

LAW OFFICES

GREENSTEIN DeLORME & LUCHS, P.C.

WILLIAM H. HARRIS, JR.
RICHARD G. WISE
ABRAHAM J. GREENSTEIN
GILBERT E. DeLORME
VINCENT MARK J. POLICY
RICHARD W. LUCHS
JUDITH R. GOLDMAN
JACQUES B. DePUY
JEFFREY H. GELMAN
ALAN S. WEITZ
WILLIAM C. CASANO
JOHN PATRICK BROWN, JR.
LEWIS F. MORSE
ROGER D. LUCHS
JAMES D. SADOWSKI
DONALD F. HOLMES, JR.

1620 L STREET, N.W., SUITE 900
WASHINGTON, D.C. 20036-5605

TELEPHONE (202) 452-1400
FACSIMILE (202) 452-1410
www.gdllaw.com

ANITRA ANDROH-POWELL
ABRIELLE B. ANDERSON
STEPHANIE A. BALDWIN
RACHEL K. BLACKBURN*
LYLE M. BLANCHARD
GREGORY T. DuMONT
ALFRED M. GOLDBERG
JOSHUA M. GREENBERG
JARED S. GREENSTEIN
MONIC Y. HALSEY
DAVID J. WALKER
MACKENZIE H. YATES**

*ADMITTED IN FL ONLY
**ADMITTED IN VA ONLY

July 23, 2007

BY MESSENGER


Ms. Carol J. Mitten
Chair
Zoning Commission
441 4th Street, N.W.
Suite 200S
Washington, DC 20001

Re: Z.C. Case No.07-16; *Revised* Application for a Consolidated Planned Unit Development; 2300 Block Pennsylvania Avenue, S.E.; 2300 Pennsylvania Avenue, LLC

Dear Madam Chair and Members of the Commission:

On the behalf of 2300 Pennsylvania Avenue, LLC, enclosed please find one (1) original and twenty (20) copies of a *Revised* Application for a Consolidated Planned Unit Development for property located within the 2300 block of Pennsylvania Avenue, S.E. (Lots 19, 20, 53, 54, 802, 810 and 811 in Square 5560).

Sincerely yours,


Stephanie A. Baldwin

318237v1

Enclosures

cc: Ms Harriet Tregoning
Ms. Jennifer Steingasser
Ms. Karen Thomas
Mr. Tim Chapman
Jacques B. DePuy, Esquire

ZONING COMMISSION
District of Columbia
CASE NO. 07-16
EXHIBIT NO. 14
ZONING COMMISSION
District of Columbia
CASE NO.07-16
EXHIBIT NO.16

RECEIVED
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2007 JUL 23 PM 1:45

2300 PENNSYLVANIA AVENUE, LLC

REVISED

**APPLICATION TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION
FOR A
CONSOLIDATED PLANNED UNIT DEVELOPMENT
FOR
2300 PENNSYLVANIA AVENUE, S.E.
LOTS 19, 20, 53, 54, 802, 803, 810 AND 811
IN SQUARE 5560**

JULY 23, 2007

2300 Pennsylvania Avenue, LLC
1001 Pennsylvania Avenue, NW
Suite 600
Washington, DC 20004

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2300 PENNSYLVANIA AVENUE, LLC
APPLICATION FOR A PLANNED UNIT DEVELOPMENT FOR
LOTS 19, 20, 53, 54, 802, 803, 810 AND 811 IN SQUARE 5560
LOCATED WITHIN THE 2300 BLOCK OF PENNSYLVANIA AVENUE, S.E.

PROJECT TEAM

PROPERTY OWNERS

Dr. Melvin D. Howard, II, D.V.M.
E&L Auto Sales Inc.
Francis C. Minni, Helen Patricia Mudd and
Robert G. Sherman,
Asghar Kazemifar, Aghdas Kazemifar,
Hossein Moghadam, and Habibeh Mahboobi
Moghada
Charles Miller and Dan Chesivoir on behalf
of the owners, Renee Miller, Peggy Brooks
Smith, Estate of Evelyn Peskin and The Dan
Chesivoir Trust

CONTRACT PURCHASER

2300 Pennsylvania Avenue, LLC

ARCHITECT & PLANNER

CompuTecture, Inc.

CIVIL ENGINEER

Phoenix Engineering, Inc.

SURVEYOR

A. Morton Thomas and Associates

TRANSPORTATION CONSULTANT

Wells + Associates, LLC

LAND USE COUNSEL

Greenstein DeLorme & Luchs, P.C.

COMMUNITY RELATIONS

Brenda Richardson

COMPLIANCE WITH CONSOLIDATED PUD REQUIREMENTS

The proposed project complies with the requirements of Chapter 24 of the Zoning Regulations as follows:

1. Area Requirement

The project site comprises 31,500 square feet of land and thus satisfies the minimum area requirement of fifteen thousand square feet (15,000 sq. ft.) of land for a PUD development in a C-2-A zone under the Zoning Regulations (11 DCMR § 2401.1).

2. Notice

The certificate of notice executed by counsel herein states that a Notice of Intent to File Zoning Applications for an Amendment to the Zoning Map, and for a Consolidated Planned Unit Development was mailed to Advisory Neighborhood Commission 8A and to the owners of all property within 200 feet of the perimeter of the project site on March 8 and 12, 2007, as required under the Zoning Regulations (11 DCMR §§ 2406.5 - 2406.10).

3. Filing Requirements

A. First Stage (Section 2406.11)

<u>Requirement</u>	<u>Page or Figure No.</u>
Completed PUD Application form	Exhibit "B", Initial Application
Map showing location of project and area zoning	Exhibit "C", Initial Application
<i>Revised</i> Statement of Explanation and Justification	Pages 1 – 8
<i>Revised</i> Project's Goals and Objections	Pages 2 –5
General Site and Development Plan	Exhibit "E", Initial Application ¹
Tabulation of Development Data	Exhibit "A"
Circulation Plan	Exhibit "F", Initial Application ¹
Landscaping Plan	Exhibit "I", Initial Application ¹
Existing Topography	Exhibit "G", Initial Application ¹

Estimated quantities of water and
sewer demand

Page 3

B. Second Stage (Section 2406.12)

Requirement

Page or Figure No.

Completed PUD Application form

Exhibit "B", Initial Application

Revised Detailed Statement of Uses

Pages 2 - 3

Detailed Site Plan

Exhibit "E", Initial Application¹

Detailed Landscaping Plan

Exhibit "I", Initial Application¹

Grading Plan and Erosion Plan

Exhibit "H", Initial Application¹

Revised Typical Floor Plans, Sections,
and Elevations

Exhibit "B"

Detailed Circulation Plan

Exhibit "F", Initial Application¹

318184

REVISED STATEMENT OF EXPLANATION AND JUSTIFICATION IN SUPPORT OF APPLICATION FOR A CONSOLIDATED PLANNED UNIT DEVELOPMENT

A. PROJECT SUMMARY

This statement and the attached documents are submitted in support of, and set forth the rationale to justify the approval of, the revised application of 2300 Pennsylvania Avenue, LLC (the "Applicant" or "2300 Penn LLC") to the Zoning Commission of the District of Columbia. The application seeks approval of a consolidated Planned Unit Development ("PUD") for a site (the "PUD site" or "Site") containing 31,500 square feet located on Pennsylvania Avenue, S.E. at Prout Street, S.E., also known as Lots 19, 20, 53, 54, 802, 803, 810 and 811 in Square 5560, in southeast Washington, D.C. (Ward 8).¹ The site is located two blocks southeast of the Anacostia Freeway, near the John Phillip Sousa Bridge and one block northwest from L'Enfant Square, in the Fairlawn neighborhood. The PUD site is bounded by Prout Street, S.E. on the northwest, Pennsylvania Avenue on the northeast, and alleyways on both the southwest and on the southeast.

