

**LINDA JOY & KENNETH JAY POLLIN
MEMORIAL COMMUNITY
PLANNED UNIT DEVELOPMENT**

**STATEMENT
OF THE APPLICANT**

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

June 16, 2006

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ZONING COMMISSION
District of Columbia

CASE NO 06-30 ZONING COMMISSION
District of Columbia
CASE NO.06-30
EXHIBIT NO.5
EXHIBIT NO 5

PREFACE

This statement and attached documents are submitted by Pollin Memorial Community Development, LLC ("PMCD"), on behalf of the District of Columbia (the "District") and the District of Columbia Housing Authority ("DCHA"), owner of the Subject Property, (collectively referred to herein as the "Applicants"), in support of their application to the Zoning Commission of the District of Columbia for the consolidated review and one step approval of a Planned Unit Development ("PUD") and related Zoning Map Amendment

The property that is the subject of this application consists of Lot 804 in Square 5040, Parcel 170/28 and a portion of Parcel 170/27 (the "Subject Property") The Subject Property has a combined land area of approximately 459,939 square feet, which amounts to approximately 10.55 acres The Subject Property is located in the northeast quadrant of the District Lot 804 in Square 5040 is zoned R 5 A and is bounded by Anacostia Avenue, Hayes Street, Barnes Street and Grant Street Parcels 170/27 and 170/28, which are triangular in shape, are not now included in a zone district, and are collectively bounded by Hayes Street, Anacostia Avenue and Kenilworth Park

The Applicants are seeking consolidated PUD approval and rezoning of the unzoned portion of the Subject Property to the R 5 A zoning District so that the Subject Property will be zoned R 5 A in its entirety The project will contain approximately 185,234 square feet of gross floor area dedicated to residential uses, with approximately 91 row dwellings, 8 3 unit apartment buildings, and 5 flats, amounting to a total of 104 residential buildings and 125 units on the Subject

Property The 83 homeownership units will ultimately be owned by the unit purchasers, the 42 public housing units will be owned and operated by DCHA, and the public parks will be owned and maintained by the District The buildings will be constructed to a maximum height of three stories The project will include at least one off street parking space for each of the 125 units, as well as 150 on street parking spaces The project will have an overall floor area ratio ("FAR") of approximately 0.40 and an overall lot occupancy of approximately 17%

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

DEVELOPMENT TEAM

Owners	District of Columbia Office of Planning and Economic Development 1350 Pennsylvania Avenue NW District of Columbia Housing Authority 1133 North Capitol Street NE Washington DC 20001
Developer	Pollin Memorial Community Development LLC 601 F Street NW Washington DC 20001
Development Consultant	Enterprise Homes Inc 312 N Martin Luther King Jr Boulevard Baltimore MD 21201
Architect	Torti Gallas and Partners Inc 1300 Spring Street 4th Floor Silver Spring Maryland 20910
Civil Engineers	Greenhorne & O Mara Inc 9001 Edmonston Road Greenbelt MD 20770
Builder	Clark Realty Builders One LLC 2 Bethesda Metro Suite 250 Bethesda MD 20814
Traffic Consultant	Wells & Associates LLC 1420 Springhill Road Suite 600 McLean Virginia 22102
Land Use Counsel	Holland & Knight LLP 2099 Pennsylvania Avenue NW Suite 100 Washington DC 20006

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I INTRODUCTION

This statement and attached documents are submitted by Pollin Memorial Community Development, LLC ("PMCD"), on behalf of the District of Columbia (the "District") and the District of Columbia Housing Authority ("DCHA"), owner of the Subject Property, (collectively referred to herein as the "Applicants"), in support of their application to the Zoning Commission of the District of Columbia for the consolidated review and one step approval of a Planned Unit Development ("PUD") and related Zoning Map Amendment

The property that is the subject of this application consists of Lot 804 in Square 5040, Parcel 170/28 and a portion of Parcel 170/27 (the "Subject Property") The Subject Property has a combined land area of approximately 459,939 square feet, which amounts to approximately 10 55 acres The Subject Property is located in the northeast quadrant of the District Lot 804 in Square 5040 is zoned R-5-A and is bounded by Anacostia Avenue, Hayes Street, Barnes Street and Grant Street Parcels 170/27 and 170/28, which are triangular in shape, were previously in United States' ownership, and thus have not been included in a zone district These parcels are bounded by Hayes Street, Anacostia Avenue and Kenilworth Park

