

**THE RHODE ISLAND AVENUE N.E.
RESIDENTIAL/RETAIL PUD**

STATEMENT

OF THE APPLICANT

**TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION
FOR A
CONSOLIDATED PLANNED UNIT DEVELOPMENT**

July 29, 2005

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ZONING COMMISSION

CASE No. 05-25

EXHIBIT No. 3

PREFACE

This statement and the attached documents are submitted by the H Street Community Development Corporation, the owner of the subject property (the “Applicant”), in support of its application to the Zoning Commission for the District of Columbia for the consolidated review and one-step approval of a Planned Unit Development (“PUD”). The Applicant is not seeking a Zoning Map Amendment in connection with this application.

The subject property is located on the east side of 4th Street, N.E., between Rhode Island Avenue, N.E. and Bryant Street, N.E., and consists of Lot 808 in Square 3629 (the “Subject Property”). The Subject Property is currently zoned C-3-A, which permits a maximum height of sixty-five feet (65 ft.) and a maximum floor area ratio (“FAR”) of 4.0 for an apartment house or other residential use, and a maximum FAR of 2.5 for other permitted uses.

The Applicant is seeking PUD approval in order to construct a nine story apartment house, with approximately 170 units. The project will have a total FAR of 4.5, with 173,355 gross square feet devoted to residential uses and 3,000 gross square feet devoted to ground floor neighborhood-serving retail uses. A minimum of twenty percent of the residential floor area, or 34,671 square feet, will be devoted to affordable housing. The project will include a total of 128 parking spaces.

As set forth below, this statement and the attachments meet the filing requirements for a PUD application under Chapter 24 of the District of Columbia Zoning Regulations.

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B	Zoning Map
C	Sanborn Plat
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E	Generalized Land Use Map
F	Generalized Land Use Policies Map
G	Traffic Impact Analysis
H	Economic Impact Analysis
I	Certificate of Notice, Notice of Intent, and Property Owner's List

I. INTRODUCTION

This statement and the attached documents support the application of H Street Community Development Corporation, the owner of the Subject Property (the “Applicant”), to the Zoning Commission for the District of Columbia (“Commission”) for the consolidated review and one-step approval of a Planned Unit Development (“PUD”).

The Applicant is seeking PUD approval in order to construct a nine story apartment house, with approximately 170 units. The project will have a total FAR of 4.5, with 173,355 gross square feet devoted to residential uses and 3,000 gross square feet devoted to ground floor neighborhood-serving retail uses. A minimum of twenty percent of the residential floor area, or 34,671 square feet, will be devoted to affordable housing. The project will include a total of 128 parking spaces.

The PUD site is located on the east side of 4th Street, N.E., between Rhode Island Avenue, N.E. and Bryant Street, N.E., and consists of Lot 808 in Square 3629 (the “Subject Property”). The Subject Property is currently zoned C-3-A, which permits a maximum height of sixty-five feet (65 ft.) and a maximum floor area ratio (“FAR”) of 4.0 for an apartment house or other residential use, and a maximum FAR of 2.5 for other permitted uses. The Generalized Land Use map designates the Subject Property in the moderate density commercial land use category.

A. Summary of Project

The Applicant proposes to construct a nine story mixed-use building with 173,355 gross square feet devoted to residential uses and 3,000 gross square feet devoted to ground floor neighborhood-serving retail uses. A minimum of twenty percent of the residential floor area, or 34,671 square feet, will be devoted to affordable housing. The

project will include a total of 128 parking spaces located in a two level, below grade parking garage.

B. Background Information Regarding Applicant

The Applicant is a non-profit service organization devoted to strengthening small-business enterprises, expanding affordable housing opportunities, developing commercial centers, and providing training to empower people to achieve prosperity for themselves and their families. The Applicant's services and activities are focused on Wards 2, 5, 6, and 7 of Washington, D.C., and extend into Prince George's County and Montgomery County, Maryland. The Applicant's principal activities currently include:

- Restoring and revitalizing vacant land and buildings;
- Attracting and developing labor-intensive businesses that provide essential services and jobs to the community;
- Strengthening small businesses by providing business loans, technical assistance, training, advice, and counseling;
- Increasing affordable housing; and
- Empowering citizens and neighborhoods through training programs and community outreach.

