



December 29, 2017

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Frederick L. Hill, Chairperson
Board of Zoning Adjustment
441 4th Street, NW, Suite 200S
Washington, DC 20010

**RE: BZA Application for Madison Investments LLC
Lots 96, 809, 10, 805, and 1, Square 203 – Application for Special Exception Relief**

Chairperson Hill and Honorable Members of the Board:

Please accept for filing the enclosed application of Madison Investments LLC (the “Applicant”). The Applicant requests special exception relief from Subtitle K §§ 803.3(a-b) and 804.1 to construct a mixed use development.

The application package includes the following materials:

1. Application Form;
2. Fee Calculator Form;
3. Statement of the Applicant;
4. Statement of Community Outreach;
5. D.C. Zoning Map;
6. Architectural Plans & Elevations;
7. Authorization Letter(s);
8. Form 135 – Zoning Self-Certification;
9. Statement of Existing and Intended Use;
10. Certification of Proficiency;
11. List of Names and Mailing Addresses of Owners within 200 Feet;
12. Surveyor’s Plat(s);
13. Photographs of the Property;
14. Summary of Witness Testimony; and
15. Certificate of Service for the Office of Planning and ANC.

We believe that the application is complete and acceptable for filing, and request that the Board schedule a public hearing for the application as soon as possible. If you have any questions, please do not hesitate to contact me on behalf of the Applicant.

Thank you for your attention to this application.

Sincerely,

COZEN O'CONNOR

A handwritten signature in blue ink, appearing to read 'MM', with a horizontal line extending to the right.

By: Meredith Moldenhauer
Eric J. DeBear

**BEFORE THE DISTRICT OF COLUMBIA
BOARD OF ZONING ADJUSTMENT**

**APPLICATION OF
MADISON INVESTMENTS, LLC**

ANC 1B

STATEMENT OF THE APPLICANT

I. NATURE OF RELIEF SOUGHT

This statement is submitted on behalf of the Applicant, Madison Investments LLC (the “Applicant”), the contract purchaser¹ of the following property, all located in Square 203: 2114 – 2116 14th Street NW (Lot 96) and 2124 14th Street NW (Lots 809) (collectively, the “Martha’s Parcel”), 2118 14th Street NW (Lot 10) (the “Smucker’s Parcel”), and 1400 W Street NW (Lot 805) (the “Valero Parcel”). The property located at 1403 V Street NW² (Lot 001 in Square 203) (the “Provision Parcel”) is also the subject of this application. As will be described below, the Martha’s Parcel, the Smucker’s Parcel, the Valero Parcel and the Provision Parcel will be subdivided into one single record lot for zoning purposes (collectively referred to as the “Property”). The Property is located in the ARTS-3 Zone District.

This statement is submitted in support of this application for special exception relief, pursuant to 11 DCMR Subtitle X § 901.2 and Subtitle K § 813.1, from the requirements for height and setback (§ K-803.3(a-b)) and lot occupancy (§ K-804.1) in order to construct a mixed-use development.

II. JURISDICTION OF THE BOARD

The Board of Zoning Adjustment (the “Board”) has jurisdiction to grant the special exception relief requested herein pursuant to Subtitle X § 901.2 and Subtitle Y § 100.3 of the Zoning Regulations of 2016.

¹ The Applicant, and or its assigns, has submitted letters of authorization from the current owner of each lot that is the subject of this application.

² The Provision Parcel is not owned by the Applicant, but is subject to this application as a result of a “single lot covenant” that will be recorded against that property.

III. BACKGROUND

A. The Property and the Surrounding Neighborhood

The Property is located in the ARTS-3 zone district and has a land area of 37,200 square feet. A copy of the zoning map is attached at **Tab A** and a copy of the baist map is attached at **Tab B**. The Property is a through lot that spans the entire blockface of 14th Street NW between V Street NW and W Street NW. The Project will front on W Street NW, with the rear of the Project abutting V Street NW. 14th Street NW runs along the eastern side of the Property. There is a 15-foot-wide alley (the “Alley”) running along the west side of the Property. The land to the west of the Alley is zoned RA-2. Directly to the west, along V Street the land is improved with a surface parking lot, to the west of which is a group of institutional religious buildings. Across the Alley to the west along W Street is a 30 unit condominium, The Hamilton on W.