The Applicants are seeking consolidated PUD approval and rezoning of the unzoned portion of the Subject Property to the R 5 A zoning District so that the Subject Property will be zoned R 5 A in its entirety The project will contain approximately 185,234 square feet of gross floor area dedicated to

residential uses, with approximately 91 row dwellings, 8 3-unit apartment buildings, and 5 flats, amounting to a total of 104 residential buildings and 125 units on the Subject Property. The 82 homeownership units will ultimately be owned by the unit purchasers, the 42 public housing units will be owned and operated by DCHA, and the public parks will be owned and maintained by the District. The buildings will be constructed to a maximum height of three stories. The project will include at least one off street parking space for each of the 125 units, as well as 150 on-street parking spaces. The project will have an overall floor area ratio ("FAR") of approximately 0.40 and an overall lot occupancy of approximately 17%.

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.

A Summary of Project and Information Regarding Development Team

Pollin Memorial Community Development ("PMCD"), LLC proposes a 125-unit mixed income development on the Subject Property. This new urbanist community is being developed in memory of Linda Joy Pollin and Kenneth Jay Pollin. The development will consist of 83 affordable, for sale homeownership units and 42 affordable rental replacement public housing family units. The rental and homeownership units will be interspersed throughout the development to create a vibrant mixed income community. The plan also includes a community park at the center of the neighborhood.

The PMCD development team has designed a community plan with a mix of unit types that will create an economically diverse neighborhood. The Applicants propose to provide a range of housing types including apartments, stacked flats, and townhouses. The development plan includes a range of bedroom sizes to accommodate single occupancy as well as families. The homeownership units are projected to have three bedrooms and to serve buyers between 40% and 100% of the area median income. The rental units will have one, two, and three bedroom units and will target renters at or below 30% of the area median income.

A key component of the PMCD community plan is the redevelopment of the existing public housing site known as "Parkside Additions" that is currently owned and operated by the District of Columbia Housing Authority (DCHA). Parkside Additions was built in 1959 and is functionally obsolete. DCHA does not anticipate receiving capital grant funds or HOPE VI funds to rehabilitate or reconstruct the development. As part of the development, the Applicants plan to accommodate the eligible public housing families currently living at Parkside Additions within the new community. Thus, there will be a one for one replacement of the forty two (42) Parkside Additions units funded with Annual Capital Contribution (ACC) subsidies for long term affordability.

PMCD, a non profit entity, will be led by Mr. Abe Pollin and senior Washington Sports and Entertainment L.P. (WSELP) staff. Mr. and Mrs.

Pollin, who control the Pollin Foundation, are the majority owners of WSELP. WSELP owns and operates three major businesses in the District of Columbia: 1) The Verizon Center, 2) The Washington Wizards of the NBA, and, 3) the Ticketmaster business in the Washington, Baltimore, and Virginia market. WSELP, under Mr. Pollin's leadership, designed, developed, and built the \$300 million Verizon Center.

Mr. Pollin and his staff bring significant real estate development and investment experience to this workforce housing development effort. This includes Mr. Pollin's experience developing over 1,000,000 sf of retail, office, and entertainment space. His experience also includes over sixty years of development experience, and construction and management of thousands of residential units in the District.

The Pollins share a passion for giving back to the community and have made helping people a way of life. "I grew up in a house where both my parents were very much involved in helping others," said Pollin. "My philosophy is that those of us who are on the giving end rather than the receiving end are very lucky." The PMCD is being formed as a DC entity to "give back" by helping to meet the critical need for affordable workforce housing in the District of Columbia. The community will be named in memory of their two children, Linda Joy Pollin and Kenneth Jay Pollin.