The PUD site is zoned C-2-A. The C-2-A zone district is a commercial zone district which is located adjacent to low to medium-density residential areas with access to main highways. The C-2-A zone district is intended to provide shopping and business needs as well as housing for neighborhoods outside the District's central core.

The PUD site is currently improved with small retail business structures, a commercial garage and parking lots. With the assistance from the District Department of Housing and Community Development, 2300 Penn LLC proposes to construct a five-story mixed use building consisting of ground floor retail and a 112-unit apartment building which will be marketed as workforce housing. An underground parking garage will serve the residents of the building and an at-grade structured parking facility will serve the retail uses.

B. 2300 PENNSYLVANIA AVENUE LLC

2300 Pennsylvania Avenue LLC, a Virginia limited liability company, is the owner of and developer of the PUD site. Chapman Development LLC is the parent company to 2300 Pennsylvania Avenue LLC. Founded over ten years ago, the focus of Chapman Development is building affordable housing in urban settings. The Chapman Development firm has a portfolio of five award winning projects including awards for Shenandoah Station in Virginia and Water Mansion and The Olympia in the District.

C. PROJECT SITE

The property which is the subject of this revised application is located at the southwest corner of Pennsylvania Avenue, S.E. and Prout Street, S.E. in the Fairlawn neighborhood of Ward 8. The property is bounded on the northwest by Prout Street and the northeast by Pennsylvania Avenue. Public alleyways are located on the southwest and southeast sides of the

¹ As revised, an amendment to the Zoning Map is no longer requested.

property. Photographs of the PUD site are set forth in Exhibit "L" of the Initial Application. The Site is 210 feet wide and 150 feet deep. The Site is currently zoned C-2-A.

D. PUD SITE VICINITY

The Fairlawn neighborhood is located along the southeast side of the Anacostia River between Pennsylvania Avenue, S.E., Good Hope Road and U.S. Interstate 295. The neighborhood generally consists of rowhouses and semi-detached homes, except for commercial areas that are located on major arterials. The PUD site is a part of the neighborhood's commercial area, located along Pennsylvania Avenue and Minnesota Avenue, S.E.

The area of the PUD site is run-down and depilated, lacking the retail and commercial services which could serve the neighborhood. As with other property located along Pennsylvania Avenue, S.E., the PUD site is an important component of the Office of Planning's study and plan to create a Corridor Land Development Plan for Pennsylvania Avenue from Southern Avenue to the intersection of 2nd Avenue, S.E. and Independence Avenue, S.E. The resultant plan is expected to provide a revitalization strategy for the neighborhoods along the Avenue's corridor and provide a framework to guide future development.

E. COMMUNITY PARTICIPATION

With regard to the proposed project and map amendment, Chapman Development has participated in meetings with Advisory Neighborhood Commission 8A ("ANC 8A" or "ANC"), the Pennsylvania Avenue Task Force, the Ward 8 Business Council, the Ward 8 Economic Development Roundtable and the Special Ward 8 Stakeholders Meeting within the past year. Earlier drafts of plans of the proposed project have been presented to ANC 8A, which is in support of the Applicant's proposed apartment house with ground floor retail.

After the filing of this revised application, Chapman Development will seek to meet with the ANC in order to present the most current plans for the proposed project. Chapman Development also has plans to meet with the Fairlawn Civic Association and to present the plans for the proposed project. Finally, Chapman will continue its participation in meetings concerning development of Ward 8, including the upcoming meetings of the Ward 8 Workforce Development Council, the Ward 8 Standards and Principles for Economic Development Council, the Annual Ward 8 Economic Development Summit.

F. PROJECT DESCRIPTION

The PUD project consists of a single mixed-use building. The five-story building will include ground floor retail, an apartment house containing 112 residential units and lower level and at-grade structured parking. The ground floor retail will consist of approximately 8,328 square feet of space and is oriented towards Pennsylvania Avenue. The entrance to the lower level parking garage and two (2) loading docks will be accessed towards the rear of the structure from Prout Street. Fourteen (14) retail parking spaces will be accessible from the north-south alleyway located along the eastern side of the Site.

The apartment house will include one hundred twelve (112) residential units which will be comprised of one-bedroom units. There will also be a 6,097 square foot courtyard which will

be landscaped and accessible to the residents of the building as open space. An underground parking garage will be located on the lower level of the structure and will include approximately sixty-two (62) parking spaces.

G. PROJECT FUNDING

Funding of the project will be provided through the District of Columbia Department of Housing and Community Development ("DHCD"). DHCD requested proposals to finance affordable housing and community facilities in September 2006 (the "RFP").² Through the RFP, DHCD seeks to fulfill the Department's goals to "[increase] the supply of decent, affordable rental and ownership housing through ... new construction" and "[support] neighborhood revitalization and economic opportunities."³

Funds from the RFP are required to benefit low-income individuals and households with incomes up to 80 percent of the area median income. As well, sixty-five percent (65%) of the DHCD funding will be concentrated in thirteen (13) areas that the Mayor has designated as "Strategic Neighborhood Investment Areas", including the Pennsylvania Avenue/Fairlawn neighborhood. Additionally, according to the RFP, such public funding as included under the RFP is intended by the District to support certain corridors, including Pennsylvania S.E., targeted for revitalization through the "Great Streets Initiative". The Great Streets Initiative is a multi-year, multiple-agency effort to transform under-invested corridors into thriving and inviting neighborhood centers using public actions and tools as needed to leverage private investment.

H. ESTIMATED WATER AND SEWER DEMAND

The average daily demand for both water and sanitary sewer flow to be generated by the proposed mixed-use building is estimated to be approximately 31,955 gallons per day based on the initial plan. There is an existing eight inch (8 in.) public water main and an existing eight inch (8 in.) public sewer main located in Pennsylvania Avenue, S.E., adjacent to the Site. Prout Street, S.E. has an existing thirty inch (30 in.) public water main and an existing eight inch (8 in.) public sewer main. As such, water and sewer demand should be met without major improvement of the existing public facilities in the area of the PUD site. Final and formal determination of water and sewer availability will be made by the D.C. Water and Sewer Authority ("DC WASA") and will include tests to determine adequacy. All of the proposed connections for sanitary sewer will be coordinated with the DC WASA.

I. PROJECT BENEFITS

Based on the Applicant's commitment to designate all of the residential units as affordable, the proposed PUD will clearly provide very significant public benefits. The project benefits and amenities of the project are discussed below.

² DHCD Request for Proposals: Community Development Block Grants, Housing Production Trust Fund, Home Investment Partnership and Low Income Housing Tax Credits; Issue Date September 15, 2006.

³ RFP; page 4.

1. Housing and affordable housing;

The applicant has committed to DHCD to develop an apartment house with ground floor retail and 100% of the dwelling units dedicated to affordable housing when it applied for funding under the RFP. In accordance with the goals of DHCD through the RFP, the proposed construction of the apartment house will help increase the supply of decent, affordable rental housing in the District, as well as support the revitalization of the neighborhood and provide economic opportunities via the ground floor retail. The dwelling units are expected to be targeted to those with incomes of up to sixty percent (60%) of the area median income.

