FLGA LLC
REAL ESTATE GROUP

May 14, 2004

By Hand Delivery

Ms. Carol J. Mitten, Chairperson
Zoning Commission for the District of Columbia
441 4th Street, NW
Suite 210
Washington, DC 20001

Re: Continuation of Case No. 01-28TE, Approval of a Modification and Time Extension to an Approved PUD at 200 K Street, NE

Dear Chairman Mitten and Member of the Commission:

Enclosed is a supplemental filing in reference to the above-mentioned case. We would appreciate your prompt response in continuing the hearing, which was scheduled to occur on February 13, 2003 and postponed to allow the applicant to respond to concerns of the Office of Planning and the community as well.

Should you have any questions, please do not hesitate to give me a call on 202-965-0900.

Kind regards,

Fred Greene

Enclosure

ZONING COMMISSION
District of Columbia
CASE NO. 01-28 TE
EXHIBIT NO. 39

ZONING COMMISSION
District of Columbia
CASE NO.01-28
EXHIBIT NO.39A1



GTM
Architects
10415 Armory Avenue
Kensington, MD 20895
(301) 942-9062

ZONING COMMISSION
District of Columbia
CASE NO. 01-28 TE
EXHIBIT NO. 39

200 K STREET, NE
WASHINGTON, DC

K Street NE and 3rd Street NE
05/06/04

200 K STREET, NE

SUBMISSION

OF THE APPLICANT
TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION
FOR THE CONTINUATION OF
CASE NO. 01-28TE
FOR APPROVAL OF A MODIFICATION AND TIME EXTENSION
TO AN APPROVED PLANNED UNIT DEVELOPMENT

MAY 10, 2004

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PREFACE

This statement and attached documents/exhibits are submitted by FLGA*LLC* on behalf of the Cohen Companies, the owner of the subject property ("Applicant"), to the Zoning Commission of the District of Columbia for a time extension and modification to an approved Planned Unit Development ("PUD"). The subject property is located at 200 K Street, NE, and consists of all of Square 749, with the exception of Lots 804 and 31 ("Site"). The Site is zoned C-M-3 and C-2-B. It is predominantly vacant with the exception of row-style residential structures along the eastern portion of the Site. The Applicant is seeking approval of the time extension for "good cause" under Title 11 of the District of Columbia Municipal Regulations (DCMR), Zoning, Section 2408.10 and 2408.11. The Applicant is also seeking approval to modify the existing PUD to phase development on the Site. The first phase ("Phase I") will provide 51 residential units and approximately 2,600 square feet of neighborhood serving retail. The final phase ("Phase II") will consist of approximately 160 residential units; approximately 440,000 square feet of office; and approximately 8,000 square feet of retail.

DEVELOPMENT TEAM

Developer/Owner	Cohen Companies 2701 Tower Oaks Blvd. Suite 200 Rockville, MD 20852
Architect:	GTM Architects 10415 Armory Avenue Kensington, Maryland 20895
Residential Design/Marketing Sales Consultants:	The Mayhood Company 1420 Beverly Road Suite 200 McLean, Virginia 22101
Economic Consultant:	Basile Baumann Prost & Associates Nichols Center Suite 10 177 Defense Highway Annapolis, Maryland 21401
Planning/Zoning Consultant:	FLGA*LLC* Hamilton Court-Georgetown 1230 31st Street, NW Washington, DC 20007

LIST OF EXHIBITS

Description	Exhibit
Zoning and Aerial Map	A
New York Avenue Station Fact Sheet	B
Zoning Commission Order No. 783	C
Zoning Commission Order No. 783-B	D
February 13, 2003 Public Hearing Notice	E
OP Comments-January 10, 2003	F
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Architectural Plans and Drawings	K

I.
INTRODUCTION

This statement and the attached documents/exhibits support the request of the Cohen Companies, the owner and developer of the subject property ("Applicant"), to the Zoning Commission for the District of Columbia ("Zoning Commission") for a time extension and modification to an approved Planned Unit Development ("PUD"). The proposed modification involves the construction of 51 market rate residential units and 2,600 square feet of retail as Phase I development. The Phase II, and final phase, involves the development of an additional 160 residential units, 440,000 feet of office and 8,000 square feet of retail.

The time extension is for a period of two years to allow (1) Phase I construction to begin within one year of approval and (2) to complete the zoning process for Phase II development of the site.

The Applicant is requesting consolidated review and approval of Phase I and First-Stage approval of Phase II in accordance with 11 DCMR 2407.

The Site consists of Square 749 in its entirety, except for Lots 804 and 31. It is currently zoned C-M-3-Commercial-Light Manufacturing and C-2-B-Community Business Center District. An excerpt of the Zoning Map of the District of Columbia and an aerial of the site are attached as Exhibit A.