PMCD chose Enterprise Homes, Inc. ("Enterprise") as its Financing Consultant because of Enterprise's successful track record of developing

mixed income communities in the mid Atlantic region Enterprise, which is headquartered in Baltimore, MD, develops market rate and affordable homeownership and rental housing throughout the mid Atlantic region Since its creation in 1985, Enterprise has completed or has under development over 4,500 homes for low and moderate income families Enterprise has completed developments totaling over \$400 million in developments on time and on budget This performance reflects the solid financing, construction management, and marketing know how that its staff brings to the affordable housing management process

Torti Gallas and Partners, Inc ("TGP") is one of the largest architectural and planning firms in the country dedicated to the principles of the New Urbanism TGP has extensive experience with all types of master planning and building projects in the residential, mixed use downtown and commercial sectors, and the company's design philosophy is based on the inextricable relationship between urban design and architectural issues TGP's extensive planning practice is committed to urban revitalization projects addressing issues related to the more recent efforts by our inner cities and suburbs to reshape and give new life to urban problem areas This unique area of their practice includes an extensive portfolio of HUD's HOPE VI Program related to the redesign of low income urban neighborhoods, such as the current project and Capper Carrolsburg PUD

Clark Realty Builders One ("CRB") is a national general contractor Initially established to meet the increasing housing needs of the Washington, D C , metropolitan area, CRB has become an award winning builder of multifamily apartments, military housing, hotels, and senior living facilities from California to Florida Building more than 4,000 housing units every year, CRB's portfolio now consists primarily of third party general contracting work for satisfied customers across the country The Clark Realty organization is committed to providing high quality affordable housing in metropolitan areas across the United States The company is actively involved in the development, construction, rehabilitation and management of apartment communities for residents meeting income qualifications Many of the projects in Clark Realty's portfolio are financed through tax credits, HUD, or other housing programs sponsored by various state agencies

II PROJECT DESCRIPTION

A Site Location and Description

1 Site Description

The Subject Property is situated in Ward 7 and consists of Lot 804 in Square 5040, Parcel 170/27, and a portion of Parcel 170/28 The Subject Property has a combined land area of approximately 459,939 square feet of land area The Generalized Land Use Map of the Comprehensive Plan designates Parcels 170/27 and 170/28 in the Parks, Recreation and Open Space land use category Lot 804 in Square 5040 is designated in the mixed

use medium density residential and low density commercial land use category Moreover, the Generalized Land Use Policies Map designates the Subject Property in the Minnesota Benning Special Treatment Area and the Parkside Development Opportunity Area

As discussed above, an existing public housing site known as “Parkside Additions,” that is currently owned and operated by DCHA, is located on Lot 804 in Square 5040 Parkside Additions was built in 1959 and is functionally obsolete Current residents of Parkside Additions will be relocated pursuant to U S Department of Housing and Urban Development guidelines As part of the development, the Applicants plan to accommodate the eligible public housing families currently living at Parkside Additions within the new community Thus, there will be a one for one replacement of the forty two (42) Parkside Additions units funded with Annual Capital Contribution (ACC) subsidies for long-term affordability

B Project Design

The development of the Linda Joy & Kenneth Jay Pollin Memorial Community creates a physically and socially vibrant neighborhood out of an underutilized public housing site and the adjacent vacant land The project implements Mr Pollin’s vision of producing a neighborhood of high quality new affordable housing in the District for DC working families

The site is roughly triangular, bounded by Hayes Street NE to the northeast, Barnes Street NE to the southeast, and Grant Street NE and city park property to the west The city property contains a WASA pump station

that is adjacent to the development and Thomas Elementary School further to the west. Also adjacent to the project area are the garden apartments of Mayfair Mansions, the Cesar Chavez Charter High School, the Parkside townhouses, and a separate proposed Planned Unit Development. The Minnesota Avenue Metro station is a half-mile to the southeast, and the Anacostia River passes a half mile to the northwest. All of the land between the project area and the river remains undeveloped and covered with dense brush, so there are no physical or visual connections between the two.