2. Effective and safe vehicular and pedestrian access; transportation management measures, connections to public transit service, and other measures to mitigate adverse traffic impacts;

With regard to public transit, several Metrobus routes are located in the vicinity of the Site, with bus stops near the intersection of Pennsylvania and Minnesota Avenues, S.E. There are several Metrobus routes which run along Pennsylvania Avenue, S.E., in addition to many along nearby Minnesota Avenue, S.E. Furthermore, some of the Pennsylvania Avenue Metrobus routes run directly to the Potomac Avenue Metrorail Station. As such, excellent public transit options exist near the proposed project. Further information concerning the proposed project and its impact on the adjacent road network from the perspective of trip generation, parking or access will be provided subsequent to the filing of the revised application.

3. Environmental benefits, such as storm water runoff controls and preservation of open space or trees;

The Applicant plans to provide landscaping along Pennsylvania Avenue, within the plaza area which will be complimentary to the ground floor retail space. The Applicant also intends to provide landscaping within the court yard. The applicant seeks to construct the proposed building consistent with the Leadership in Energy and Environmental Design's guidelines to achieve a LEED certifiable green building. By following the LEED guidelines, the applicant aims to build a mixed use building which will reduce building impacts on occupants' health and the environment.

4. Use of special value to the neighborhood or the District of Columbia as a whole;

The development of the proposed PUD project is in line with the District of Columbia Office of Planning's preparation of a land development plan for the Pennsylvania Avenue, S.E. corridor which will provide a revitalization strategy for the neighborhoods along the Pennsylvania Avenue S.E. corridor. Both the ground floor neighborhood oriented retail and the residential nature of the proposed PUD will help to increase the livability of the neighborhood and encourage economic development along the Avenue as envisioned by the Office of Planning.

J. PLANNING ANALYSIS

1. Land Use Impact

The development of 2300 Pennsylvania Avenue as proposed under this revised PUD application is consistent with the existing land uses in the area and with the objectives of the Corridor Land Development Plan for Pennsylvania Avenue S.E. Specifically, the revised PUD project will increase neighborhood livability and economic development along the corridor. The construction of the mixed-use building will help to promote the revitalization of the area and to the creation of an inviting gateway to Southeast D.C.

2. Zoning Impact

The proposed C-2-A zoning is appropriate for the site and supportive of the objectives of the Corridor Land Development Plan for Pennsylvania Avenue S.E. The height and density of the project are consistent with the PUD guidelines for the C-2-A zone district. See further discussion of zoning issues in Section "A" below ("Zoning Analysis and Relief Requested").

3. Environmental Impact

The applicant seeks to construct a LEED certifiable building which will reduce the building's impacts on occupants' health and the environment. Storm water will be collected and managed by a storm water management system. Efforts are being made to reduce the amount of impervious surface area within the site; and thereby, reduce the peak stormwater discharge from the site. There is an existing storm drain system at the corner of Pennsylvania Avenue and Prout Street, S.E. Runoff from this project will be directed through the internal storm water management system and into this existing drainage system. Final and formal approval of the stormwater management facility will be made by the D.C. Department of Health. All of the proposed connections for storm drainage will be coordinated with DC WASA and the D.C. Department of Health.

4. Traffic Impact

Information concerning the traffic impact of the development will be included in a supplemental report to be filed subsequent to the filing of the revised application.

K. ZONING ANALYSIS & RELIEF REQUESTED

The revised application seeks approval of a consolidated Planned Unit Development pursuant to Chapter 24 of the Zoning Regulations (and no longer seeks approval of an amendment to the Zoning Map). The site is zoned C-2-A.

The C-2-A district is a low to medium density mixed-use zone district, which permits both commercial and residential functions to a maximum height of fifty feet (50 ft.), a maximum floor area ratio (FAR) of 2.5 (for an apartment house), and a maximum lot occupancy of not more than sixty percent (60%) for residential uses (a lot occupancy of one hundred percent (100%) is allowed for commercial uses). The PUD guidelines for development in the C-2-A zone district permit a building height of sixty-five (65) feet and a 3.0 FAR for residential

development. As proposed, the project is designed to meet the PUD guidelines for development within the C-2-A zone district with minor deviations. The project will have a lot occupancy of seventy-two percent (72%), a FAR of 3.15 and a building height of fifty-nine and one-half feet (59 ft. 6 in.).

As proposed, the proposed building will have no side yards and a rear yard of seven feet, six inches (7 ft. 6 in.). Side yards are not required in the C-2-A zone district. Pursuant to Section 774 of the Zoning Regulations, a rear yard with a depth of fifteen foot (15 ft.) is required for the project. Under subsection 774.4, where a lot abuts an alley, the rear yard for that portion of a structure below a horizontal plane twenty feet (20 ft.) above the finished grade at the middle of the rear of the structure may be measured from the center line of the adjacent alleyway. Above the horizontal plane, the depth of the rear yard is measured from the rear lot line. As proposed, the building is designed with the rear wall set back seven and one-half feet from the rear lot line. That portion of the structure which is below a horizontal plane of twenty feet above the finished grade is in compliance with the zoning regulations, with a rear yard of seventeen and one-half feet. However, that portion of the building which is above the horizontal plane of twenty feet above the finished grade has a rear yard of only seven and one-half feet. As such, the Applicant seeks relief from the rear yard requirements for the upper portion of the building.

Sufficient parking is provided for both the retail and residential components of the building for the C-2-A zone district. Pursuant to Chapter 21 of the Zoning Regulations, retail space of 8,328 square feet in the C-2-A zone district requires eleven (11) parking spaces and a residential building with one hundred twelve (112) dwelling units within the C-2-A zone district is required to provide fifty-six (56) parking spaces. As such, sixty-seven (67) parking spaces are required in total. As proposed, fourteen (14) parking spaces are provided for on the ground level of the structured parking and sixty-two (62) parking spaces are located on the lower level of the structured parking. Of the seventy-six (76) total parking spaces, all of the spaces are full-size. Thus, ample parking is provided for both retail patrons and occupants of the proposed building.

L. COMPLIANCE WITH DISTRICT OF COLUMBIA COMPREHENSIVE PLANS

The revised project is not inconsistent with the 2006 revised District of Columbia Comprehensive Plan or with adopted policies and programs. In fact, the PUD is consistent with and fosters several goals and policies stated in the revised Comprehensive Plan.

1. The proposed PUD complies with the following policies of the Citywide Elements of the revised Comprehensive Plan:

a. Land Use Elements

“Facilitate orderly neighborhood revitalization and stabilization by focusing District grants, loans, housing rehabilitation efforts, commercial investment programs, capital improvements, and other government actions in those areas that are most in need. Use social economic, and physical indicators such as the poverty rate, the number of abandoned or substandard buildings, the crime rate, and the unemployment rate as key indicators of need. §309.7” (Policy LU-2.1.2: Neighborhood Revitalization).

“Recognize the importance of balancing goals to increase the housing supply and expand neighborhood commerce with parallel goals to protect neighborhood character, preserve historic resources, and restore the environment. The overarching goal to ‘create successful neighborhoods’ in all parts of the city requires an emphasis on conservation in some neighborhoods and revitalization in others. §309.8” (Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods).