The requested modification is fully consistent with the District of Columbia Comprehensive Plan ("Comprehensive Plan").

II.
PROJECT DESCRIPTION

A. Site Location and Description

1. The Site

The Site contains 101,082 square feet of ground area. It is located in the area east of NOMA (North of Massachusetts Avenue), east of the railroad tracks. It is bounded by K Street, NE to the south; L Street, NE north; 2nd Street, NE to the West; and 3rd Street to the East. A vicinity map is shown in Exhibit A.

2. Surrounding Land Uses

The subject property is located in the Union Station area of the District. Union Station is located within three blocks of the Site. The northwest corner of the Site is located within walking distance to the entrance of the new New York Avenue Metro-rail Station, currently under construction and scheduled to be completed later this year. A fact sheet on the New York Avenue Metro-rail Station is attached as Exhibit B.

Other significant planned land uses within the immediate vicinity of the Site include the SEC Headquarters, currently construction directly east of Union Station and within four blocks of the subject Site (Phase I of the 1.4 million square-foot SEC facility is slated to open this fall); and Station Place, a planned 2.0 million square-foot development planned to be built immediately north of the H Street Overpass, over the Amtrak tracks. Plans for Station Place include commercial offices, hotel and retail uses.

The predominant land use to the east and south of the subject Site is residential, consisting mostly of row style dwellings.

B. Zoning History of the Site:

The current zoning of the Site is split with C-M-3 along the western portion of the Site, and C-2-B along the eastern edge of the Site (along 3rd Street). On September 11, 1995, the Zoning Commission approved a consolidated PUD and related map amendment for the Site by ZC Order No. 783, which became effective on October 27, 1995. ZC Order No. 783 granted a total of 812,304 square feet of mixed-use development, including 196,758 square feet of residential and 615,546 square feet of commercial space, subject to conditions. A copy of ZC Order No. 783 is attached as Exhibit C.

Two extensions have been granted by the Zoning Commission: ZC Order No. 783-A and ZC Order No. 783-B. The basis for granting the extensions was to allow the Applicant sufficient time to secure financing necessary for the project to proceed. A copy of ZC No. 783-B is attached as Exhibit D.

A hearing before the Zoning Commission was scheduled to occur on February 13, 2003. The Applicant asked that the hearing be postponed to respond to comments from the DC Office of Planning. A copy of the hearing notice and postponement is attached as Exhibit E.

C. The Proposed Modification: Role of ANC and OP

The proposed modification is the result of continuing efforts with the local community and the DC Office of Planning ("OP") over the past year to resolve design issues. The dialogue with the community, including the ANC, and the OP has led to design changes that seem to be acceptable at least conceptually with both organizations.

The OP, in an e-mail correspondence dated January 10, 2003, outlined a number of issues that required further design study and analysis. Additionally, the January 10th

letter asked the Applicant to, among other things, revise the massing of the residential building along 3rd Street to better-define the street wall and to provide a better transition to the scale of the nearby existing housing. Additionally, the Applicant was asked to re-evaluate the amenities package in light of the changes in the market since the PUD was first approved. A copy of the OP January 10th letter is attached as Exhibit F.

After engaging in extensive design studies, the Applicant met with the Planning and Zoning Committee of ANC 6C on May 7, 2003 and subsequently with the full ANC on May 14, 2003. The ANC adopted the Zoning and Planning Committee Report, which recommended conceptually approval of the Phase I by a vote of 4-1-1, with conditions. A copy of the minutes of the May 14, 2003 meeting of the ANC is attached as Exhibit G.

D. The Proposed Project

Subsequent to the meetings with the ANC, the Applicant continued to refine the project and especially its design. Meetings with the Office of Planning were held through March of this year.

The proposed modification to the existing approved PUD is to stage development in two phases. Phase I will consist of a six story residential project with a unique mix of units that respond to the needs of a diverse community and to market. It will consist of residential 51 units and 2600 square feet of neighborhood serving retail. Phase II will consist of a mixed-use development comprised of ground floor retail interspersed with multi-family residential and general purpose office space. It will contain a total of 600,000 square feet, including 150 residential units, 440,000 square feet of general purpose office and 8,000 square feet of retail. Phase I will provide a total of 83 parking spaces and Phase II will provide approximately 420 spaces. Both phases will exceed the

minimum required number of spaces under zoning. An architectural description of each phase is attached as Exhibit H. Architectural plans and drawings are contained under Exhibit K.

E. The Development Team

The Applicant/Developer, the Cohen Companies has over 40 years of real estate development experience in the DC Metropolitan area, including DC projects such as 122 I Street, NW; 1325 Pennsylvania Avenue, NW; 2021 L street, NW; 2150 L street, NW; One DuPont Circle; and the Mayflower Hotel.

GTM Architects has extensive experience in residential architectural and design, including DC projects. A copy of the Architects experience and capability statement is attached as Exhibit I.