Because of the river's proximity, much of the project site is located along the edge of the 100 year flood plain. Additionally, the site has long been isolated from the Deanwood neighborhood by the I 295 corridor. These two conditions contribute to the high amount of vacant land in the area. However, a significant amount of recent and proposed development in the area is quickly filling the vacant land and taking advantage of the site's access to Metro and I-295, and proximity to downtown Washington. In 2005, the César Chavez Charter School for Public Policy built the new 700-student school facility across Barnes Street from the project site. A new 172 unit apartment building is under construction along Kenilworth Avenue NE. Most significantly, concurrent to the Pollin Memorial Community Development, the Marshall Heights Community Development Organization (MHCDO) is seeking to build 3 million square feet of residential, office, and retail development at Parkside. This would produce 2,000 new residential

units – 20% affordable – immediately adjacent to the project site Together with these other developments, the Polln Memorial Community will transform the isolated Mayfair Parkside neighborhood into a vibrant, pedestrian oriented community with real affordable housing options

The program for the project is directly tied to Mr Polln's vision for work force housing, as well as to DCHA's goals for the replacement of the 42 public housing units on Lot 804 The 125 new units are organized in a traditional DC rowhouse neighborhood pattern They will be predominantly single family row dwellings, mixed in with 2 unit stacked flat buildings and 3 unit small apartment buildings The replacement DCHA units, as well as the ownership units of varying income targets, will be architecturally indistinguishable from one another, and mixed throughout the project (see Tenure Map included in Architectural Plans and Elevations attached hereto as Exhibit A) The row dwellings tie into the existing Parkside fabric, and reflect the character of traditional northeast District neighborhoods The stacked units and small apartment buildings will maintain the scale and attributes of the rowhouses, having individual entries, stoops, and porches addressing the public street Five percent of the project (eight units) will meet accessibility requirements for residents with mobility impairments, including the ownership units Accessible one and two bedroom units are accommodated in ground floor flats, while three bedroom family units are in rowhouses, modified to incorporate a residential elevator

Off street parking is accommodated off of alleys at the rear of each unit, either on a concrete parking pad or in an integral garage. At a minimum, one space per unit will be provided off street, with additional spaces being provided where wider lots allow. Behind many of the integral garage units, there is room for a tandem parking space.

The proposed housing types and configurations respond to and meet market demand. Moreover, the proposed elevations respond to their Parkside context in their scale, proportion, and detail. The elevations produce streetscapes that fit in with the immediately recognizable residential character of the best Washington neighborhoods. The facades employ a Washington Federal architectural language, and are composed of brick or siding with varied door/window surrounds and cornice profiles. A mix of porches, porticoes, and stoops will add further variety to the streetscapes.

The urban design also reflects this character. The site plan weaves into the edge of the Parkside grid of streets and alleys. More formally composed building strings of two and a half stories will address the larger scale of the adjacent Chavez School and the MHCDO Parkside project. Across Anacostia Avenue - further away from the Metro Station and proposed mixed use center – the streetscapes transition to more varied, informal rowhouse strings that mix two and three story facades with some varying of setbacks.

At the center of the project is a new, intimately scaled neighborhood park, located along Anacostia Avenue (and the route of the proposed Anacostia bike trail), and providing a new, graceful terminus for Cassell Place NE. It will encourage active and passive recreation with a children's play area, landscaping, shade trees, and benches. Row dwellings will front the streets surrounding the park, framing the open space and allowing supervision from front porches and stoops. There is also a small, more resident focused green space located just west of the neighborhood park, which could accommodate community garden plots. Green space located in the street right of way in front of units will be landscaped to subtly reinforce the threshold between the public street and the private houses.

Streets in the development are designed to encourage walking and to promote safe interaction between pedestrians and automobiles. Along existing streets, new shade trees will fill gaps between preserved existing trees, and new sidewalks and streetlights will provide a pleasant pedestrian experience that brings the existing streets up to modern District Department of Transportation ("DDOT") standards. New streets around the neighborhood park are narrow to promote walkability and to slow automobiles, appropriate to their roles as short, local, residential streets. All streets will accommodate on street parking on one or both sides. The design team has met with representatives of DDOT to ensure that the street,

sidewalk, and alley design, as well as the proposed circulation pattern, meet District requirements

In order to ensure that the project maintains a consistent design, the project's resident association will oversee and administer the regulation of physical improvements and renovations to houses in the Pollin Memorial Community. The goal of the regulations is to permit maximum homeowner flexibility to adapt and improve his/her home, but to preserve the character and scale of the neighborhood as designed, to maintain the dignity of the shared public spaces, and to protect homeowner value.