The Property has a considerable change in grade from north-to-south. Located in the Greater U Street Historic District, the Property is improved with some structures that have been deemed contributing to the Historic District.

Martha’s Table, a non-profit social services organization, currently operates out of seven structures on the Martha’s Parcel. For more than 37 years, Martha’s Table has been a community resource in the District and Ward 1, providing support for low-income families and children through education and health programs as well as food, clothing and childcare resources. In 2015, Martha’s Table announced that it would be building a new facility in the Fort Stanton/Hillsdale neighborhood of Ward 8.³ Accordingly, Martha’s Table issued a Request for Proposals for the rights to purchase the Martha’s Parcel in the fall of 2016. Madison Development, the Applicant, won that bid and is now the contract purchaser of the Martha’s

³ See www.marthastable.org/expansion

Parcel. Martha's Table anticipates opening its new headquarters – The Commons at Stanton Square – in 2018/2019.

The Applicant has assembled the remainder of the block between V Street and W Street. A grocery store recently operated out of the Smucker's Parcel, but that building is now vacant. The Valero Parcel is currently improved with a "Valero" gas station and a small, one-story restaurant at the rear of the lot. The Provision Parcel⁴ is located at the corner of 14th Street and V Street and is improved with a bar and restaurant called "Provision 14."

The Applicant intends to record a single lot covenant against the Property creating one single record lot consisting of the entire block face on 14th Street NW between V Street and W Street NW. Accordingly, the Property meets the zoning definition of a through lot because the Property is an "interior lot having frontage on two (2) or more streets where the streets differ in direction by forty-five degrees or less." *See* Subtitle B § 100.2.⁵

The Property is located in the "U Street" neighborhood and is just north of the bustling intersection at 14th and U Street NW. The U Street neighborhood - and the 14th Street corridor in particular - has seen significant re-development over the last decade, and the Project directly aligns with the scale and design of nearby properties. The surrounding area has a variety of uses, including large, mixed-use buildings, commercial uses such as restaurants and bars, and lower-density rowhomes.

Notably, there are two, seven-story mixed-use developments – Union Row and 14W Apartments - directly across 14th Street from the Property. The Project will offer similar massing and height to these existing mixed-use developments. The Portner Place PUD (Z.C. Case No.

⁴ The Applicant will not own the Provision Parcel, but that parcel will be the subject of this application due to the single lot covenant.

⁵ The Property satisfies the definition of an "Interior Lot" because it is neither a corner nor a triangular lot. *See* Subtitle B § 100.2.

14-08) is currently under construction at 1401 U Street NW. That development has street frontage on V Street a half-block away from the Property. The District's "Frank D. Reeves Municipal Center" is located to the south of the Property across V Street.

B. Traffic Conditions and Mass Transit

The Property is well-serviced by mass transit options. The "U Street/African-American Civil War Memorial" Metrorail Station is 0.2 miles from the Property. Metrobus lines 52, 53, and 54 are within 0.1 miles of the Property. There is also a circulator bus route 0.1 miles from the Property. Similarly, a Capital Bikeshare station with 26 bikes is 0.1 miles away on 14th Street NW between and U Street and V Street NW. An additional Capital Bikeshare station with 19 bikes is located at the intersection of New Hampshire Avenue NW, W Street NW and Florida Avenue NW, which is 0.2 miles from the Property. Walkscore.com indicates that the area is a "walker's paradise" and that daily errands do not require a car.

C. The Project

a. Proposed Design

The Applicant wishes to construct a mixed-use development with over 25,500 square feet of ground floor retail, 6,000 square feet of existing restaurant use to remain, 7,882 square feet of office space, and approximately 241 dwelling units (the "Project"). A copy of architectural plans are attached at **Tab C**. The Project will also have approximately 3,700 square feet dedicated to an arts/entertainment use located on top of the center garage structure, which is a third floor outdoor space. The Project will be a maximum of seven stories plus a habitable penthouse level and will also incorporate approximately 75-80 below-grade parking spaces. *See **Tab C***.