II. PROJECT DESCRIPTION

A. Site Location and Description

1. Site Description

The Subject Property consists of Lot 808 in Square 3629 and contains approximately 39,190 square feet of land area. The Subject Property is currently unimproved land. The Subject Property is located in Ward 5 and is approximately 4 blocks west of the Rhode Island Metorail stop. The Generalized Land Use Map of the

Comprehensive Plan designates the Subject Property in the moderate density commercial land use category.

2. Description of Surrounding Area

The Subject Property is surrounded by a number of zoning districts and land uses. The square in which the Subject Property is located is zoned C-3-A in its entirety and includes a number of commercial uses. However, the square in which the Subject Property is located is bounded by property zoned C-2-A and C-M-2 to the south, property zoned C-M-2 and R-5-D to the north and east, and property zoned R-3 and C-2-A to the west.

B. Project Design

The architectural firm of Collins & Kronstadt, Leahy, Hogan, Collins, Draper, LLP has designed an impressive structure with exceptional features that are sensitive to the surrounding areas. In response to the Applicant's goals for the project, the architect has proposed a nine-story elevator building containing 170 units. The requested PUD approval will allow for a sufficient number of dwelling units for effective management efficiency and to support the costs of the substantial concrete and brick masonry structure required for the two levels of below-grade parking, a noncombustible fully sprinkled construction classification, and the necessary multilevel configuration appropriate for both the development of this site and utilization of the allowable and proposed FAR.

The building has been designed to include 3,000 gross square feet of neighborhood-serving retail uses. Entrances to both the residential and retail uses are located on 4th Street, the only public street adjacent to the site. All other site boundaries abut private property where required fire separations have been provided to allow for the enlarged window openings associated with the projected and enclosed sunrooms designed

into every above-grade apartment. Grade-level apartments have been designed with raised or fenced secured gardens and terraces.

In addition to approximately 17,000 square feet of private sunrooms and approximately 5,500 square feet of private gardens, other accessible spaces include 6,400 square feet of secured garden and recreation space at grade level and on a raised terrace level where an optional pool and bathhouse potential is available, a 500 square foot function space available for community use, and a 1,350 square foot health club for resident use with an outdoor covered terrace space.

The use of traditional residential red and light brick masonry facades and garden walls allows the building to blend properly with its residential neighbors and will result in a long and sustainable upscale appearance. The brick masonry structure is accented by the floor-to-ceiling projected glass windowed sunroom enclosures.

Landscaping has been designed with a combination of landscaped walks and terraces and green areas with ground cover and a combination of shade trees, smaller ornamental flowering and evergreen trees and flowering foundation plantings selected to minimize maintenance, endure both north side shade and south side direct sun and to survive in the 4 feet of earth fill provided over the concrete plaza decks above the underground garage.

The project includes 128 below-grade parking spaces, which exceeds the zoning requirement. One off-street loading and one off-street delivery and trash pickup space has been provided for the residential use, as well as a delivery and trash pickup area for the retail uses. All apartments will comply with Fair Housing accessibility requirements.

A number of units will be handicapped adaptable, and five handicapped parking spaces, including one van space, will be provided.

The Applicant and the architect believe this program has been effectively designed to provide this community with an attractive and lasting residential and retail asset to serve current and future generations of residents in need of housing and to do so within an attractive and well designed environment.

C. Matter of Right Development Under Existing Zoning

The Subject Property is zoned C-3-A. The C-3-A District permits medium density development, with a density incentive for residential development within a general pattern of mixed-use development. 11 DCMR §740.4. An apartment house is permitted as a matter-of-right in the C-3-A District. 11 DCMR §741.1. A maximum height of sixty five feet, with no limitation on the number of stories, is permitted in the C-3-A District. 11 DCMR §770.1. The C-3-A District permits a maximum FAR of 4.0 for an apartment house or other residential use, and a maximum FAR of 2.5 for other permitted uses. 11 DCMR §771.2. Under the PUD guidelines for the C-3-A District, the maximum permitted height is ninety feet, and the maximum FAR is 4.5 for residential uses and 3.0 for commercial uses. 11 DCMR §§2405.1, 2405.2.

D. Tabulation of Development Data

See tabulation of development data on cover sheet of the Architectural Plans and Drawings attached hereto as Exhibit A.

E. Flexibility Under PUD Guidelines

The PUD process was created to allow greater flexibility in planning and design than may otherwise be possible under conventional zoning procedures. Thus, the Applicants seek flexibility from several provisions of the Zoning Regulations. As

permitted under section 2405.8, the 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.