C Matter of Right Development under Existing and Proposed Zoning

The Subject Property includes land zoned R-5 A and land that is not currently included in a zoning district. The Applicants are seeking to have the entire property zoned R 5 A in connection with this Application. The R 5 Districts are general residence districts designed to permit flexibility of design by permitting in a single district all types of urban residential development if they conform to the applicable height, density and area requirements. 11 DCMR §350.1. The R 5 Districts are subdivided into a number of districts, including the R 5 A District, which permits low height and density developments. 11 DCMR § 350.2.

The R 5-A District permits a maximum height of forty feet (40 ft) and three (3) stories. 11 DCMR §400.1. In the R 5 A district, the height of the building may be measured from the finished grade level at the middle of the

front of the building to the ceiling of the top story See 11 DCMR §199.1 (definition of "Building, height of") A maximum FAR of 0.9 is permitted in the R 5 A District 11 DCMR §402.4 The maximum percentage of lot occupancy in the R 5-A District is 40% 11 DCMR §403.2 Rear yards in the R 5-A District must have a minimum depth of 20 feet 11 DCMR §404.1 A side yard is not required along a side street abutting a corner lot in a residence district 11 DCMR §405.5 However, when a side yard is provided, it must have a minimum width of 3 inches per foot of height of building, but not less than 8 feet 11 DCMR §405.9 If provided, open courts in the R 5 A District must have a minimum width of 4 inches per foot of height, but not less than 10 feet 11 DCMR §406.1 Parking is required at a rate of one parking space for each dwelling unit 11 DCMR § 2102.1

Under the PUD guidelines for the R 5 A District, the maximum permitted height for a residential use is sixty (60) feet, and the maximum FAR is 1.0 11 DCMR §2405.1 and §2405.2

D Tabulation of Development Data

See tabulation of development data on Lot Tabulation 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 Lot Area Requirements for Semi Detached Buildings

Semi detached dwellings in the R 5 A district are required to have a minimum lot area of 3,000 square feet. However, as highlighted on the Lot Tabulation Sheet included with the Architectural Plans and Elevations attached hereto as Exhibit A, the project includes a number of individual semi detached dwellings with a lot area of less than 3,000 square feet (*see eg* units A1, A7, B1 and C1). Those units are essentially the same as the rowhouse units which they adjoin, except that they are on the end of a row. Although a number of the individual units do not meet the minimum lot area, the overall average lot area is approximately 3,663 square feet per unit, which exceeds the minimum requirement.

2 Flexibility from Yard Requirements

Pursuant to Section 405.9 of the Zoning Regulations, side yards provided in the R 5 A District must have a minimum width of eight feet. A rear yard with a minimum width of twenty feet is also required. 11 DCMR §404.1. The Applicants request flexibility from these requirements because, as shown on the Lot Tabulation Sheet included with the Architectural Plans and Elevations attached hereto as Exhibit A, a number of the rear yards and side yards provided are less than the required width. The Applicants have

designed the layout of the proposed development to meet as many of the applicable zoning requirements as possible. However, due to design and massing features of the project, the existing fixed dimension of the distance between Anacostia Avenue and Barnes Street, and the clustering of units to ensure open space, a number of the units do not have complying yards. However, the project includes a significant amount of open space, as the overall lot occupancy is approximately 17%, and approximately 46% of the Subject Property is devoted to open, green space.

3 Flexibility From Open Court Width Requirements

Where provided, open courts in the R 5 A District must have a minimum width of 4 inches per foot of height, but not less than 10 feet. 11 DCMR §406.1. As shown on the Architectural Plans and Elevations attached hereto as Exhibit A, the project includes five triangular, open courts that do not meet the minimum width requirement (See units G1, G7, O1, O5 and P1). Each of these triangular courts occur at the end of a row of the units along Hayes Street, since the units have been designed to have a continuous face along Hayes Street and are themselves orthogonal, whereas Hayes Street does not run perpendicular to the intersecting street grid. The triangular open courts open onto public space and are indistinguishable from those open areas.

