

FINAL PROPOSAL FOR PHASING APPROVAL OF THE PUD PROJECT

The Applicant requests flexibility to construct the planned unit development (“PUD”) in phases. There are four distinct parts to the PUD: the mixed-use building at the corner of Eckington Place and Harry Thomas Way (Building 1), the residential building east of Building 1 at the bend in Harry Thomas Way (Building 2), the residential building northwest of the intersection of the extended Q Street and Harry Thomas Way (Building 3), and the townhouses along Eckington Place and the extended Q Street in the northwest corner of the site. Given the diversity of building types and uses, the Applicant would like to develop these components in the manner most appropriate for market conditions.

The Applicant anticipates that the first phases of construction will include the extension of Q Street, and construction of Building 1 and the townhomes. The extension of Q Street is critical to the project design and will be the first aspect of the project that the Applicant will construct. Given the visibility of the Building 1 site and the fact that it contains the retail portion of the project that will serve the community, the Applicant believes it is important to construct that building next. The townhomes are an important component in completing the Q Street and Eckington Place intersection. Finally, Buildings 2 and 3 will be constructed in the final phases of the project.

To this end, the Applicant proposes that the PUD should be valid for a period of two years from the effective date of Zoning Commission Order No. 05-23. Within such time, an application must be filed for a building permit for the construction of the extended Q Street through the property and one of the four residential buildings. As specified in 11 DCMR Section 2409.1, the filing of the building permit application will vest the Zoning Commission Order. An application for the final building permit completing the development of the approved PUD project must be filed within seven (7) years of the issuance of a certificate of occupancy for the first building.