As part of the Project, the Applicant intends to raze the "Valero" gas station, the restaurant building on the Valero Parcel, and other noncontributing buildings at the Property. The historic garage building located at 2114-2116 14th Street NW (Lot 96) will be preserved and

incorporated into the center portion of the design. The existing garage building was constructed in 1918 and was originally occupied by J.C. Flood followed by the Chevrolet Sales company. Eventually, the parcel was sold to Martha's Table. The Project will also thoughtfully incorporate four historic facades along the 14th Street blockface, including the buildings at 2108-2110 14th Street, 2114-2116 14th Street, 2124 14th Street and the Provision building. Concurrently with this application, the Applicant will process an application with the Historic Preservation Review Board for consideration of historic preservation matters at the Property.

The first floor of the Project is primarily retail space fronting on 14th Street and the Alley. See **Tab C**, pg. 31. The first floor and mezzanine will also incorporate approximately 7,882 square feet of office space. See **Tab C**, pgs. 31 and 32. Due to a change in grade between W Street and V Street NW, there will be a mezzanine level on the southern side of the first floor featuring additional office space.⁶ See **Tab C**, pgs. 32, 57. A below-grade garage level propose 75-80 vehicular parking spaces and long-term bicycle storage. See **Tab C**, pg. 30. Garage and loading access will be provided through the Alley.

The second floor of the Project will be primarily dedicated to residential dwelling units, but will also feature additional retail space. See **Tab C**, pg. 33. Floors three through seven will be devoted entirely to residential dwelling units. Above the second floor of the existing historic garage there will be a "vista" design element with approximately 3,700 square feet of outdoor space.⁷ See **Tab C**, pg. 34. This outdoor space will be dedicated to an arts/entertainment use. The penthouse level will have dwelling units, communal amenity space and mechanical equipment. See **Tab C**, pgs. 39 and 40.

⁶ Other than in the RF zone, a mezzanine level does not count as a story. See Subtitle B § 310.3.

⁷ Notably, floors 3 through 7 will project approximately 7'4" over the Provision Parcel. See **Tab C**, pgs. 34-38. This projection is permitted by the owner of the Provision Parcel pursuant to the single lot covenant.

Also, the Project proposes to enliven the alley network along the first floor level by locating access points to some commercial and office uses from the alley. *See* Tab C, pgs. 25 and 49. This design element will breathe new life and increase pedestrian access to the Alley, while providing resources for surrounding neighbors.

b. Portions of the Project that satisfy the Zoning Regulations

Beyond the relief requested herein, the Project complies with the development standards in the ARTS-3 zone. The total building height will be 75' excluding the penthouse, which is permitted by-right for a building with inclusionary zoning in the ARTS-3 zone. *See* Subtitle K § 803.1. The Project will have a floor-area-ratio ("FAR") of 5.25 which is less than the maximum permitted FAR of 5.3 in the ARTS-3 zone.

Except for the second floor, which has both residential and non-residential uses, the Project satisfies the Zone's lot occupancy requirement. Specifically, there is no lot occupancy limit for non-residential uses in the ARTS-3 zone and the first floor is dedicated entirely to non-residential uses. *See* Subtitle K § 804.1. Floors three through seven will be dedicated solely to residential uses, which have a maximum lot occupancy of 80% with inclusionary zoning. *See* Subtitle K § 804.1. Here, the Applicant will request lot occupancy relief on the second floor on which the Project proposes a lot occupancy of 88%.

Further, the Zone's yard requirements are satisfied because there is no rear yard required for the Project because the Property is a through lot, and no side yard is required for a principal building in an ARTS zone. *See* Subtitle B § 317.3. Subtitle K § 806.1.

The Applicant also complies with the ARTS design requirements for a lot that fronts on 14th Street. Namely, there is no planned driveway along the Project's frontage and the first story will be built to a height of 15' along the 14th Street lot line. *See* Subtitle K § 810.1. Further, no less than 50% of the first story's "streetwall" on 14th Street will be dedicated to display windows

and entrances to commercial uses. *See* Subtitle K § 810.1(c). These display windows will use clear or low-emissivity glass and building entrances are separated by no more than 40' of linear frontage. *See* Subtitle K § 810.1(c).