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 Applicants 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 459,939 square feet in land area, which exceeds the minimum area requirement of two acres. 11 DCMR §2401 1(b)

2 Height and FAR Requirements under Sections 2405 1 and 2405 2

The PUD regulations permit a maximum height of 60 feet and a maximum FAR of 1.0 for residential projects in the R 5 A District. 11 DCMR

§§ 2405 1 and 2405 2 The proposed buildings will have a maximum height of 40 feet, and project's overall FAR is approximately 0.40. Thus, the project meets the height and FAR requirements under Sections 2405 1 and 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 high quality and affordable housing to a currently underdeveloped site. The proposed PUD's design carefully considers the nearby residences and accordingly, will have a minimal impact on that area.

The proposed PUD will have no unacceptable impact on traffic. As indicated in the transportation impact study, attached hereto as Exhibit G, the proposed development will not have an adverse impact on existing or future traffic conditions.

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, as discussed at length below.

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. The proposed PUD will contain approximately 185,234 square feet of gross floor area.

dedicated to residential uses, with approximately 91 row dwellings, 8 3 unit apartment buildings, and 5 flats. Moreover, all of the units will be affordable. The 42 replacement public housing rental units will be dedicated for families earning up to 30% of the area median income ("AMI"). A total of 83 homeownership units will be constructed, with 24 units dedicated for families earning up to 100% of AMI, 20 units dedicated for families earning up to 75% of AMI, 20 units dedicated for families earning up to 65% of AMI, and 19 units dedicated for families earning up to 40% of AMI.

3 Environmental Benefits (Section 2403 9(h))

The site plan is designed to be highly efficient in land utilization and preserves nearly 50% of the Subject Property as open space, including 4.6 acres of green space that will be unaffected by development. Existing trees on the developed portion of the Subject Property, will be preserved wherever possible, and new shade trees will be provided throughout the development.

Moreover, the PUD project has been designed to be energy efficient and to promote comfort through the use of energy efficient appliances and fixtures, and through the provision of higher levels of insulation and efficient heating and cooling. Both the project architect and general contractor have staff that are certified in Green construction, which will provide us with the expertise in implementing the green building elements. Moreover, all appliances, lighting fixtures and heating and cooling equipment will be Energy Star-rated.

The units will be constructed exceeding the DC Energy Code for exterior envelope insulation, doors and windows. A barrier membrane wrap, Tyvek or approved equal, will be provided to minimize air infiltration. Slab on grade construction will include a vapor barrier system. In addition to the barrier membrane wrap, the Applicants will further insulate the windows with a Tyvek Flashing Systems™ with integral flanged windows that seals the window with a 9" weather resistive barrier. Windows will be upgraded vinyl, thermal break, draft efficient, doubled glazed with low E glass. Performance specifications meet or exceed ANSI/AAMA/NWDA 101/1 S 2 specifications for aluminum, vinyl and wood windows and glass doors. The walls will be framed with 2 x 6's for all four floors to allow for R 19 fiberglass batt insulation, well above the R 13 minimum required by code. R38 insulation will be provided in the ceiling as required by code. Finally, the contractor will use low toxic, solvent free, low VOC paints, primers, adhesives and sealants.

4 Urban Design, Architecture, Landscaping and Open Space (Section 2403 9(a))

The design of the Pollin Memorial Community contributes a significant amount of public benefit to Ward 7 and the city. The proposed plan extends and enhances the Parkside street grid to the north. The urban design reflects the best of DC's residential neighborhoods, with walkable streets defined by ordered strings of townhouses, stacked flats, and small apartment buildings, lined by trees and streetlights. Cassell Place NE, which currently ends at the

rear of the DCHA garden apartments, now terminates in a new landscaped park, intimately scaled for the neighborhood. The park will contain benches, plantings, and a children's playground, fostering both passive and active use. A more internal park is designed as a future community garden. Row dwellings throughout the community will be designed with facades, details, and landscaping that reinforce the individuality of the homes. A variety of porches, porticoes, stoops, and entries will support this distinctiveness and maintain a lively and supervised streetscape. The project is located adjacent to Kenilworth Park, part of the river park system envisioned by the Anacostia Waterfront Corporation and the Office of Planning. To the extent possible, the project has preserved the vegetated open space adjoining the park property as natural, and unaffected by development.