The Mayhood Company specializes in the design, merchandising, marketing and sale of multi-family housing communities in the Washington, DC Metropolitan area. Since 1983, the Mayhood Company has been directly involved in the successful sales and marketing of over 110 condominium and town-home communities in the Metropolitan area for some of the area's largest developers and lending institutions. A copy of The Mayhood Company experience and capability statement is attached as Exhibit J.

III.
COMPLIANCE WITH THE COMPREHENSIVE PLAN

The same rationale that the Zoning Commission used when approving the original PUD continues to be valid today with respect to the project's compliance with the Comprehensive Plan. Item 36 of ZC Order No. 783 states that "the Commission believes that the proposal's consistency with the Comprehensive Plan meets the goals and

objectives of the plan relative to the provision of a medium-high density commercial project on the site." The Commission stated further that the proposed residential units would add to the housing stock in the area and help buffer the existing residential neighborhood from the proposed commercial development. The Commission also indicated that the project's commercial component could provide an economic stimulus for the area, acting as a catalyst for future commercial development to the immediate north and east of the site.

The Commission concluded under Item 37 that it "concurs with the applicant that the mixed-use project is appropriate for the site and is not inconsistent with the Comprehensive Plan." It also concluded that the applicant has met the requirements of 11 DCMR Chapter 24 and has satisfied the intent and purpose thereof.

The proposed modification meets the requirements of 11 DCMR Chapter 24 and is consistent with the intent and purpose thereof. The refinements proffered are intended to strengthen the overall project and its impact on the community in a positive manner. For example, reducing the height of the residential building along 3rd Street from 15 stories as originally approved, to six(6) stories will soften the transition from the commercial component of the project to the residential neighborhood to the east. The addition of more residential units and neighborhood serving retail into the project will enhance the mixed-use concept. The provision of more than the minimum number of parking spaces for the project as a whole minimizes the impact on the neighborhood with respect to parking.

Since the approval of the original PUD, there have been significant positive changes in the area to support the proposed development on the Site. As mentioned, the

new New York Avenue Metro-rail Station is under construction and is scheduled to open later this year. The entrance to the station is within walking distance from the Site. The SEC Headquarters Building is under construction and will open (Phase I) in the fall of this year. This 1.4 million square-foot facility will bring over 1,000 jobs to the community. Other significant projects are in the planning stage. The proposed "true" mixed-use development of the Site, with substantial residential and neighborhood serving retail, will add balance to the larger commercial projects planned for the area.

IV.
PUBLIC BENEFITS AND PROJECT AMENITIES

The PUD guidelines require the Zoning Commission to evaluate specific public benefits and project amenities of 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 development of the site under the matter of right provisions of this title." 11 DCMR Section 2403.6. "A project amenity is one type of public benefit, specifically a functional or aesthetic feature of the proposed development that adds to the attractiveness, convenience or comfort of the project for occupants and immediate neighbors." 11 DCMR Section 2403.7. Furthermore, in deciding 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 Section 2403.8.

Public benefits and project amenities may be exhibited in a variety of ways and may overlap with advancing the policies and goals of the Comprehensive Plan. In the

present case, new residential development in an area of the city that is experiencing rapid change will enhance the residential component of the overall mixed use character of the area. The new residences will provide significant benefits to the neighborhood and the District as a whole and satisfy the requirements of Chapter 24.

The Site is well situated for the development of a functional and vibrant mixed use community with planned amenities such as neighborhood support retail and easy access to public transportation via the new Metro-rail station located a few blocks away. The co-existence of residences, job generating uses, convenience goods, and on-site parking within an attractive planned community will minimize potential adverse effects on the community and will benefit the District as a whole and satisfy the requirements of Chapter 24.

Finally, the proposed project and modifications will provide significant benefits to the neighborhood and the District in terms of increased jobs, payroll and taxes. The Applicant is committed to the First Source Employment Agreement and the commitment of at least 35 percent of construction related contracts for the project to Certified Minority Business Enterprises, as expressed in the original PUD ZC Order No. 783.