The Project will provide the requisite vehicular parking, bicycle parking, and loading. All parking requirements are reduced by 50% because the Property is less than .5 miles from the "U Street" Metrorail station. The Project has a minimum vehicular parking requirement of 62 spaces.⁸ Here, the Project provides approximately 75-80 parking spaces and meets the parking requirement.

Notably, in the ARTS zones, required parking spaces may be shared by time of day with other uses under the following circumstances:

- (a) The eligible evening uses shall be restaurant, legitimate theater, movie theater, dinner theater, or cabaret;
- (b) The eligible daytime uses shall be office use and the arts uses and arts related uses with the exception of the evening uses listed in paragraph (a) of this subsection; and
- (c) The respective property owners shall execute an agreement that identifies the designated parking spaces and provides that use of the spaces for permitted daytime uses shall cease at no later than 6:00 p.m., Monday through Saturday, and shall be available for parking by the specified evening uses as agreed to by the parties involved. This agreement shall be filed with the Zoning Administrator to be maintained as part of the certificate of occupancy file on each affected property. *See* Subtitle K § 811.10.

Therefore, the Applicant may utilize shared spaces amongst the office and arts uses, if necessary.

⁸ Per Subtitle C § 701.6, when two or more uses share a lot, only one exempt floor area may be deducted from the total combined parking requirement for the uses. Accordingly, the minimum vehicular parking requirement is calculated as follows, with a deduction for only the 3,000 foot retail exemption. 241 residential units requires 41 parking spaces (1 space per 3 units in excess of 4 units). 25,500 square feet of gross floor area dedicated to retail uses requires 15 parking spaces (1.33 spaces per 1,000 sq. ft. in excess of 3,000 sq. ft.). 7,882 square feet of gross floor area dedicated to office uses requires 2 spaces (.5 spaces per 1,000 sq. ft. in excess of 3,000 sq. ft.). 3,752 square feet of gross floor area dedicated to arts/entertainment uses requires 4 spaces (2 spaces per 1,000 sq. ft. for entertainment). *See* Subtitle C § 701.5.

As to bicycle parking, the Project has a minimum requirement of 73 long-term spaces and 23 short-term spaces.⁹ The Project will provide 73 long-term bicycle parking spaces and 23 short-term spaces. The Project will provide 2 loading berths and 1 service/delivery area, which meets the minimum requirement for loading.¹⁰

IV. NATURE OF SPECIAL EXCEPTION RELIEF SOUGHT AND STANDARD OF REVIEW

A. Summary of Relief Requested

The Applicant seeks special exception relief for the Project's penthouse height and transition setback (Subtitle K § 803.3(a-b)) and lot occupancy on the second floor of the Project (Subtitle K § 804.1). The ARTS-3 zone has specific provisions governing height above a maximum building height of 75'. In particular, under Subtitle K §803.3(a), a building in the ARTS-3 zone may exceed the maximum permitted height so long as the penthouse does not exceed 83.5' above the building's measuring point. Additionally, the overall height is controlled by Subtitle K § 803.3(b), which states that for a lot abutting a residential zone or alley serving as a boundary to a residential zone, the building shall not "project above a plane drawn at a forty-five degree angle from a line located fifty feet directly above the property line" that abuts the residential zone or alley. The Applicant requests relief from Subtitle K § 803.3 because the

⁹ The minimum bicycle parking requirement is calculated as follows. 241 residential units requires 80.3 long-term parking spaces (1 space per 3 units) and 13 short-term spaces (1 space per 20 units). However, after the first 50 spaces, additional spaces are required at one-half the ratio specified. Thus, the long-term space residential requirement is reduced from 80.3 spaces to 66 spaces. 25,500 square feet of gross floor area dedicated to retail uses is 3 long-term spaces (1 space per 10,000 sq. ft.) and 8 short-term spaces (1 space per 3,500 sq. ft.). 7,882 square feet of office space is 4 long-term spaces (1 space per 2,500 sq. ft.) and 2 short-term spaces (1 space per 40,000 sq. ft.). 3,700 square feet of arts/entertainment space would not require any additional bicycle parking spaces. *See* Subtitle C § 802.1.