5 Infrastructure Improvements (Section 2403.9(1))

The PUD project includes a significant investment in improving the sidewalks, streets and alley system in the neighborhood. As shown on the Architectural Plans and Elevations, the project includes the construction of new sidewalks, new streets and new alleys that will be open to and accessible by the public. The construction of these new sidewalks, streets and alleys accomplishes a significant infrastructure upgrade that will benefit both the immediate neighborhood and the District.

6 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 Applicants. Therefore, the Applicants will be entering into a First Source Employment Agreement with the Department of Employment Services. The Applicants will also be entering into 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 7 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 provision of a high quality residential development that is affordable to a range of incomes, and the replacement of a primarily unimproved property with development that will enhance the built environment

B Generalized Land Use Map

The proposed project is consistent with the Generalized Land Use Map, which designates a portion of the Subject Property in the Parks, Recreation and Open Space land use category and the remaining portion in the mixed use medium density residential and low density commercial land use category. Approximately 46% of the project's land area will be devoted to open, green space. Moreover, the project will have an overall lot occupancy of 17%, which is significantly less than the maximum lot occupancy of 40% in the R 5 A District. In addition, the existing and proposed R 5 A zoning of the Subject Property is consistent with the moderate density residential land use designation. The project's overall FAR of 0.40 is less than the R 5 A matter of right FAR of 0.9 and the PUD FAR of 1.0.

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 significantly increase the availability and variety of housing in the District. Moreover, the proposed residential use will create a stable and vibrant neighborhood. Finally, the inclusion of a number of affordable housing units will increase housing opportunities in Ward 7 and the District.

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

The Applicants are committed to expanding employment opportunities for residents, and will be entering into 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.

3 Respecting and Improving the Physical Character of the District

The Applicants' 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 housing types and includes affordable housing units.

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 housing type project furthers this theme by incorporating 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 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 approximately 185,234 square feet of gross floor area dedicated to residential uses, with approximately 91 row dwellings, 8 3-unit apartment buildings, and 5 flats. Moreover, all of the units will be affordable. The 42 replacement public housing rental units will be dedicated for families earning up to 30% of the area median income ("AMI"). A total of 83 homeownership units will be constructed, with 24 units dedicated for families earning up to 100% of AMI, 20 units dedicated for families earning up to 75% of AMI, 20 units dedicated for families earning up to 65% of AMI, and 19 units dedicated for families earning up to 40% of AMI.

2 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

As discussed above, 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

3 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 for 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 The proposed PUD responds to these goals with the development of a high quality residential project that includes housing opportunities for a range of incomes

The Subject Property is constrained by several existing conditions which drive the site planning toward building types and blocks that maximize efficiency The narrow block left between Barnes Street and Anacostia Avenue NE is loaded with townhouses that integrate the garage into the rear of the house This private, structured parking preserves the

character of a townhouse community with shallower lots, producing a significantly greater density

The remainder of the site is not constrained by existing streets. However, the location of the 100 year flood plain boundary, along with a desire for compact development, led the development team toward stacking the program, where appropriate. One and two bedroom units are accommodated in stacked flats and small apartment buildings, significantly reducing the built footprint. Three bedroom family rowhouses are 16' wide and two and a half stories tall, maximizing density on limited street frontage. Accessible family units are likewise arranged in three story rowhouses and equipped with residential elevators with the same purpose of minimizing the footprint. The resulting site plan is compact and efficient, accommodating a gross density of 12 dwelling units per acre while preserving 4.9 acres (47% of the site) as open greenspace.

E Compliance with Ward 7 Elements of the Comprehensive Plan

1 Ward 7 Housing Element

The objectives for housing in Ward 7 include the production of new and rehabilitated housing to meet all levels of need, to provide for the housing needs of low and moderate-income households and to reduce the overall costs of housing for low and moderate income households in the ward, and to continue to rehabilitate and improve Ward 7's public and assisted housing units. 10 DCMR §1808 1(b), (c) and (e)

The proposed PUD will contain approximately 185,234 square feet of gross floor area dedicated to residential uses with approximately 91 row dwellings, 24 3 unit apartments, and 10 flats. Moreover, all of the units will be affordable. The 42 replacement public housing rental units will be dedicated for families earning up to 30% of the area median income ("AMI"). A total of 83 homeownership units will be constructed, with 24 units dedicated for families earning up to 100% of AMI, 20 units dedicated for families earning up to 75% of AMI, 20 units dedicated for families earning up to 65% of AMI, and 19 units dedicated for families earning up to 40% of AMI.