1. Flexibility from Residential Recreation Space Requirement

The Zoning Regulations provide that when all or a portion of a building in the C-3-A zone is devoted to a residential use, an area equal to not less than 15% of the residential gross floor area must be provided as residential recreation space. The project includes 173,355 square feet of gross floor area devoted to residential use, and is thus required to provide 26,003 square feet of residential recreation space. However, the project can only provide 8,250 square feet of qualifying residential recreation space, which amounts to approximately 4.76% of the residential gross floor area. The Applicant is also providing additional residential recreational space which does not meet the zoning requirements. Specifically, the Applicant proposes to provide sunrooms for a number of units, totaling approximately 17,000 square feet, and also proposes to provide approximately 5,500 square feet of private gardens. Therefore, the total amount of useable residential recreation space provided is approximately 30,750 (8,250 + 17,000+5,500) square feet, which is over 17% of the gross floor area devoted to residential use and exceeds the requirement. Hence, although the Applicant is not complying with the technical requirements of Section 773, the nature and quality of the recreation areas that the Applicant is providing is consistent with the intent, purpose and integrity of the Zoning Regulations.

2. Flexibility from Court Width Requirements

Section 776.3 of the Zoning Regulations provides that where a court is provided for a residential building or portion of a building devoted to residential uses, at any

elevation in the court, the width of court must be a minimum of four inches per foot of height, measured from the lowest level of the court to that elevation, provided, that in no case can the width of court be less than fifteen feet. The Applicant requests flexibility from this requirement because a number of the courts provided are less than the required width. As shown on the plats attached hereto, the Subject Property is triangular in shape, and the site is very narrow at the rear. The building has been designed to fit the shape of the lot, while also complying with the numerous zoning and building code requirements and maintaining a functional structural grid on the columns over the underground garage. However, even with the non-complying courts, the building complies with fire separation distance requirements.

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 PUD Site. It allows the project to be developed within the purview of the Zoning Commission while at the same time providing opportunities for input from various agencies and parties. Through the PUD process, the Office of Planning and other District agencies will have the opportunity for greater participation in the fulfillment of the District's planning objectives for this area. Similarly, the adjacent property owners and area residents will have the opportunity to express their views about the proposed development. Accordingly, the use of the PUD process gives the community and District agencies an opportunity to work with the Applicant to ensure a well-planned development.

B. PUD Requirements Under Chapter 24 of the Zoning Regulations

1. Area Requirements Under Section 2402.1(c)

The PUD Site area is approximately 39,190 square feet in land area, which exceeds the minimum area requirement of 15,000 square feet for a PUD in the C-3-A District. 11 DCMR §2401.1(c).

2. Height and FAR Requirements Under Sections 2405.1 and 2405.2

The proposed development complies with the height standards under section 2405.1 of the Zoning Regulations. The maximum building height for the proposed development is 90 feet, as permitted under section 2405.1 of the regulations.

Section 2405.2 of the Zoning Regulations provides that the FAR of PUDs in the C-3-A District cannot exceed a total of 4.5 FAR. The proposed FAR for the project is 4.5, which is permitted under section 2405.2.

3. Impacts of the Project Under Section 2403.3

The proposed PUD will have a positive impact on the surrounding area. Overall, the proposed development will significantly improve the existing area by virtue of the exceptional architectural design, as well as by providing development to a currently underdeveloped site. The proposed PUD's design carefully considers the surrounding neighborhood and accordingly, will have a minimal impact on that area.

The proposed PUD will no unacceptable impact on traffic. The off-street parking provided, as discussed in the Traffic Impact Analysis attached as Exhibit G, exceeds the District's requirements. Moreover, the analysis indicates that that project would not be objectionable either to adjacent properties or the general public from the perspective of traffic and parking.

Moreover, the Economic Impact Analysis attached hereto as Exhibit H, concludes that the degree of positive impact on neighborhood conditions and community vibrancy is substantial. These positive impacts include significant direct tax revenues, additional economic activity in the area, the generation of approximately 12 full time jobs and 121 construction jobs, and a number of construction related benefits.

4. Not Inconsistent with Comprehensive Plan Under Section 2403.4

As discussed at length below, the PUD project is not inconsistent with the Comprehensive Plan.

C. Goals and Objectives of the Proposed PUD

The proposed PUD is designed to achieve several important goals and objectives, as discussed below.

D. Public Benefits and Project Amenities

1. Overview

The PUD guidelines require the evaluation of specific public benefits and project amenities for a proposed project. 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. 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. 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. Public benefits and project amenities may be exhibited in a variety of ways and may overlap with furthering the policies and goals of the Comprehensive Plan.

