

Exhibit A-1
One-Page Summary of BZA Application for 1271 5th Street, N.E.

Basic Information about the Project		
Applicant	Affiliate of EDENS (NL 1271 5TH ST, LLC)	
Application	Special Exceptions for (i) no on-site parking (up to 26 spaces required v. none provided), (ii) loading relief (2 loading berths/platforms required v. 1 berth/platform provided), (iii) penthouse eating/drinking uses, and (iv) rear yard (12 ft. required v. 10 ft. provided)	
Property	1271 5 th Street, N.E. (Sq. 3591, Lot 3) in ANC 5D; land area = 13,634 sf	
Existing Use	Two story building with fitness use and limited office use in the PDR-1 zone	
Dimensions	68,170 sf (5.0 FAR) + 5,454 sf penthouse; 70 ft. + 20-ft. penthouse; 0.25 GAR; 0 parking spaces	
Proposed Uses	~130 key hotel with commercial (e.g., eating/drinking establishment, retail, and/or service) and/or hotel uses on the ground level, second-level mezzanine, and penthouse	
Site Plan and Surrounding Uses <i>See Ex. B</i>	Single building with pedestrianized setback zone between street and building and all loading access from private alley at rear of building. The abutting building to the south has a blank façade for lower 8 stories on north elevation. The abutting site to the north and east is approved for a mixed-use PUD with a blank façade on south elevation and setback + private alley between subject property	
Special Exception Evaluation Criteria		
Parking-Related Special Exception Standards	Justification Subtitle C § 703.2	The Project is located in a walkable, mixed-use neighborhood that is well-served by transit, shared vehicles, bicycles, and daily/hourly parking options nearby.
	Requirements Subtitle C § 703.3	The requested parking relief is proportionate to the anticipated parking demand for the proposed hotel and eating/drinking establishment uses. No on-site parking is reasonable. No relief is sought from other parking items in Subtitle C.
	TDM Plan Subtitle C § 703.4	A TDM Plan was prepared by Gorove/Slade in coordination with DDOT and filed on July 1, 2024 as Exhibit 13A. The plan enhances District mobility and advances transportation goals.
Loading Special Exception Standards	Loading (one proposed v. two required) Subtitle C § 909	The Project exceeds the threshold for a second loading berth by only a small amount. The private alley to the rear of the Project is wider than normal (35-feet wide) and could accommodate truck loading if necessary and still allow cars and trucks to pass. The Project also includes a Loading Management Plan (“LMP”) prepared by Gorove/Slade in coordination with DDOT.
Rear Yard Special Exception Standards	Rear Yard (12’ required v. 10’ provided) Subtitle G § 207.14	The requested relief is de minimis and mitigated by a larger setback on the property to the rear creating an approximately 34-foot separation from future building to the rear, so it is unlikely to adversely affect surrounding uses. No apartment or office windows are within 40 or 30 feet respectively of the rear yard relief. Service functions are adequately addressed. DDOT has reviewed the LMP and TDM Plan.
General Special Exception Standards Subtitle X § 901	Parking (none proposed v. ~26 required)	No on-site parking reduces vehicle trips in a neighborhood well served by access via other means. The TDM Plan avoids any adverse effects on neighboring uses.
	Loading	The Project’s one loading berth can accommodate all loading needs for the building
	Penthouse (penthouse bar or restaurant use)	The eating/drinking establishment use is consistent with the economic and civic activity goals of the Zoning Regulations. The eating/drinking establishment use is limited to the front of the penthouse, which is (i) not adjacent to any residential windows or balconies, (ii) set back from windows and balconies on 5 th Street, NE, and (iii) opposite only commercial uses that are unlikely to be adversely affected by the use.
	Rear Yard	The relief is very minor (2 feet) and mitigated by the 34-foot wide separation at grade between the Project and the approved PUD plans for a future building to the rear.