2 Ward 7 Transportation Element

Important objectives for transportation in Ward 7 include improving the traffic circulation system and providing for improved traffic flow, and also providing increased street lighting, signage and tree planting to improve the pedestrian environment of the ward. 10 DCMR §1814.1 (a) and (f)

Streets in the development are designed to encourage walking and to promote safe interaction between pedestrians and automobiles. Along existing streets, new shade trees will fill gaps between preserved existing trees, and new sidewalks and streetlights will provide a pleasant pedestrian experience that brings the existing streets up to modern District Department of Transportation ("DDOT") standards. New streets around the neighborhood park are narrow to promote walkability and slow automobiles, appropriate to their roles as short, local, residential streets. All streets will accommodate on-street parking on one or both sides. The design team has

met with representatives of DDOT to ensure that the street, sidewalk, and alley design, as well as the proposed circulation pattern, meet District requirements. Moreover, as indicated in the transportation impact study, attached hereto as Exhibit G, the proposed development will not have an adverse impact on existing for future traffic conditions.

3 Ward 7 Urban Design Element

The objectives for urban design in Ward 7 include the following:

- Promote the protection, enhancement and enjoyment of the built and natural environments and to promote a total environment that upgrades the aesthetic qualities of Ward 7 and emphasizes neighborhood identity and functions,
- Encourage the superior design of future development in Ward 7 and enhance the established character of the distinct physical qualities of the ward's neighborhoods, and
- Encourage the design of development that is sensitive to the existing scale and character of ward 7's established residential areas.

10 DCMR §1820 1 (a), (b) and (c)

The proposed project meets each of these goals. The development ties into the existing Parkside fabric, and reflects the character of the neighborhood. The elevations respond to their Parkside context in their scale, proportion, and detail, and also produce streetscapes that fit in with the immediately recognizable residential character. In addition, a mix of porches, porticoes, and stoops will add further variety to the streetscapes. At the center of the project is a new neighborhood park that will encourage active and passive recreation with a children's play area, landscaping, shade

trees, and benches . Moreover, green space located in the street right of way in front of units will be landscaped to subtly reinforce the threshold between the public street and the private houses . Further, streets in the development are designed to encourage walking and to promote safe interaction between pedestrians and automobiles . Along existing streets, new shade trees will fill gaps between preserved existing trees, and new sidewalks and streetlights will provide a pleasant pedestrian experience that brings the existing streets up to current standards

4 Ward 7 Land Use Element

The Ward 7 objectives for land use include focusing public and private initiatives on those neighborhoods most in need of improvement and stability, and promoting the enhancement and revitalization of the residential neighborhoods of Ward 7 for housing and neighborhood related uses . 10 DCMR § 1829 1(a) and (h) . The proposed project meets these objectives . The development team, which includes a partnership between PMCD, the District, and DCHA are proposing a development to bring 125 newly constructed residential units to the market . Moreover, as part of the development, the Applicants plan to accommodate the eligible public housing families currently living at Parkside Additions within the new community . Thus, there will be a one for one replacement of the forty two (42) Parkside Additions units funded with Annual Capital Contribution (ACC) subsidies for long term affordability

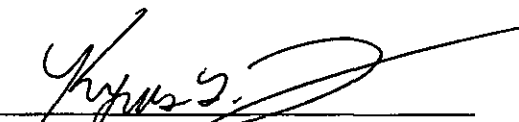
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CONCLUSION

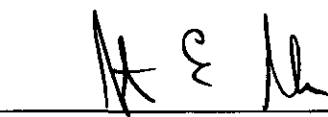
For the reasons stated above, the Applicants submit that the PUD and related map amendment meet the standards of Chapter 24 of the Zoning Regulations and are consistent with the purposes and intent of the Zoning Regulations and Zoning Map. Accordingly, the Applicants request that the Zoning Commission determine that the applications have merit and that a public hearing on the applications should be scheduled.

Respectfully submitted,

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