“Reduce the number of vacant and abandoned buildings in the city through renovation, rehabilitation, and where necessary, demolition. Implement programs that encourage the owners of such buildings to sell or renovate them, and apply liens, fines, and other penalties for non-compliant properties. §310.4” (Policy LU-2.2.3: Restoration or Removal of Vacant and Abandoned Buildings).

“Encourage projects which improve the visual quality of the District’s neighborhoods, including landscaping and tree planting, façade improvement, anti-litter campaigns, graffiti removal, improvement or removal of abandoned buildings, street and sidewalk repair, and park improvements. §310.5” (Policy LU-2.2.4: Neighborhood Beautification).

The applicant seeks to construct a new building in an area and a commercial corridor which is planned for revitalization by the District government. The block in which the proposed PUD is located is currently in bad repair. The new development will help to prompt revitalization of the area, bringing vibrancy across the Anacostia River. Furthermore, the new building will also bring much desired retail to the neighborhood. Finally, the building will introduce one hundred twelve needed new affordable dwelling units to the community.

b. Housing Element

“Promote mixed use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers, along Main Street mixed use corridors, and around appropriate Metrorail stations. §503.5” (Policy H-1.1.4: Mixed Use Development).

“Require the design of affordable housing to meet the same high-quality architectural standards required of market-rate housing. Regardless of its affordability level, new or renovated housing should be indistinguishable from market rate housing in its exterior appearance and should address the need for open space and recreational amenities, and respect the design integrity of adjacent properties and the surrounding neighborhood. §503.6” (Policy H-1.1.5: Housing Quality).

As stated above, the proposed project will introduce a new concentration of both retail and residential uses along the Pennsylvania Avenue, S.E., bringing energy to the neighborhood. The apartment house will provide a community room. A landscaped courtyard will also be open to all tenants for passive recreation.

c. Economic Development Element

“Create additional shopping opportunities in Washington’s neighborhood commercial districts to better meet the demand for basic goods and services. Reuse of vacant buildings in these districts should be encouraged, along with appropriately-scaled retail infill development on vacant and underutilized sites. Promote the creation of locally-owned, non-chain establishments because of their role in creating unique shopping experiences. §708.7 (Policy ED-2.2.3: Neighborhood Shopping).

The proposed project will establish new retail in the neighborhood along Pennsylvania Avenue, S.E., as sought after by the community. As well, new retail is anticipated under the Corridor Land Development Plan for Pennsylvania Avenue S.E. in order to increase neighborhood livability and economic development along the corridor.

2. The proposed PUD and map amendment also complies with priorities and policies of the Far Northeast and Southeast Area Elements of the revised Comprehensive Plan.

According to the Planning and Development Priorities under Section 1807 of the Comprehensive Plan, through workshops held with communities located in the Far Northeast and Southeast in 2005 and 2006, those neighborhoods seek the introduction of new housing choices within their neighborhoods (i.e., apartments and condominiums), and voiced the concern that their neighborhoods are in need of additional retail stores and services. Furthermore, the “General Policies” of the Far Northeast and Southeast Area Elements specifically seek the development of retail along Pennsylvania Avenue S.E., particularly noting that an “emphasis should be placed on upgrading the shopping area between Fairlawn Avenue and 28th Street S.E.” (§1816.2). The proposed project will initiate this revitalization process, promoting a return of the commercial corridor to the walkable shopping street it was initially developed to be.

3. Generalized Land Use Maps

The proposed project also complies with the generalized land use maps, which designates the Site as commercial.

M. CONCLUSION

For the reasons stated above, 2300 Pennsylvania Avenue, LLC, submits that the PUD plan meets the standards of Chapter 24 of the Zoning Regulations. The mixed use development project is consistent with the purposes and intent of the Zoning Regulations and Map and the Comprehensive Plan, as well as the goals of the Corridor Land Development Plan for Pennsylvania Avenue S.E. The project will enhance the health, welfare, safety and convenience of the citizens of the District of Columbia, will tend to create conditions favorable to health, safety, transportation, prosperity, protection of property, civic activity, recreational, education, and cultural opportunities, and will further economy and efficiency in the supply of affordable housing and neighborhood retail and services.

The revised 2300 Pennsylvania Avenue LLC proposal also satisfies the requirements for approval of a consolidated PUD. Specifically, it provides significant public benefits, advances important goals and policies of the District of Columbia, and encourages the stability of the future plans the Pennsylvania Avenue, S.E. corridor.

Therefore, based on the foregoing, the revised application for approval of a PUD should be approved by the Zoning Commission.

Respectfully submitted,

GREENSTEIN DELORME & LUCHS, P.C.

By:

Jacques B. DePuy

By:

Stephanie A. Baldwin

Exhibit "A"

Zoning Development Standards & Relief Requested

Zoning Development Standards & Relief Requested

	Matter-of-Right C-2-A	PUD C-2-A	PROVIDED
Height	50 ft.	65 ft.	59ft. 6 in.
FAR	2.5 (Res) 1.5 (Comm.) 2.5 (Max)	3.0 (Res) 2.0 (Comm.) 3.0 (Max)	3.15
Lot Occupancy	60% (Res) 100% (Other)	60% (Res) 100% (Other) ¹	72%
Rear Yard	15 ft. all structures	15 ft. all structures	7 ft. 6 in. ²
Side Yard	None required; if provided 2 in./1 ft.	None required; if provided 2 in./1 ft.	None provided.
Court (Open)	4in./1ft. of height; width no less than 15 ft.	4in./1ft. of height; width no less than 15 ft.	
Court (Closed)	Minimum area at least twice the square of required width, no less than 350 sq. ft.	Minimum area at least twice the square of required width, no less than 350 sq. ft.	none
Parking	<u>Retail</u> : In excess of 3,000 sq. ft.; 1 for each 300 sq. ft. of GFA and CFA <u>Residential</u> : 1 for every 2 dwelling units	<u>Retail</u> : In excess of 3,000 sq. ft.; 1 for each 300 sq. ft. of GFA and CFA (11) <u>Residential</u> : 1 for every 2 dwelling units (56) Total: 67 Parking Spaces	76 parking spaces ³
Loading	<u>Retail</u> : 1 berth @ 30 ft. deep; 1 platform 100 sq. ft. <u>Residential</u> : 1 berth @ 55 ft. deep; 1 platform 200 sq. ft.; 1 space @ 20 ft. deep	<u>Retail</u> : 1 berth @ 30 ft. deep; 1 platform 100 sq. ft. <u>Residential</u> : 1 berth @ 55 ft. deep; 1 platform 200 sq. ft.; 1 space @ 20 ft. deep	1 berth @ 30 ft. deep 1 berth @ 55 ft. deep ⁴

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¹ Permitted lot occupancy of the ground floor (commercial) is 100%; permitted lot occupancy for floors 2 through 5 (residential) is 60%. The lot occupancy is 72%; a deviation from the usual lot occupancy requirements is requested.

² In accordance with Section 774.7, the rear yard for a structure below a horizontal plane twenty feet above the mean finished grade may be measured from the center line of the alley. The alleyway adjacent to the proposed structure is 20 feet wide. The proposed structure is set back 7 feet 6 inches from the rear lot line. Zoning relief in the form of a deviation from the usual rear yard requirements is requested.

³ Of the seventy-six (76) parking spaces provided, all are full-size.