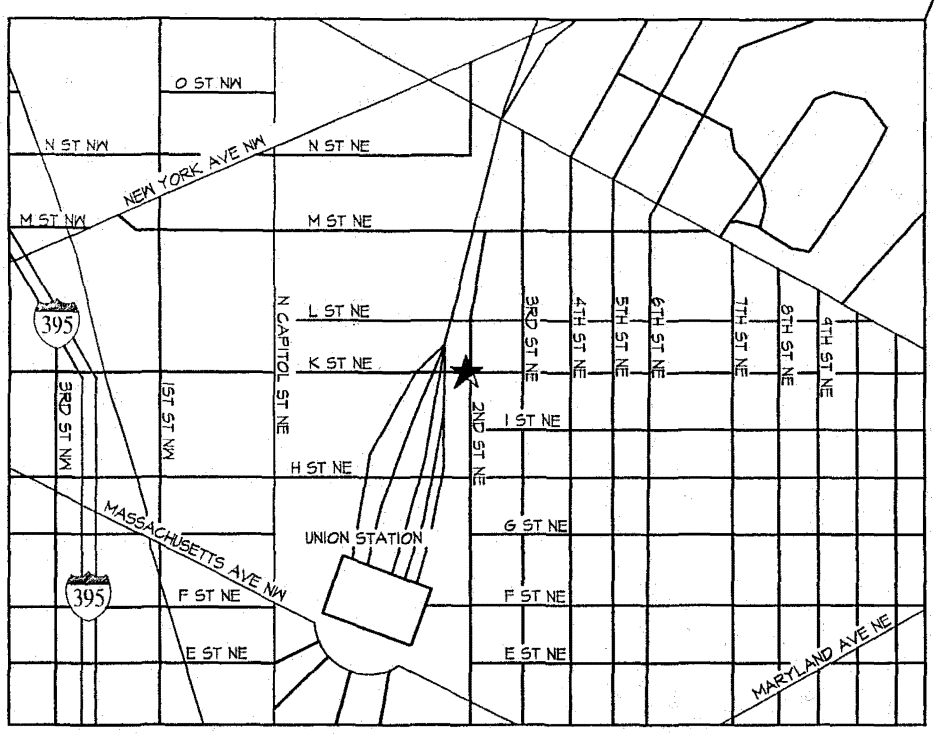
V.
SUMMARY AND CONCLUSION

For the reasons contained in this submission, the Applicant submit that this request to extend the time period of the existing PUD, and to modify it accordingly to allow the immediate development of Phase I (51 residential units and neighborhood support retail) and First Stage approval of Phase II (in accordance with 11 DCMR Section 2407), meets the standards of Chapter 24 of the Zoning regulations. It is consistent with the purposes and intent of the Zoning Regulations. It is consistent with

the land use objectives of the District. It satisfies the requirements for approval of a consolidated PUD for Phase I. It provides significant public benefits and project amenities. Finally, it advances the goals and policies of the District of Columbia with respect to new residential development. Accordingly, the Applicant requests that the Zoning Commission approve the time extension and modification.