¹⁰ For the residential use, 1 loading berth and 1 service/delivery area is required for greater than 50 dwelling units. For the retail use, 2 loading berths with 1 service/delivery area is required for retail space between 20,000 sq. ft. and 100,000 sq. ft. There is no loading requirement for an office use under 20,000 sq. ft. *See* Subtitle C § 901.1. Notably, under Subtitle C § 902.2, when two or more uses share a building, the building is only required to provide enough loading berths and spaces to meet the requirement of the use category with the highest loading requirement, not the combination of the uses. Here, the Project must meet the retail use loading requirement.

Project measures 92.5' to the top of the penthouse, exceeding the 83.5' limit of § 803.3(a). *See* **Tab C**, pgs. 52 (outlined in green) and 53.¹¹ Additionally, a small portion of the Project will exceed the 45-degree plane required by § 803.3(b), as drawn 50-feet above the side Alley abutting the RA-zoned land to the west. *See* **Tab C**, pgs. 52 (highlighted in red), 53-55.

B. Summary of Relief Criteria

The Board is authorized to grant a special exception where it finds the special exception:

- (1) Will be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps;
- (2) Will not tend to affect adversely, the use of neighboring property in accordance with the Zoning Regulations and Zoning Maps; and
- (3) Subject in specific cases to special conditions specified in the Zoning Regulations. *See* Subtitle X § 901.2.

Relief granted through a special exception is presumed appropriate, reasonable, and compatible with other uses in the same zoning classification, provided the specific requirements for the relief are met. In reviewing an application for special exception relief, “[t]he Board’s discretion . . . is limited to a determination of whether the exception sought meets the requirements of the regulation.” *First Baptist Church of Wash. v. District of Columbia Bd. of Zoning Adjustment*, 432 A.2d 695, 701 (D.C. 1981) (quoting *Stewart v. District of Columbia Bd. of Zoning Adjustment*, 305 A.2d 516, 518 (D.C. 1973)). If the applicant meets its burden, the Board must ordinarily grant the application. *Id.*

Therefore, in addition to the general special exception standard under Subtitle X § 901.2, the Applicant must also meet specific conditions set forth in Subtitle K § 813.1, which are outlined below. As outlined below, the Project meets the requirements to obtain special exception relief for the Project’s height and setback as well as lot occupancy on the second floor.

¹¹ Notably, the height of the penthouse structure is 12’ plus 6.5’ for mechanical space, and complies with the general limitations for penthouse structures in the ARTS-3 zone. *See* Subtitle K § 803.5.

V. APPLICANT MEETS BURDEN FOR SPECIAL EXCEPTION RELIEF

A. The relief is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps

The Project and the relief requested are in accord with the zoning regulations and the stated intent of the ARTS-3 zone. The ARTS zones “encourage a pedestrian scale of development, a mixture of building uses, adaptive reuse of older buildings, strengthened design character, public safety, and eighteen (18) hour activity” as well as an “attractive combination of new and old buildings.” *See* Subtitle K § 800.1(b), (h). The ARTS zones are likewise intended to promote “pedestrian activity” and “expand the area’s housing supply.” *See* Subtitle K § 800.1(c), (e). Here, the Project furthers all these goals with a high-quality designed mixed-use building that both adaptively re-uses existing structures as well as incorporates strong design elements that will encourage pedestrian activity along 14th Street NW.

While the Project’s proposed penthouse height exceeds the limit of 83’5” set forth under Subtitle K § 803.3, the Project’s overall building height of 75’ and seven stories complies with the development standards in the ARTS-3 zone. Additionally, the height of the penthouse structure is 12’ plus 6.5’ for mechanical space, and complies with the general limitations for penthouse structures in the ARTS-3 zone. *See* Subtitle K § 803.5. The penthouse is also appropriately setback from the roof edges at a 1:1 ratio.