⁴ The plans include two loading berths, but does not include the required 20 foot deep loading space. Zoning relief in the form of a deviation from the loading requirements is requested.

Exhibit “B”

Revised Plans



RECEIVED
D.C. OFFICE OF ZONING
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GARAGE AREA 31,500 SF
62 PARKING PLACES



ARCHITECTURE
AND SOFTWARE
DEVELOPMENT

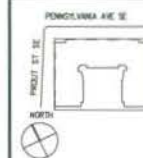
8227 EXECUTIVE BLVD.
ROCKVILLE, MD 20852
(301) 770-8865 TEL
(301) 770-8868 FAX

CIVIL ENGINEER
PONDIX ENGINEERING, INC.
1420-A JON AVENUE
BALTIMORE, MD 21227
(410) 247-8833 TEL
(410) 247-9267 FAX

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
12 SOUTH SUMMIT AVENUE
SUITE 110
GANTHERBURG, MD 20877
(301) 887-9234 TEL
(301) 887-9253 FAX

MCP ENGINEER
ENCON GROUP, INC.
10600 CONCORD STREET
SUITE 307
KENSINGTON, MD 20885
(301) 849-5900
(301) 849-7545

KEY PLAN



PROJECT NAME

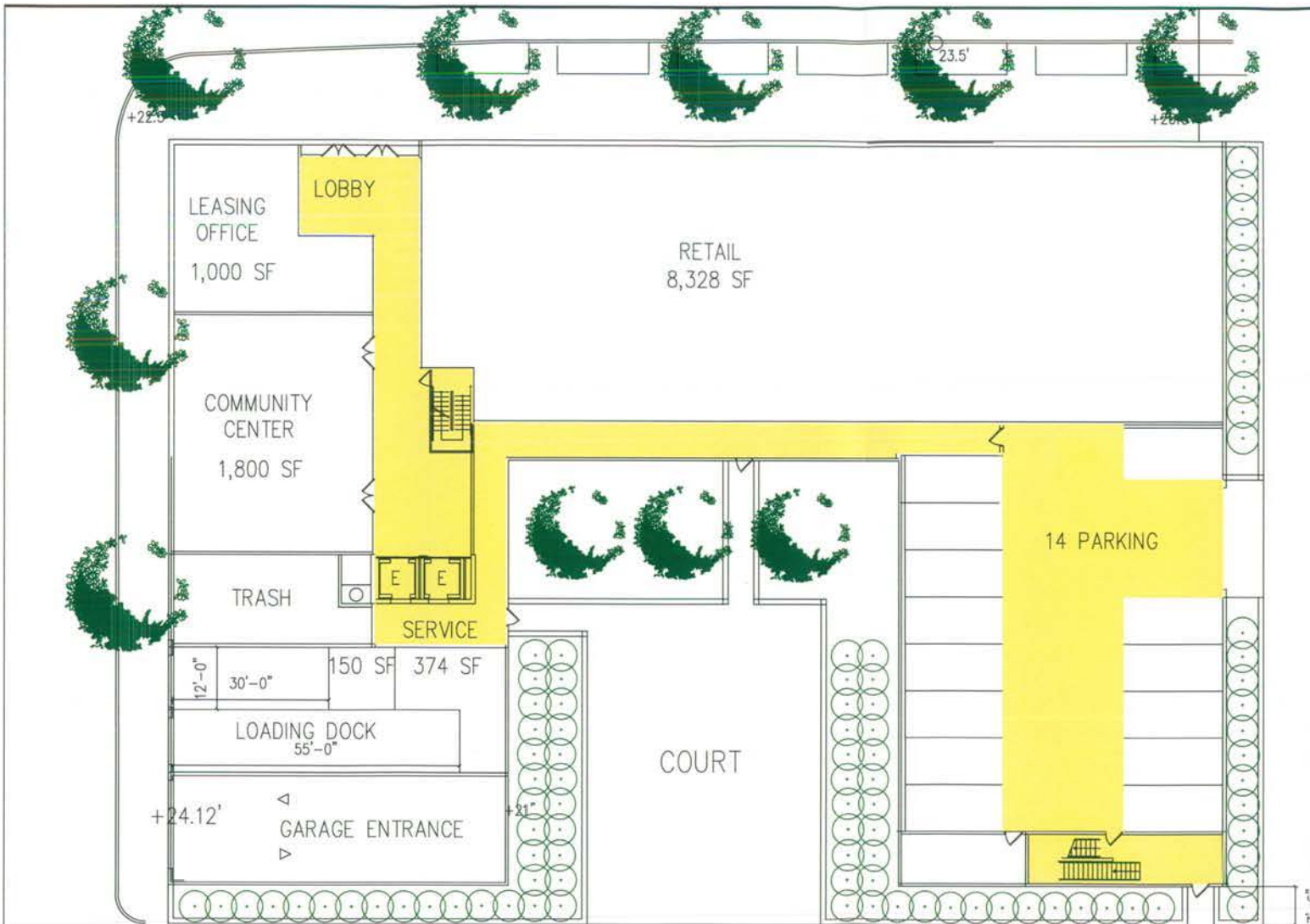
2300
PENNSYLVANIA
AVENUE SE
WASHINGTON, D.C.

DRAWING TITLE

GARAGE PLAN

Drawn	Approved	Job No.
Project Manager	Project Architect	
Scale	Drawing No.	
1/8" = 1'-0"	A201	

07/19/07



FLOOR AREA 17,212 SF
 LOT 31,500 SF
 72% LOT COVERAGE

**COMPU
TECTURE**
 INCORPORATED



ARCHITECTURE
 AND SOFTWARE
 DEVELOPMENT

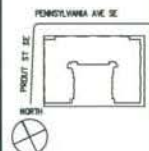
8337 DIEOUTHE BLVD.
 ROCKVILLE, MD 20852
 (301) 770-8988 TEL.
 (301) 770-8988 FAX

CIVIL ENGINEER
 PHOENIX ENGINEERING, INC.
 1420-A JON AVENUE
 BALTIMORE, MD 21227
 (410) 247-8533 TEL.
 (410) 247-4387 FAX

STRUCTURAL ENGINEER
 STRUCTURAL DESIGN GROUP
 12 SOUTH SUMMIT AVENUE
 SUITE 110
 GAITHERSBURG, MD 20877
 (301) 887-9324 TEL.
 (301) 887-8293 FAX