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

The single greatest benefit to the area, and the city as a whole, is the creation of new housing consistent with the goals of the Zoning Regulations, the Comprehensive Plan and the Mayor's housing initiative. Pursuant to section 771.2 of the Zoning Regulations, commercial uses in the C-3-A zone are permitted to have an FAR of 2.5, and residential uses are permitted to have an FAR of 4.0. Thus, based upon a land area of approximately 39,190 square feet, as a matter-of-right, the project is permitted to have approximately 97,975 square feet devoted to commercial uses and approximately 58,785 square feet devoted to residential uses. However, in order to help meet the goals of the Zoning Regulations, the Comprehensive Plan and the Mayor's housing initiative, the Applicant has decided to forgo the right to develop the maximum amount of permissible commercial floor area in exchange for developing an additional 16,595 square feet of residential floor area.

The proposed PUD project will contain a total of approximately 173,355 square feet devoted to residential uses. A minimum of twenty percent of the residential floor area, or 34,671 square feet, will be devoted to affordable housing. This minimum affordable component will be equally divided among the junior 1 bedroom, one bedroom, and two bedroom units and integrated throughout the development. Eligible tenants will be families and individuals whose annual incomes are at least 60%-but no more than 80% -of the area median income. The Applicant's affordable housing program will ensure that work force housing units are available for residents. Historically, the Applicant's

housing development programs have addressed the issue of affordability for District's residents and the proposed PUD project will continue in that mode.

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

The high quality of design in the development of the architecture for the project exceeds that of most matter of right projects. The Applicant has commissioned the exceptional architectural design firm of Collins & Kronstadt, Leahy, Hogan, Collins, Draper, LLP to create an impressive structure which will further the goals of urban design and enhance the streetscape and surrounding neighborhood. As discussed outlined above in the discussion of the project design, the proposed PUD reflects the careful consideration given by the Applicant and the architect to the unique location of the Subject Property.

4. Transportation Features (Section 2403.9(c))

The off-street parking provided, as discussed in the Traffic Impact Analysis attached as Exhibit G, exceeds the District's requirements. Moreover, the analysis indicates that that project would not be objectionable either to adjacent properties or the general public from the perspective of traffic and parking.

5. Uses of Special Value to the Neighborhood (Section 2403.9(i))

The Applicant's proposal to provide approximately 3,000 gross square feet of ground floor retail is of special value to the neighborhood because it will provide much-needed service to residents in the area and the District. Moreover, as a result of interacting with the Edgewood community on this project, the Applicant is also committed to providing a minimum of 500 square feet of the project devoted to

community uses. The programming of this space will be finalized in consultation with Advisory Neighborhood Commission 5C and residents of the Edgewood community.

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

The Applicant is committed to expanding employment opportunities for District residents. The Applicant anticipates that the project will create approximately 12 permanent, full time jobs, project support jobs, and 121 construction jobs. The Applicant anticipates that the 12 permanent, full time jobs will be net new jobs to the District. The bulk of these positions will be for persons with modest skill levels, which is the grouping most in need of jobs.

7. First Source Employment Agreement and Local, Small and Disadvantaged Business Enterprises (Section 2403.9(j))

Expanding employment opportunities for residents and local businesses is a priority of the Applicant. The Applicant has substantial experience in outreach to disadvantaged businesses and a proven track record in working with communities to maximize economic and employment opportunities during development. In addition to the employment opportunities discussed above, the Applicant will be entering a First Source Employment Agreement with the Department of Employment Services. The Applicant will also be entering a Local, Small, and Disadvantaged Business Enterprises (LSDBE) Memorandum of Understanding with the District's Office of Local Business Development.

**IV.
COMPLIANCE WITH THE COMPREHENSIVE PLAN**

The proposed PUD 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 5 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 §1-245(b).

The PUD project significantly advances these purposes by promoting the social, physical and economic development of the District through the construction of a quality residential development that is affordable to a range of incomes; the replacement of an unimproved property with development that will enhance the built environment; and the integration of ground floor retail uses that will provide needed services while also providing employment opportunities.

B. Generalized Land Use Map

The proposed development is consistent with the Generalized Land Use Map, which designates the site in the moderate density commercial land use category and the immediate surrounding area in the moderate density residential land use category.