A


SITE



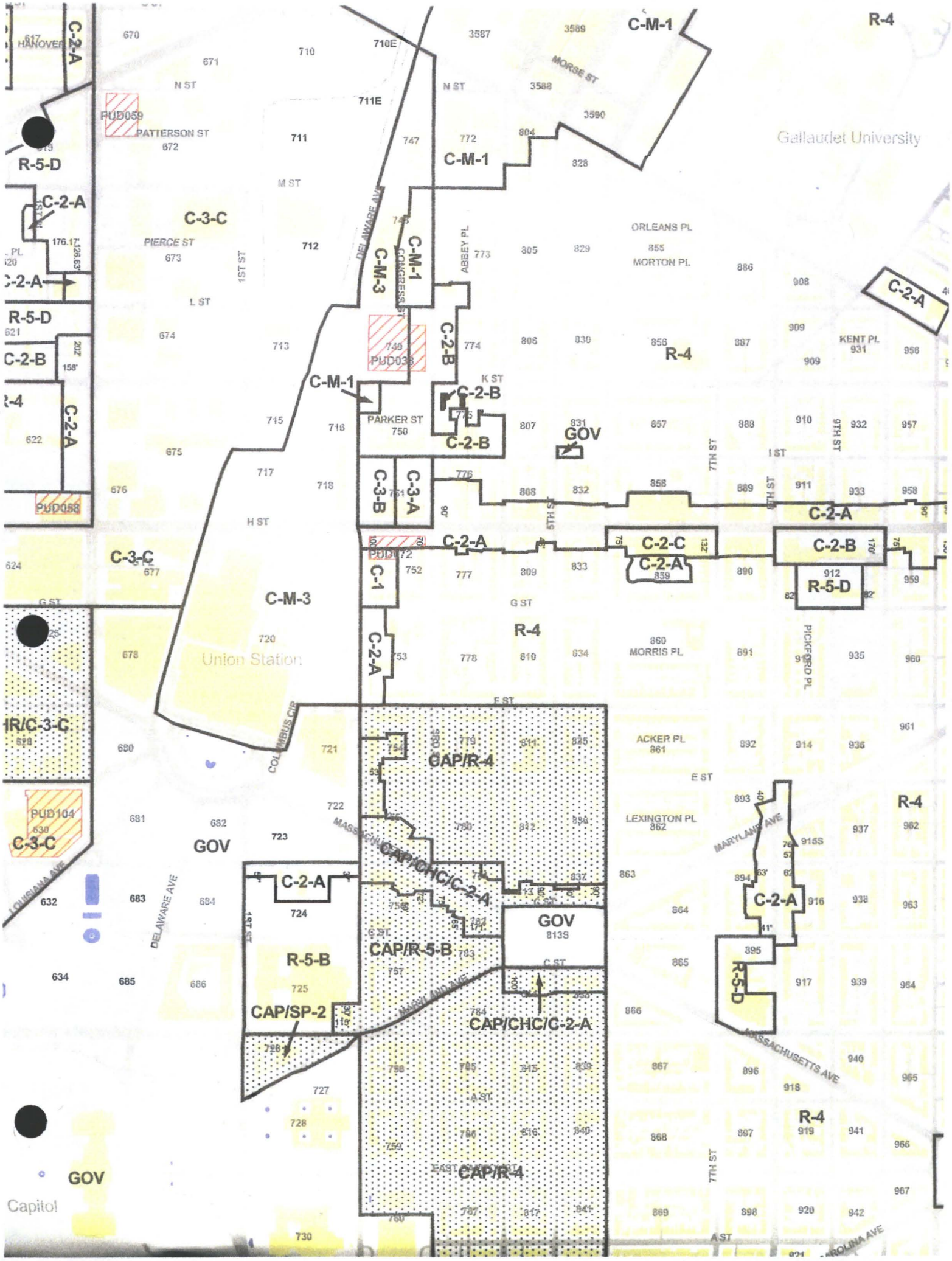
VM Vicinity Map

SCALE: N.T.S.

PHASE I: SITE DATA	
TOTAL SITE AREA = 42,995 G.S.F.	
ALLOWABLE G.S.F. BASED ON CURRENT ZONING/ F.A.R.	
16,190 S.F. SITE AREA (ZONED C-M-3) @ 6.0 F.A.R.	= 97,140 G.S.F.
26,805 S.F. SITE AREA (ZONED C-2-B) @ 3.5 F.A.R.	= 93,818 G.S.F.
	= 190,958 G.S.F.
PROPOSED G.S.F. BASED ON CURRENT ZONING/ F.A.R.	
	= 137,537 G.S.F.

G.S.F. = GROSS SQUARE FEET (DIMENSIONS TAKEN TO OUTSIDE FACE OF EXTERIOR WALLS AND CENTERLINE OF DEMISING WALLS)
N.S.F. = NET SQUARE FEET (DIMENSIONS TAKEN TO INSIDE FACE OF EXTERIOR AND DEMISING WALLS)

GTM ARCHITECTS
10415 ARMORY AVENUE, KENSINGTON, MD 20895 - TEL: (301) 942-9062 - FAX: (301) 942-3929


C-M-1
R-4
C-2-A
R-5-D
C-2-B
C-3-C
C-M-3
C-3-B
C-3-A
C-1
CAP/R-4
CAP/CHC/C-2-A
CAP/R-5-B
CAP/SP-2
GOV
PUD059
PUD058
PUD104
PUD072
PUD038
Gallaudet University
Union Station
Capitol
N ST
M ST
L ST
K ST
I ST
H ST
G ST
F ST
E ST
A ST
PATTERSON ST
PIERCE ST
PARKER ST
MORSE ST
ORLEANS PL
MORTON PL
KENT PL
ABBEY PL
ACKER PL
MORRIS PL
LEXINGTON PL
PICKFORD PL
DELAWARE AVE
1ST ST
7TH ST
9TH ST
MARYLAND AVE
MASSACHUSETTS AVE
COLUMBUS CIR
LOUISIANA AVE
CONGRESS ST



New York Avenue Station Fact Sheet



Site work underway for New York Avenue station.

- **Status:** See project newsletter
- **Groundbreaking occurred**: December 16, 2000
- **Anticipated daily ridership after one year**: 6,600 New Riders

System map
Timetables
Lost & Found
Translate help
Metro ap



Description:

- A future segment referred to as an in-fill station (a station located between two existing stations), New York Avenue will be the first new station added to the 103-mile existing system on Metro's busiest line, the Red Line.
- Located in Washington, DC, this urban station will be built between Florida Avenue and M Street, NE, and situated between two existing operational stations, Union Station and Rhode Island Avenue.
- Location of the New York Avenue station was chosen because the site is an urbanized section of DC, where existing land use is a mixture of residential, commercial, light industrial, and vacant land. In addition, the area includes prime locations for redevelopment, along with opportunities for community revitalization, economic development, and job growth.

Construction:

- Construction of Metro's 84th rail station started November 2002 and is projected to be complete in late 2004.
- This at-grade level station will be built on a combination of the existing railroad embankment and bridges, the station will add no new mileage to the existing 103-mile system.
- The station will have two entrances, one located at M Street, NE, and the other near Florida Avenue, NE. As a result of this location, no short/long term parking or bus drop-off area will available.