M.E.P. ENGINEER
 ENCON GROUP, INC.
 10800 CONCORD STREET
 SUITE 307
 ROCKFORD, MD 20865
 (301) 846-5900
 (301) 846-7540

KEY PLAN



PROJECT NAME

2300
 PENNSYLVANIA
 AVENUE SE
 WASHINGTON, D.C.

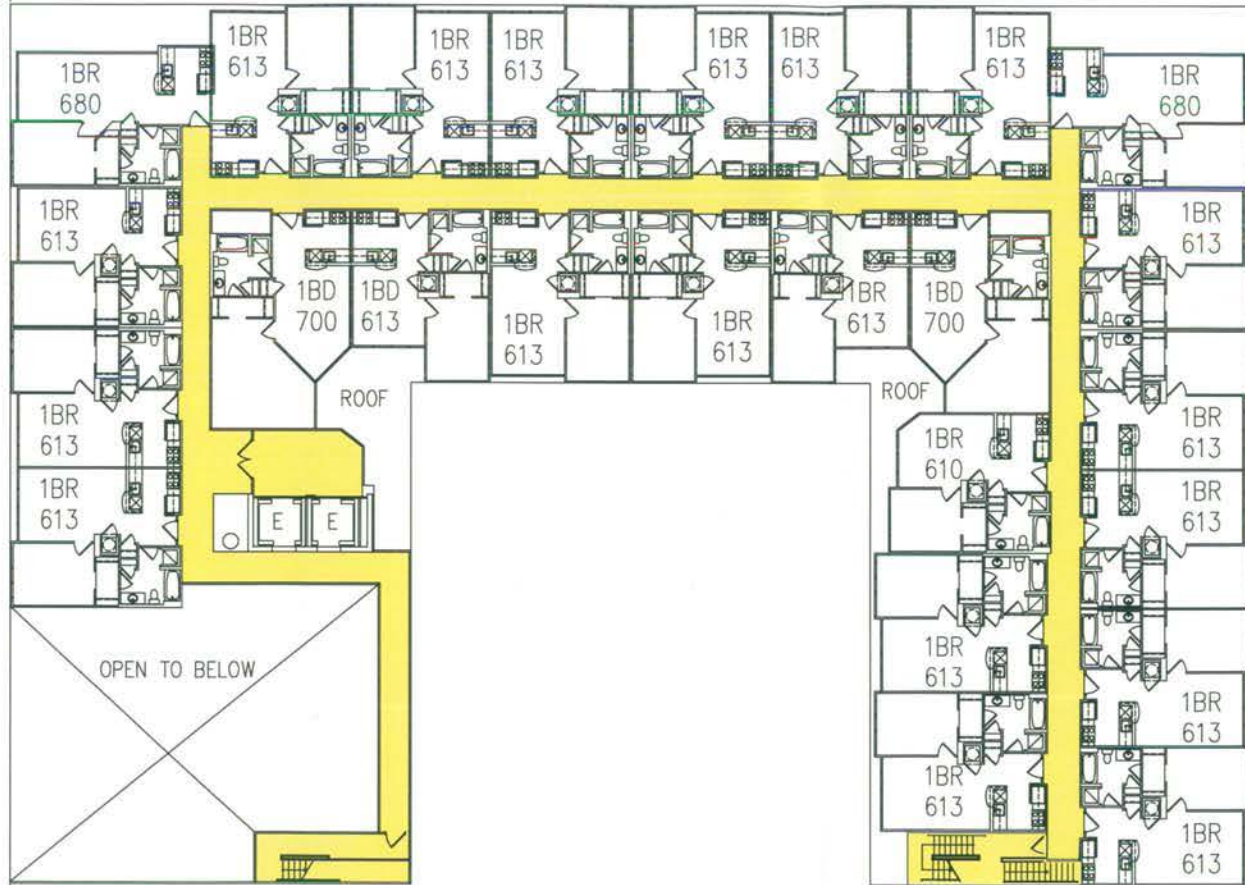
DRAWING TITLE

1ST FLOOR PLAN

Drawn	Approved	Job No.
Project Manager	Project Architect	
Scale	Drawing No.	
Date		
		A202
07/16/07		

210'-0"

150'-0"



2ND FLOOR
25 UNITS
18,682 SF

PROPERTY LINE

PROPERTY LINE

COMPUTECTURE
INCORPORATED



ARCHITECTURE
AND SOFTWARE
DEVELOPMENT

8207 EXECUTIVE BLVD.
ROCKVILLE, MD 20852
(301) 770-8865 TEL.
(301) 770-8866 FAX

CIVIL ENGINEER
PHOENIX ENGINEERING, INC.
1420-A JON AVENUE
BALTIMORE, MD 21227
(410) 247-8833 TEL.
(410) 247-8387 FAX

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
12 SOUTH SUMMIT AVENUE
SUITE 110
GAITHERSBURG, MD 20877
(301) 987-9324 TEL.
(301) 987-9253 FAX

M/E/P ENGINEER
ENCON GROUP, INC.
10000 CONCORD STREET
SUITE 307
ROCKFORD, MD 20865
(301) 848-5900
(301) 848-7540

KEY PLAN



PROJECT NAME

2300
PENNSYLVANIA
AVENUE SE

WASHINGTON, D.C.

DRAWING TITLE

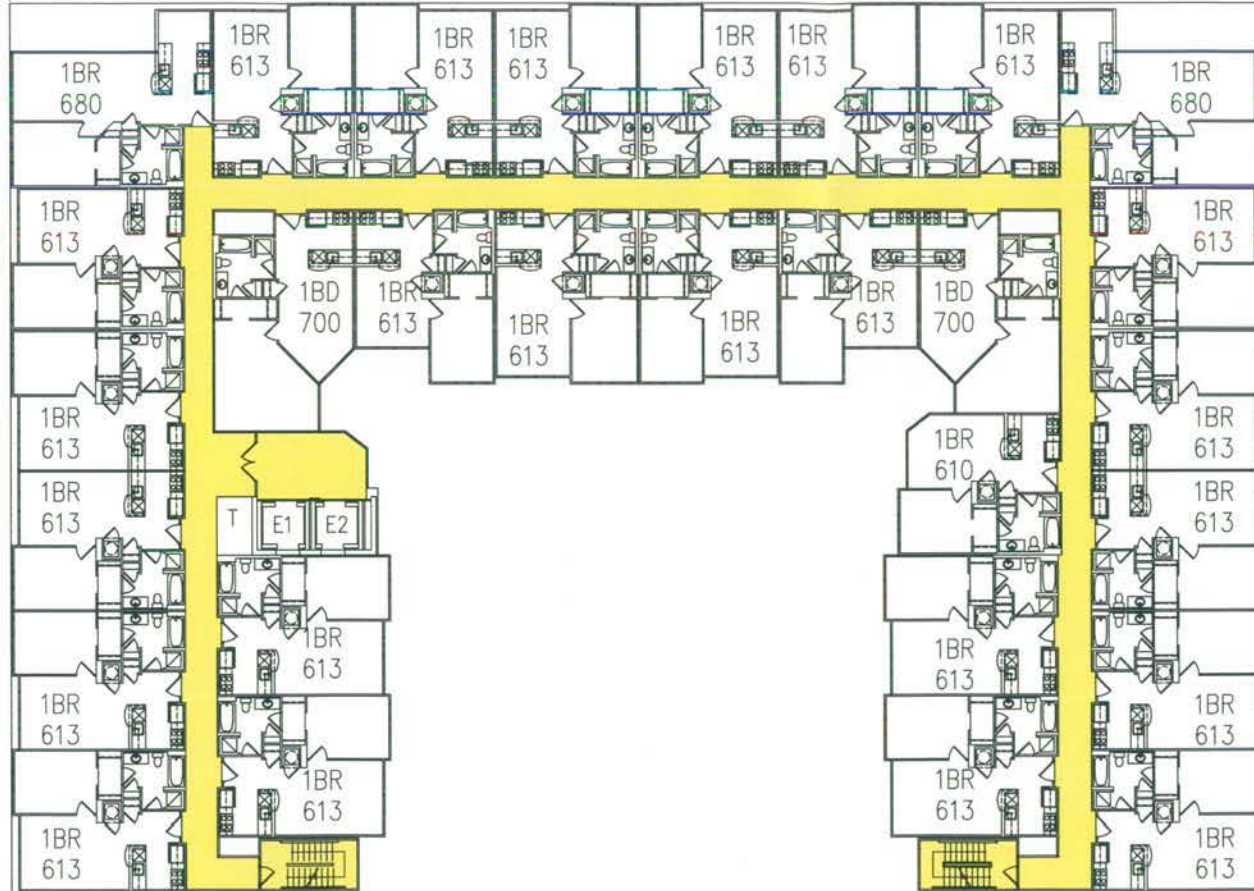
2ND FLOOR PLAN

Drawn	Approved	Job No.
Project Manager	Project Architect	
Scale 1/8"=1'-0"	Drawing No.	
Sheet	A203	