The height and setback relief is, in part, driven by the retention of historic buildings on the first two floors as well as the change in grade. As a result, the floorplate is pushed upward and the penthouse height is raised above the permitted limit. Nonetheless, the Project’s height is in harmony with the general purpose and intent of the regulations and is compatible with the seven-story buildings nearby, including the District’s Frank Reeves Municipal Center, the Union Row mixed-use building, and “14W” mixed-use building. Further, the under-construction

Portner Place PUD “Sonnet” apartments at 1401 U Street, which have street frontage on V Street, will have a maximum height of 105 feet and 11 stories, exceeding the proposed Project height.

Notwithstanding the height and setback relief, the Project would advance the purposes of the ARTS district as it would provide a high-quality, mixed-use building with ground floor retail and residential units above, including affordable units. The ARTS zones encourage expansion of “the area’s housing supply in a variety of rent and price ranges.” *See* Subtitle K § 800.1(e). Further, the intent and purpose of the 45-degree setback requirement under Subtitle K § 803.3(b) is to maintain light and air for residential zones that abut the higher-density ARTS zones. To that end, the Applicant’s design only requires setback relief on the corners of the Project, with wide streets to increase light and air. The massing of the proposed development is concentrated on the north and south of the Property, with an open vista in the middle and additional setbacks along the center Alley. These design elements should ensure that sufficient light and air is available to the neighboring properties across the Alley.

As to the lot occupancy, the Project’s lot coverage complies with the ARTS-3 development standards on all floors except for the second floor. The second floor lot occupancy will be 88%, which is 8% more than allowed for a floor with a residential use. *See* Subtitle K §804.1. Similar to the height and setback relief, the need for lot occupancy relief is driven by historic preservation efforts, including retention of historic buildings. These historic buildings reduce the Applicant’s ability to alter the floor plan and reduce lot occupancy on the second floor. Importantly, the lot occupancy relief allows the Applicant to provide additional dwelling units on the second floor, aligning with the intent of the ARTS-3 zone to expand the area’s housing supply.

B. The relief will not tend to affect adversely the use of neighboring property

i. Height and Setback

The relief for the Project's height and setback will not tend to adversely affect neighboring properties. The overall building height aligns with nearby properties along 14th Street. See **Tab C**, pgs. 27-29. The penthouse structures are fully compliant with the height and setback requirements of the ARTS-3 zone. The Project has been designed as a tiered building in order to minimize impact on the neighboring properties. The Project also features a "vista" in the center of the building at floors three and four, which will maintain light and air. There is a 15-foot alley between the Property and the neighboring properties to the west, which will create an additional buffer for light, air and privacy. It should also be re-iterated that the Property is a through lot that occupies the entire 14th Street blockface between V and W Street NW. Many nearby properties are buffered from the Project by public streets, including V and W Street, which are both 80' wide, and 14th Street NW, which is 110' wide.

As to the setback required under Subtitle K, § 803.3(b), only a small portion of the Project will be above the 45-degree plane. See **Tab C**, pg. 52. The portion of the building above the 45-degree plane represents the northwestern-most and southwestern-most corners of the sixth floor, seventh floor and penthouse. See **Tab C**, pgs. 53 and 54. The setback relief does not span the entire western side of the Project that abuts the RA zone. A majority of the land abutting the side of the Property toward V Street is occupied by an open parking lot and institutional buildings rather than residential. See **Tab C**, pg. 56. The religious sanctuary obscures many of the eastern-facing residential windows; accordingly, there will be minimal effect on those structures. The condominiums and apartments on W Street are separated by the Alley and front an 80' wide road. Additionally, these residential buildings are located in the RA-4 zone which

permits up to 90 feet in height. The relief from setback will have a minimal effect, if any, on the W Street condominium building, parking lot, or Alley.

ii. Lot Occupancy

As to lot occupancy, the special exception relief will not have an adverse effect on neighboring property owners. Most importantly, the Project complies with lot occupancy on all floors except for the second floor. As noted above, the “vista” feature above the Project’s second story as well as the 15-foot-wide Alley will minimize any impact of the lot occupancy relief, particularly for those neighboring property owners to the western side of the Property. The Property spans the entire blockface, which means that there would be little to no impact on neighboring properties to the east, north and south, all of which are buffered by public streets.