Cost/Funding:

- Project is budgeted at approximately $90,000,000.
- This is the first Metro project utilizing public/private partnership. The mix of local, federal and private dollars will be divided as follows:

1. Federal government: $25 Million
2. Private partnerships: $25 Million
3. District of Columbia: $40 Million

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C

Government of the District of Columbia
ZONING COMMISSION

ZONING COMMISSION ORDER NO. 783
Case No. 93-3C
(Consolidated PUD & Map Amendment @ 200 K Street, N.W.)
September 11, 1995

Pursuant to notice, a public hearing was held by the Zoning Commission for the District of Columbia on March 9, 1995. At that session, the Zoning Commission considered an application from the 200 K Street Limited Partnership (Applicant). The Applicant requested consolidated review and approval of a planned unit development (PUD) and related amendment to the Zoning Map of the District of Columbia, pursuant to Chapter 24 and Section 102, respectively, of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. The public hearing was conducted pursuant to the provisions of 11 DCMR 3022.

FINDINGS OF FACT

1. The application, filed on January 29, 1995, requested consolidated review and approval of a mixed-use, office/ residential PUD and map amendment from C-M-1 and M to C-3-C in Square 749 (Lots 1 and 2) located at 200 K Street, N.E.

2. The applicant proposes the construction of a high-rise, mixed-use office and residential project. The PUD site is divided into Lot 1 for the residential building and Lot 2 for the office building. There will be a 30,000 square foot landscaped plaza, and underground parking to accommodate 428 cars.

3. The PUD site comprises all of Square 749, except lots 31, 804 and 805, and the public alley at the rear of those lots. The PUD site measures 101,102 square feet (29,413 for Lot 1 and 71,689 for Lot 2), and is bounded by 2nd, 3rd, K and L Streets, N.E.

4. The proposed 15-story residential building would be located at the east side of the square, front on 3rd Street, and have a three-tier height of 36.5 feet, 87.5 feet, and 130 feet from K Street to L Street would have a gross floor area of 196,758 square feet, a lot occupancy of 60 percent, and an FAR of 6.7.

5. The proposed 12-story office building would be located at the west side of the square, front on 2nd Street, and have a

13. The applicant's architect stated that the residential building has been designated with a series of setbacks, cornice lines, changes in material and different types of articulation, to scale down the building as it comes forward to the street. At street face, the residential building is designated at a 40-foot height limit so that it relates to the buildings across the street. It then steps back six feet at the 40-foot level and goes up to a 90-foot height limit, where it then sets back a full bay to a tower that rises to the maximum height of 130 feet.

14. The architect indicated the office building, similarly, has been developed with the traditional base, center and top articulation, stepping back as the building rises up with a series of heavy cornice lines and changes in material. The office building is envisioned to be pre-cast with larger window panels and larger bays so that it works and looks as an office building. There are recesses in the center of the building where the articulation would change so that it has the appearance of two buildings, rather than one large building.

15. The Plaza acts as a buffer between the two proposed buildings and serves as a transition to the residential zoning across 3rd Street, N.W. It is designed to be full-service, with electrical, water, lighting and landscaping.

16. The applicant indicated the project will provide a number of amenities including:

    a. Approximately 230 new housing units;

    b. 60,000 square feet of commercial, production and technical employment, training, child development, day care, foster care and other community-oriented uses.

    c. The potential for a large supermarket, and space within the above-mentioned 60,000 square feet of floor area has been designed for such use.

    d. A 30,000 square-foot, full-service, plaza for tenant and community use;

    e. The direct full-time equivalent of 720 construction jobs with a direct payroll of approximately $23.2 million during construction of the project;

    f. Approximately 2,326 direct on-site employment opportunities with a direct payroll in excess of $46 million

20. The applicant's economic analysis expert concluded in a formal study that the project will have a total direct and indirect impact of approximately $115 million in revenues to the city annually.

21. The District of Columbia Office of Planning (OP) by report dated February 24, 1995 and by testimony presented at the public hearing indicated it is not opposed to the proposal. "However, since it is somewhat inconsistent with OP's preliminary zoning recommendations for the general area, certain height and massing issues need to be resolved before the project can be recommended for approval."

22. The Department of Public Works (DPW) by report dated March 17, 1995 stated "In conclusion, the PUD requires further coordination with DPW regarding the development and implementation of a Transportation Management Program to mitigate traffic and parking impacts on the neighborhood residential area, to assess the water and sewer capabilities to service the proposed development, and a traffic operational improvements program pertaining to traffic signal installation resulting from this proposal."

23. Advisory Neighborhood Commission (ANC) 6A, by report dated April 6, 1995 and by testimony presented at the public hearing voted to support the approval of the PUD and map amendment. The ANC-6A stated the applicant made concerted efforts to listen to the community and its concerns regarding the proposal and that the PUD would provide a number of community benefits.