07/16/01

210'-0"

150'-0"



PROPERTY LINE

PROPERTY LINE

3RD-5TH FLOORS

3 X 29= 87 UNITS

3 X 20,988=62,964 SF

COMPU
TECTURE
INCORPORATED



ARCHITECTURE
AND SOFTWARE
DEVELOPMENT

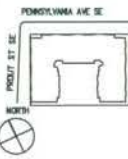
6327 EXECUTIVE BLVD.
ROCKVILLE, MD 20850
(301) 770-1880 TEL
(301) 770-8086 FAX

CIVIL ENGINEER
PHOENIX ENGINEERING, INC.
1430-A JEN AVENUE
BALTIMORE, MD 21227
(410) 247-8833 TEL
(410) 247-8087 FAX

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
12 SOUTH BLANCK AVENUE
SUITE 110
GANTHERBURG, MD 20877
(301) 987-9234 TEL
(301) 987-9293 FAX

MEP ENGINEER
EDISON GROUP, INC.
10800 CONCORD STREET
SUITE 307
KENSINGTON, MD 20885
(301) 948-5800
(301) 948-7540

KEY PLAN



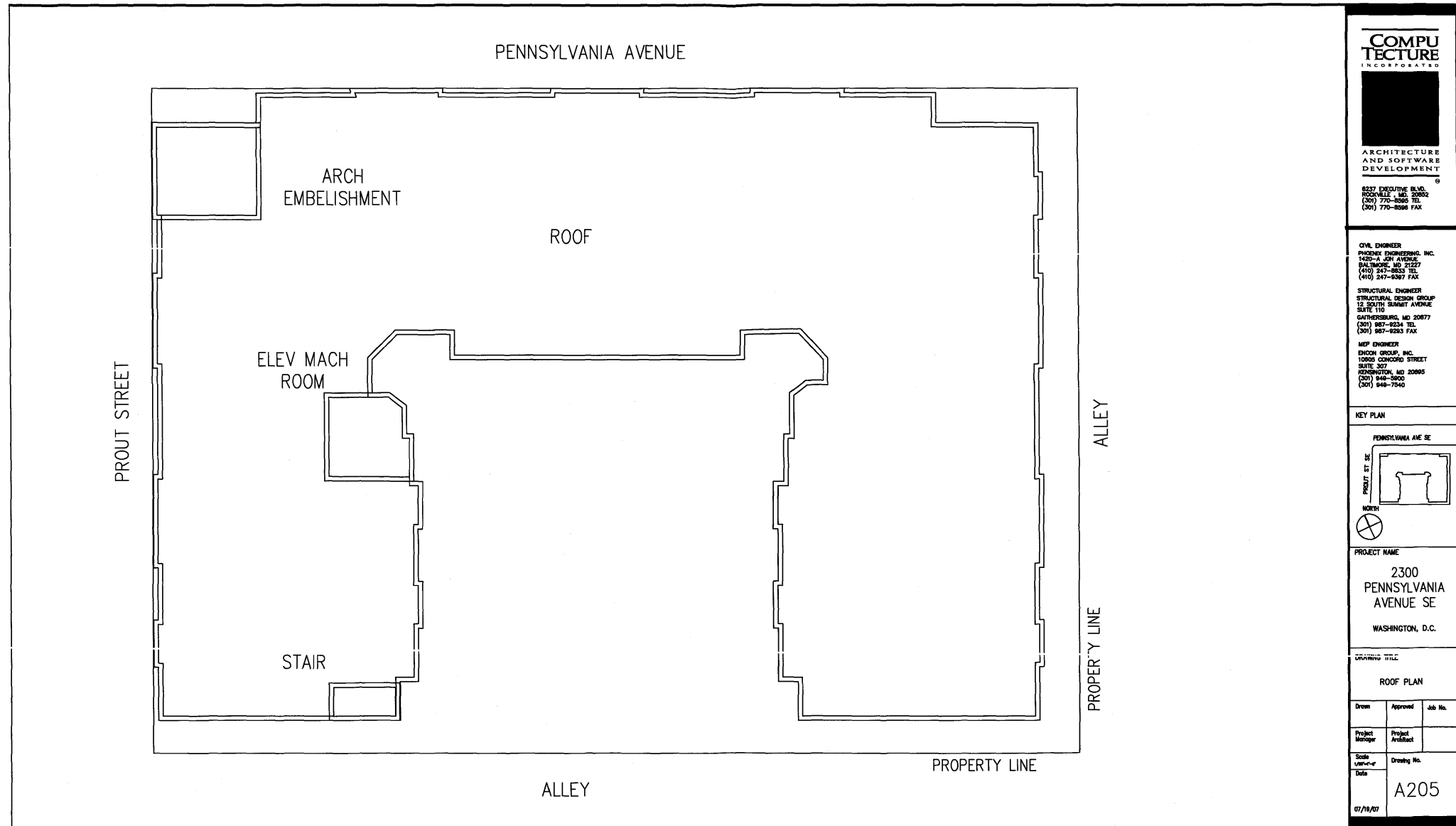
PROJECT NAME

2300
PENNSYLVANIA
AVENUE SE
WASHINGTON, D.C.

DRAWING TITLE

3RD-5TH FLOOR PLAN

Drawn	Approved	Job No.
Project Manager	Project Architect	
Scale	Sheet No.	Drawing No.
Date		A204
07/18/01		



**COMPU
TEXTURE**
INCORPORATED

ARCHITECTURE
AND SOFTWARE
DEVELOPMENT

8237 EXECUTIVE BLVD.
ROCKVILLE, MD 20852
(301) 770-8585 TEL
(301) 770-8586 FAX

CIVIL ENGINEER
PHOENIX ENGINEERING, INC.
1420-A 4TH AVENUE
BALTIMORE, MD 21227
(410) 247-8333 TEL
(410) 247-8367 FAX

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
12 SOUTH SUMMIT AVENUE
SUITE 110
GAITHERSBURG, MD 20877
(301) 987-6234 TEL
(301) 987-6283 FAX

MEP ENGINEER
EDCON GROUP, INC.
10800 CONCORD STREET
SUITE 207
ROCKHILL, MD 20855
(301) 948-5800
(301) 948-7540

KEY PLAN

PENNSYLVANIA AVE SE

PROUT ST

NORTH

PROJECT NAME

2300
PENNSYLVANIA
AVENUE SE
WASHINGTON, D.C.

DRAWING TITLE

ROOF PLAN

Drawn	Approved	Job No.
Project Manager	Project Architect	
Scale 1/8"=1'-0"	Drawing No.	
Date		A205
07/19/07		



COMPUTURE
INCORPORATED



ARCHITECTURE
AND SOFTWARE
DEVELOPMENT

8327 EXECUTIVE BLVD.
ROCKFELLER, MD 20852
(301) 770-8860 TEL
(301) 770-8866 FAX

CIVIL ENGINEER
PHOSKEY ENGINEERING, INC.
1430-A JON AVENUE
BALTIMORE, MD 21227
(410) 247-8833 TEL
(410) 247-8887 FAX

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
12 SOUTH SUMMIT AVENUE
SUITE 110
GANTHERSBURG, MD 20877
(301) 887-9234 TEL
(301) 887-9283 FAX

MEP ENGINEER
DINCO GROUP, INC.
10808 CONCORD STREET
SUITE 307
KENSINGTON, MD 20885
(301) 848-8600
(301) 848-7540

KEY PLAN



PROJECT NAME

2300
PENNSYLVANIA
AVENUE SE
WASHINGTON, D.C.

DRAWING TITLE

WEST ELEVATION

Drawn Approved Job No.

