current and future residents. The District strives to stimulate a wider range of housing choices and strategies through the production of new units for a variety of household types. By reserving a portion of the units as affordable housing and making

a significant monetary contribution toward the acquisition and rehabilitation of the Cresthill Apartments, Level 2 is supporting District's priority of maintaining and upgrading the District's affordable housing stock. 10 DCMR §300.1 – 300.3.

3. Urban Design Element

The Urban Design Element states that it is the District's goal to promote the protection, enhancement and enjoyment of the natural environs and to promote a built environment that serves as a complement to the natural environment, provides visual orientation, enhances the District's aesthetic qualities, emphasizes neighborhood identities, and is functionally efficient. 10 DCMR § 701.1. The streetscape objective of this element is to establish a clear classification of streets and sidewalks that is functionally efficient and visually coherent, enhances the pedestrian environment, and provides for the orderly movement of goods and services. 10 DCMR § 709.1. View 14 advances these objectives by replaces the existing, unsightly industrial uses on the Property with a project that includes high-quality architecture and design intended to contribute to the identity of the U Street Corridor while reflecting the rich history of 14th Street.

4. Land Use Element

Policies designed to support residential neighborhoods include promoting the enhancement and revitalization of District neighborhoods for housing and related uses; ensuring abroad range of residential neighborhood options, and providing wide-ranging assistance for neighborhoods of relatively poor quality by joint public and private action and concentrated governmental attention and resources. 10 DCMR §§ 1104.1 (a), (c), and (e), and 1118.6.

View 14 responds to these goals by constructing high quality residential units. The superior design of the proposed development will enhance and revitalize this residential segment of Ward 1, thereby stimulating new development and economic opportunities. It also includes appropriate retail and service components intended to serve the needs of the District's economy and its neighborhoods through the construction of approximately 18,090 square feet of leasable retail space that will serve both the residents of the buildings and the surrounding neighborhood. 10 DCMR § 1108.1(a).

E. Compliance with Ward 1 Elements of the Comprehensive Plan

The Project fulfills and furthers the specific objectives for Ward 1, as set forth in the Comprehensive Plan.

1. Ward 1 Economic Development

Among the policies for the Ward 1 Economic Development Element are (a) to support the development of the U Street Corridor and U Street-Cardozo Metrorail Station areas; (b) to promote compliance by private sector employers with equal employment opportunity and affirmative action requirements as well as maximize involvement of private sector employees in the training and job placement programs; and (c) to ensure commercial and service establishments necessary to neighborhood residents. 10 DCMR § 1202.1 (a), (b), (i), (m), (n).

View 14 is consistent with this element of the comprehensive plan for three reasons. First, it will support the development of the U Street and U Street-Cardozo metrorail areas by generating new residents that will utilize the businesses, services, and public amenities in these areas. Second, as stated earlier, Level 2 will enter into a

memorandum of understanding with the Office of Local Business Development to utilize local, small or disadvantaged business enterprises certified by the District of Columbia Local Business Commission in order to achieve, at a minimum, the goal of 35% participation in the contracted development costs in connection with the development of the Project, and Level 2 will enter into a First Source Agreement with the Department of Employment Services ensuring cooperation with the Department for employee recruitment for jobs created by View 14 and ensuring that 51% of the employees hired in connection with the development of the Project are District of Columbia residents. Third, the project will include neighborhood retail and service uses that serve residents of View 14 and the surrounding area.

2. Ward 1 Housing Element

The Ward 1 Housing policy emphasizes the necessity for housing and the need for it to be located close to services needed for urban living. 10 DCMR § 1204.1. A major objective in Ward 1 is to stimulate the production of new housing to meet all levels of need and to provide for the housing needs of low- and moderate-income households. 10 DCMR § 1205.1(a) and (b). View 14 furthers the goals of this element because it includes neighborhood retail and services uses to serve the residents of the development and because it is in close proximity the U Street-Cardozo Metrorail Station, the Metrobus lines, as well as retail and commercial establishments that provide services and amenities critical to urban living. The housing policies are further advanced by Level 2's affordable housing program which includes a portion of on-site affordable housing units and a contribution of $1 million toward the acquisition and rehabilitation of the Cresthill

Apartments located at 1430 Belmont Street, N.W., one of the neighborhood's last truly affordable housing options.

3. Ward 1 Environmental Element

The Ward 1 Environmental Element includes an objective to promote land use patterns and transportation services that decrease reliance on automobiles for commuting and routine trips to reduce air pollution. 10 DCMR § 1210.1(a). The proximity of View 14 to the U Street-Cardozo Metrorail Station, the availability of Metrobus lines, and the inclusion of retail and service uses in the building significantly further this Comprehensive Plan objective.

4. Ward 1 Transportation Element

A major policy of the Ward 1 Transportation element is to support land use arrangements that simplify and economize transportation services in Ward 1, including mixed-use zones that permit the co-development of residential and non-residential uses. Additional development is specifically encouraged in the area of the U Street-Cardozo Metrorail station. 10 DCMR § 1214.1(a). Also, the Transportation element recognizes that parking spaces are inadequate in commercial and residential areas and encourages the development of parking facilities that will not adversely impact residential communities or parkland. 10 DCMR § 1215.1(g). View 14 is consistent with this element because it includes a mix of residential, retail and service uses intended to serve the building residents and positively impacts the area around the U Street-Cardozo Metrorail Station, while providing hundreds of potential new users for the station. Also, it provides an underground parking garage that significantly exceeds the requirements of the Zoning Regulations.

V.
CONCLUSION

Level 2 proposes the development of View 14, a PUD in the U Street Corridor consisting of residential, retail, and service uses. View 14 meets the standards of the Zoning Regulations, specifically those for PUDs as set forth in Chapter 24, and provides a number of public benefits and project amenities, including a significant contribution toward increasing the affordable housing stock. Finally, the development of View 14 is consistent with the land use objectives of the District of Columbia's Comprehensive Plan. Accordingly, Level 2 respectfully requests that the Zoning Commission determine that this PUD application has merit and schedule a hearing on the application.

[Signature Page Follows]

Respectfully submitted:

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LIST OF EXHIBITS

Description	Exhibit
Architectural Plans and Drawings (including zoning map)	A (submitted separately)
Completed Zoning Commission Application Forms	B
Legal Description of Subject Property	C
Plats of Survey	D
Letters in Support of Application	E
Traffic Study	F (submitted separately)
Economic Impact Statement	G
Notice of Intent to File, Certificate of Service, and List of Property Owners within 200 Feet of Project	H