C. Compliance with Major Themes of the Comprehensive Plan

The Project is consistent with many of the Comprehensive Plan's major themes as follows:

1. Stabilizing and Improving the District's Neighborhoods

The proposed PUD will include uses of importance to the immediate neighbors of the Subject Property and the District. The proposed residential use with a ground floor retail uses will create a stable and vibrant neighborhood. Moreover, the inclusion of affordable housing units will increase housing opportunities in Ward 5 and the District.

2. Increasing the Quantity and Quality of Employment Opportunities in the District

The Applicant is committed to expanding employment opportunities for residents, and will be entering both a First Source Employment Agreement with the Department of Employment Services and a Local, Small, and Disadvantaged Business Enterprises (LSDBE) Memorandum of Understanding with the District's Office of Local Business Development. Moreover, the Applicant anticipates that the project will create approximately 12 permanent, full time jobs, and construction of the building will generate approximately 121 construction related jobs, a significant number of which are expected to be held by District residents.

3. Respecting and Improving the Physical Character of the District

The Applicant's proposal respects and improves the physical character of the District through the construction of a well-planned and carefully designed development that provides a mix of uses and a range of housing affordability.

4. **Reaffirming and Strengthening the District's Role as an Economic Hub**

The Comprehensive Plan encourages maximum use of the District's location for both private and public growth to promote economic development. Housing construction for all income levels is paramount to the success of the economic goals of the District. This mixed-income, mixed-use project furthers this theme by incorporating ground-level retail uses along with residential development to promote the economic health and well-being of the region.

D. Compliance with Major Elements of the Comprehensive Plan

The proposed PUD 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's overall economic development goals include the generation of a high-performance economy, the creation of job opportunities for District residents, and the expansion of the revenue base. *See* 10 DCMR § 200.5. The proposed PUD meets each of these goals by creating additional housing that will bring new residents to the area and including approximately 3,000 square feet of retail uses that will attract employers, employees and additional tax revenue to the area.

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. *See* 10 DCMR § 300.4. 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. A priority under the District's housing element of the Comprehensive Plan is to maintain and upgrade the District's affordable rental stock, a goal that is supported by the proposed PUD. *See* 10 DCMR §§ 300.1 – 300.3.

The proposed PUD meets this goal by providing a total of 173,355 square feet of gross floor area devoted to residential uses, of which a minimum of approximately 34,671 square feet of gross floor area will be devoted to affordable housing. This minimum affordable component will be equally divided among the junior 1 bedroom, one bedroom, and two bedroom units and integrated throughout the development. Eligible tenants will be families and individuals whose annual incomes are at least 60%-but no more than 80% -of the area median income.

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. *See* 10 DCMR § 701.1.

The Urban Design element also has an objective of encouraging new construction or renovation/rehabilitation of older buildings in areas with vacant or underused land or structures in order to create a strong, positive physical identity. *See* 10 DCMR § 712.1.

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. *See* 10 DCMR § 709.1. The proposed PUD has been designed to enhance the physical character of the area and complement the materials, height, scale and massing of the surrounding development. *See* 10 DCMR § 708.2. Moreover, the project's landscaping has been designed with a combination of landscaped walks and terraces and green areas with ground cover and a combination of shade trees, smaller ornamental flowering and evergreen trees and flowering foundation plantings selected to minimize maintenance, endure both north side shade and south side direct sun and to survive in the 4 feet of earth fill provided over the concrete plaza decks above the underground garage.

4. Land Use Element

The Land Use element encourages a substantial amount of new housing in order for the District to perform its role as the region's urban center providing the greatest density of jobs and housing. 10 DCMR § 1100.2. Policies designed to support residential neighborhoods include promoting the enhancement and revitalization of District neighborhoods for housing and related uses; ensuring a broad 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.

As shown on the Generalized Land Use Policies Map attached hereto as Exhibit F, the Subject Property is located within a commercial center designated for new or upgraded multi-neighborhood uses, and the Subject Property is also in close proximity to the Rhode Island Avenue Metrorail development opportunity area. Policies in support of

the commercial areas include promoting appropriate commercial development, including centers for retail and office uses, to serve the needs of the economy of the District and its neighborhoods, providing a focus for the expansion of housing and employment, expanding employment opportunities in the region for District residents, and encouraging multi-neighborhood commercial centers to provide a satisfactory range of retail services for their market areas. 10 DCMR §1108.1(a), (d). Moreover, the Comprehensive Plan also provides that the objectives for metrorail station development areas include concentrating planning and development attention to areas which offer opportunities for redevelopment and new growth, promote increased ridership for the transit system, and to provide a substantially increased amount of housing and jobs. 10 DCMR §1134.1.