24. The Department of Housing and Community Development (DHCD) by memorandum dated March 3, 1995 indicated the following:

"While DHCD is generally pleased with the location and orientation of land uses, there are some concerns with the size of the development in comparison with the surrounding neighborhood. The proposed residential portion of the development will be ten (10) stories at eighty-five (85) feet and fifteen (15) stories at one-hundred and thirty (130) feet. The proposed commercial portion of the development will be twelve (12) stories at one-hundred and thirty (130) feet. DHCD would ask the developer to reconsider the overall height of the building(s) and possibly provide a more sensitive massing approach. The size of the development will generate many people in and out of the area, therefore, traffic flow and on-street parking on the surrounding streets are other issues that will have to be closely evaluated."

b. All traffic and transportation issues raised by the Department of Public Works in its report must be addressed and resolved;

c. Specific amenities must be identified and pinned-down, including the provision of a discrete analysis of the commitment for use of the 60,000 square foot area and the management of that space and the plaza space;

d. A description of all building materials must be submitted;

e. A description of all planting materials in conjunction with a completed landscape plan must be submitted; and

f. A re-evaluation of the height, bulk and density of the project with an analysis of square footage and number of units that would be lost if the building is 90 feet in height.

30. At its public meeting held on May 23, 1995, the Commission took proposed action to approve the case. At that meeting, the Commission reviewed the applicant's letter dated April 25, 1995 which contained the following:

1. Applicant's response to the Zoning Commission requested for additional information;

2. Revised Conclusions of Law and Draft Order;

3. Transportation Management Plan; and

4. Project design statement, and transportation/ environmental analysis.

31. The Commission also indicated that more specific information is needed before final action can be taken. The requested information was as follows:

a. A lighting plan, showing the location, type and distribution of exterior lighting must be submitted;

b. A completed landscape plan identifying the species, location, description and size of all plant materials and/or ground coverings must be submitted;

c. The color and type of the pre-finished aluminum frames must be submitted;

36. The Commission believes that the proposal's consistency with the Comprehensive Plan meets the goals and objections of the plan relative to the provision of a medium-high density commercial project on the site. The Commission also believes the proposed 230 residential units, would add to the housing stock in the area and help buffer the existing residential neighborhood from the proposed commercial development. The Commission believes the project's commercial component could provide an economic stimulus for the area, acting as a catalyst for future commercial development to the immediate north and east of the site.

37. The Commission concurs with the applicant that the mixed-use project is appropriate for the site and is not inconsistent with the Comprehensive Plan.

38. The Commission finds that the applicant has met the requirements of 11 DCMR Chapter 24 and has satisfied the intent and purpose thereof.

39. The proposed action of the Zoning Commission to approve the application with conditions was referred to the National Capital Planning Commission (NCPC) under the terms of the District of Columbia Self-Government and Governmental Reorganization Act. The NCPC, by report dated September 7, 1995, indicated that the PUD would not adversely affect the Federal Establishment or other Federal interests in the National Capital, nor be inconsistent with the Comprehensive Plan for the National Capital.

CONCLUSIONS OF LAW

1. The planned unit development process is an appropriate means of controlling development of the subject site, because control of the use and site plan are essential to ensure compatibility with the neighborhood.

2. The development of this PUD carries out the purposes of Chapter 24 to encourage the development of well-planned residential, commercial and mixed-use developments which will offer a variety of building types with more attractive and efficient overall planning and design not achievable under matter of right development.

3. The development of this PUD is compatible with city-wide goals, plans and programs, and is sensitive to environmental protection and energy conservation.

4. The approval of this application is not inconsistent with the Comprehensive Plan of the District of Columbia.

8. The applicant shall provide 17 parking spaces for bicycles.

9. The applicant shall implement the Transportation Management Plan submitted and marked as part of Exhibit No. 60 of the record.

10. The applicant shall bear the cost of signalizing the intersections of L Street at 2nd and 3rd Streets, N.E. The signalization shall be in place at the time any part of the development becomes operational.

11. The applicant shall widen 2nd Street, between K and L Streets, as specified by the Department of Public Works.

12. The applicant shall provide five loading berths and two service delivery areas in accordance with the plans marked as Exhibit No. 37 of the record.

13. All loading activity for the residential component of the project shall be from L Street, N.E. and shall occur during off-peak periods only.

14. The project shall include the following on-site amenities:

    (a) A minimum of 200 new housing units.

    (b) a 30,000 square foot plaza. The plaza shall be an open, landscaped area for tenant and community use. It shall have electric and water connections. It shall be managed and maintained by the developer in consultation with the community;

    (c) a 2,500 square foot day care center to be managed and operated privately;

    (d) a 1,600 square foot security kiosk to be managed and operated by the developer, using private security;

    (e) a 15,000 square foot vocational training facility for the construction trade industry;

    (f) a 5,000 square foot business training school managed by "Cities in Schools"; and

    (g) a 40,000 square foot supermarket.