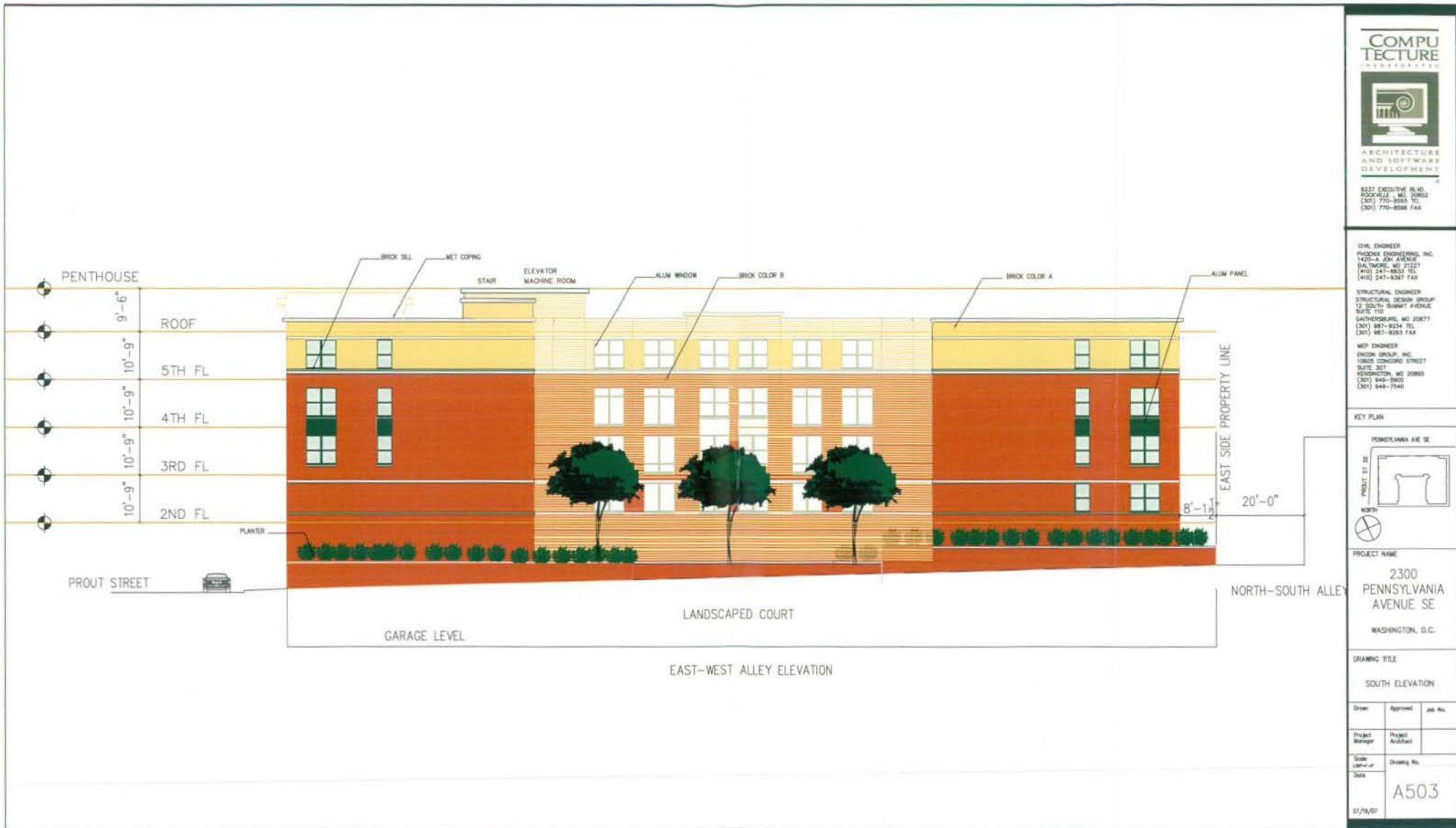
Project Manager Project Architect

Scale Drawing No.

Date

07/16/07

A502



COMPU
TEXTURE



ARCHITECTURE
AND SOFTWARE
DEVELOPMENT

6337 EXECUTIVE BLVD.
ROCKVILLE, MD 20852
(301) 770-8993 TEL
(301) 770-8998 FAX

CIVIL ENGINEER
PHOENIX ENGINEERING, INC.
1400-A JEN AVENUE
BALTIMORE, MD 21227
(410) 241-8833 TEL
(410) 241-8387 FAX

STRUCTURAL DESIGN GROUP
12 SOUTH SUMMIT AVENUE
SUITE 110
GANTHERSBURG, MD 20877
(301) 887-8254 TEL
(301) 887-8283 FAX

MEP ENGINEER
UNION GROUP, INC.
10000 CONCORD STREET
SUITE 307
KENSINGTON, MD 20885
(301) 848-1800
(301) 848-7040

KEY PLAN



PROJECT NAME

2300
PENNSYLVANIA
AVENUE SE
WASHINGTON, D.C.

DRAWING TITLE

SOUTH ELEVATION

Drawn: [] Approved: [] Job No.: []

Project Manager: [] Project Architect: []

Scale: [] Date: 01/19/07

Drawing No.: A503

01/19/07



NORTH-SOUTH ALLEY ELEVATION

**COMPU
TEXTURE**
INCORPORATED

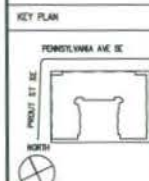
ARCHITECTURE
AND SOFTWARE
DEVELOPMENT

8227 EXECUTIVE BLVD.
ROCKVILLE, MD 20853
(301) 770-8888 TEL.
(301) 770-8888 FAX

CIVIL ENGINEER
PHOENIX ENGINEERING, INC.
1420-A 25th AVENUE
BALTIMORE, MD 21227
(410) 247-8824 TEL.
(410) 247-8287 FAX

STRUCTURAL ENGINEER
STRUCTURAL DESIGN GROUP
12 SOUTH SUMMIT AVENUE
SUITE 110
GATHERSBURG, MD 20877
(301) 987-8224 TEL.
(301) 987-8283 FAX

MEP ENGINEER
ENDOR GROUP, INC.
1800 CONCORD STREET
SUITE 307
ROCKVILLE, MD 20850
(301) 948-5800
(301) 948-7540



PROJECT NAME
2300
PENNSYLVANIA
AVENUE SE
WASHINGTON, D.C.

DRAWING TITLE
EAST ELEVATION

Drawn	Approved	Job No.
Project Manager	Project Architect	
Scale	Drawing No.	
Date		
		A504
07/19/01		