The proposed PUD responds to these goals with the development of a high-quality mixed-use project that includes housing opportunities for a range of incomes. Moreover, the proposed PUD also includes appropriate commercial development to serve the needs of the District's economy and its neighborhoods through the inclusion of approximately 3,000 square feet of ground floor retail space that will serve both the residents of the development and the surrounding neighborhood.

E. Compliance with Ward 5 Elements of the Comprehensive Plan

1. Ward 5 Economic Development Element

The Ward 5 economic development element of the Comprehensive Plan seeks development that will, among other things, increase retail services and opportunities for ward residents and promote the vitality of ward neighborhoods. 10 DCMR §1604.1 The Ward 5 objectives for economic development include enhancing and expanding the ward's economic activity centers, particularly in underused commercial areas and enhancing commercial concentrations in order to provide a broad range of goods and

services to ward residents. 10 DCMR §1605.1 (a) (d). Moreover, policies in support of the ward's economic development goals include working with local community development corporations to help create the appropriate economic development climate and activity (§1606.1(a)(2)(D)); revitalizing existing commercial areas to ensure that the ward's neighborhoods have access to an adequate and suitable range of services (§1606.1 (d)(2)(C)); and encouraging revitalized and expanded commercial centers along the Rhode Island Avenue corridor (§1606.1 (f)).

The proposed PUD meets each of these goals. The Applicant is a local community development organization that is committed to strengthening small-business enterprises, expanding affordable housing opportunities, and developing commercial centers. The Applicant intends to develop the Subject Property, which previously housed two blighted structures, into a mixed-used building that will include both housing and ground floor retail uses. The creation of additional housing will bring new residents to the area and contribute to redevelopment near Rhode Island Avenue. Moreover, the inclusion of ground floor retail uses will attract employers, employees and additional tax revenue to the area.

2. Ward 5 Housing Element

The Ward 5 objectives for housing include stimulating the production of new and rehabilitated housing and reducing the overall cost of housing for low- and moderate-income Ward 5 residents. 10 DCMR §1608.1(b), (e). In order to support these objectives, the elements call for encouraging new and rehabilitated affordable housing for area residents (§1609.1(a)); provide affordable new or rehabilitated housing for low- and

moderate income residents (§1609.1(c)(1)); and evaluating development proposals to ensure that a suitable amount of affordable housing units are offered (§1609.1(c)(2)(A)).

The proposed PUD Project will contain a total of approximately 173,355 square feet of gross floor area devoted to residential uses, of which a minimum of approximately 34,671 square feet of gross floor area will be devoted to affordable housing. This minimum affordable component will be equally divided among the junior 1 bedroom, one bedroom, and two bedroom units and integrated throughout the development. Eligible tenants will be families and individuals whose annual incomes are at least 60%-but no more than 80% -of the area median income.

3. Ward 5 Urban Design Element

The objectives for urban design in Ward 5 include promoting a physical environment that upgrades the ward's aesthetic qualities, enhances neighborhood stability, emphasizes neighborhood identity and function, and physically enhances the gateways and entranceways into the District; give special design attention to those areas within the ward that have a poor physical image, where new development can improve the neighborhood's visual qualities while providing needed services; and through the design of new structures, decrease the potential for illegal activity by eliminating sites or locations that would attract and harbor the criminal element. 10 DCMR §1620.1 (a), (b), (e).

4. Ward 5 Land Use Element

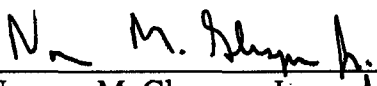
The Ward 5 objectives for land use and zoning include protecting and enhancing the stability of residential neighborhoods, promoting economic development in the ward's commercial areas, and encouraging and supporting an appropriate mix of uses in all economic development. 10 DCMR §1629.1 (a-c).

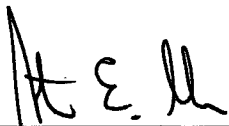
**V.
CONCLUSION**

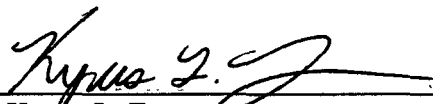
For the reasons stated above, the Applicants submit that the PUD meets the standards of Chapter 24 of the Zoning Regulations and is consistent with the purposes and intent of the Zoning Regulations and Zoning Map. Furthermore, the project is consistent with the first stage approval. Accordingly, the Applicants request that the Zoning Commission determine that the application has merit and schedule a hearing on the PUD application.

Respectfully submitted:

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