C. The Project meets the special conditions set forth under Subtitle K § 813.1

i. The uses, buildings, or features at the size, intensity, and locations proposed, will substantially advance the purposes of the ARTS zones and will not adversely affect neighboring property or be detrimental to the health, safety, convenience, or general welfare of persons living, working or visiting in the area;

The Project directly aligns with the stated intent of the ARTS zones, which encourage mixed-use development and a pedestrian-friendly design. The Project is generally similar to nearby buildings in the ARTS zone, many of which are mixed-use, seven-story buildings. See **Tab C**, pgs. 27-29. The Project will comply with the ARTS zone design elements, including the incorporation of “streetwalls” that are 15-feet high and display windows along 14th Street. Additionally, there will be no vehicular or loading access points along 14th Street, contributing to a safe pedestrian environment.

The Project will offer residences, retail, office and arts/entertainment space in a single location, providing convenience to neighborhood residents and non-residents alike. In offering a variety of uses in a pedestrian-friendly design, the Project will positively contribute to the vibrant

and expanding “U Street” neighborhood and build on the neighborhood’s momentum over the past decade. Accordingly, the Project will not have an adverse effect on the health, safety or welfare of persons living, working or visiting the Property.

ii. The architectural design of the project will enhance the urban design features of the immediate vicinity in which it is located; provided, if a historic district or historic landmark is involved, the Board of Zoning Adjustment shall refer the application to the Historic Preservation Office for review and report; and

The Property is located in the “Greater U Street” historic district and, as such, the Applicant will submit an application to the Historic Preservation Review Board. The Project’s design will thoughtfully incorporate aspects of the existing historic structures on the Property with new construction. For example, the building’s massing will be pushed away from the contributing historic structures in order to emphasize the features of those historic buildings. The Project will enliven the Alley to the west of the Property. The Project will also keep much of the Provision Parcel intact, only constructing bay projections over that parcel and minimizing any aesthetic changes to that historic building.

Further, the Project will enhance the urban design features in the neighborhood. The Project is highlighted by a central “vista” that offers an east-west view beyond the Project’s envelope. The Project will also incorporate high-quality materials and an intended “green” roof. The Project’s design will greatly improve existing conditions at the Property, including the replacement of a gas station.

iii. Vehicular access and egress are located and designed so as to minimize conflict with principal pedestrian ways, to function efficiently, and to create no dangerous or otherwise objectionable traffic conditions.

Vehicular access to the underground parking level will be through the 15-foot-wide Alley to the side of the Property. This Alley is only accessible from existing curb cuts on W Street and

V Street. Therefore, vehicular access and egress are located and designed so as to minimize any conflict with the principal pedestrian way along 14th Street NW.

VI. COMMUNITY OUTREACH

Upon filing this application, the Applicant will conduct community outreach for the Project. The Applicant will be contact ANC 1B and Jon Squicciarini, the Single Member District Commissioner for the Property. The Applicant will present the Project and this application to ANC 1B in accordance with the ANC's procedures and guidelines.

VIII. CONCLUSION

For the reasons stated above, the requested relief meets the applicable standards for zoning relief under the Zoning Regulations. Accordingly, the Applicant respectfully requests that the Board grant the Application.

Respectfully submitted
COZEN O'CONNOR



Meridith H. Moldenhauer
Eric J. DeBear
1200 19th Street NW, 3rd Floor
Washington, D.C. 20036

Certificate of Service on Office of Planning and Advisory Neighborhood Commission

I hereby certify that on this 29th day of December, 2017, a copy of this Application with attachments was served, via email, on the Office of Planning and Advisory Neighborhood Commission, as follows:

District of Columbia Office of Planning
1100 4th Street SW, Suite E650
Washington, DC 20024
planning@dc.gov

Advisory Neighborhood Commission 1B
c/o James A. Turner, Chairperson
1B09@anc.dc.gov

Advisory Neighborhood Commission 1B04
c/o Jon Squicciarini, SMD Commissioner
1B04@anc.dc.gov



Meridith H. Moldenhauer

TAB A



TAB B