15. Street/sidewalk lights shall be provided per the District of Columbia requirements and the plaza shall be evenly lit from

22. The applicant shall comply with the Memorandum of Understanding entered into with the Minority Business Opportunity Commission, which provides for the award of at least 35 percent of the construction related contracts for the project to Certified Minority Business Enterprises detailed in Exhibit No. 70 of the record.

23. The applicant shall comply with the First Source Agreement with the Department of Employment Service (DOES) which provides that the applicant will use DOES as its first source for the recruitment, referral and placement of employees in connection with the construction of the project as detailed in Exhibit No. 67.

24. The change of zoning from C-M-1 and M to C-3-C for Lots 1 and 2 in Square 749 shall be effective upon recordation of the PUD covenant as required by 11 DCMR 2407.3.

25. No building permit shall be issued for the site until the applicant has recorded a covenant in the land records of the District of Columbia between the owner and the District of Columbia satisfactory to the Office of Corporation Counsel and the Zoning Regulatory Division of the Department of Consumer and Regulatory Affairs (DCRA). The covenant shall bind the owner and all successors in title to construction and use of the property in accordance with this Order and amendments thereto of the Zoning Commission.

26. The Office of Zoning shall not release the record of this case to the Zoning Division of DCRA until the applicant has filed a certified copy of the covenant with the records of the Zoning Commission.

27. The PUD approved by the Zoning Commission shall be valid for a period of two years from the effective date of this Order. Within such time, the applicant must file for a building permit as specified in 11 DCMR Section 2407.1 and Section 2406.8. Construction shall start within three years of the effective date of this Order.

28. Pursuant to D.C. Code Section 1-2531 (1987), Section 267 of D.C. Law 2-38, the Human Rights Act of 1977, the applicant is required to comply fully with the provisions of D.C. Law 2-38, as amended, codified as D.C. Code, Title 1, Chapter 25, (1987), and this Order is conditioned upon full compliance with those provisions. Nothing in this Order shall be understood to require the Zoning Division of DCRA to approve permits if the applicant fails to comply with any provisions of D.C. Law 2-38, as amended.

APPLICANT'S SUPPLEMENT INFORMATION
DATED MARCH 6, 2002

APPLICANT'S LETTER
DATED MARCH 25, 2002



Government of the District of Columbia

ZONING COMMISSION

ZONING COMMISSION ORDER NO. 783-B
Case No. 93-3C
(Consolidated PUD & Map Amendment @ 200 K Street, NE)
December 13, 1999

On September 11, 1995, by Zoning Commission Order No. 783, the Zoning Commission approved the application of the 200 K Street Limited Partnership. The planned unit development (PUD) site is located at 200 K Street, NE. The applicant proposed to construct a high-rise, mixed-use office and residential project. Zoning Commission Order No. 783 approved the consolidated PUD and related map amendment with certain, guidelines and standards.

One of the conditions in Z.C. Order No. 783 states, "The planned unit development approved by the Zoning Commission shall be valid for a period of two years from the effective date of this order. Within such time, an application must be filed for the building permit, as specified in Subsection 2409.1 of the Zoning Regulations. Construction shall start within 3 years of the effective date of this order."

Z.C. Order No. 783 became final and effective on October 27, 1995. The validity of that order was for two years, that is, until October 27, 1997.

On October 23, 1997, the applicant filed a request to extend the validity of Z.C. Order No. 783, pursuant to 11 DCMR 2406.10. The applicant requested an extension of time of two years, to allow construction to begin not later than October 27, 1999.

Order No. 783-A dated April 13, 1998,extended the validity of the PUD for two years until October 27, 1999, by which time an application for a building permit was required to be filed until October 27, 2000, by which time construction was to begin.

By letter dated October 25, 1999, the applicant filed a request to extend the validity of Z.C. Order Nos. 783-A and 783 pursuant to 11 DCMR 2406.10 . The applicant requested an extension of time of two years or until October 27, 2001.

As the basis for the extension, the applicant cites the following:

> ...the Applicant has been working diligently with government and private entities to attract a tenant to the project. While strong interest has developed over this period and we feel that we are close to landing a tenant, the fact of the matter is that we have not secured one to date. The lack of a tenant has made it extremely difficult to secure financing.

The District of Columbia Office of Planning (OP), by memorandum dated December 8, 1999, reported that the applicant would likely gain no benefit from delaying immediate construction of the PUD project. The purpose in requesting an extension is clearly to allow sufficient time to secure the financing that is required for the project to proceed.

Pursuant to Section 2406.10 of the Zoning Regulations, the Commission may extend the validity of a PUD approval for good cause shown upon a request being made before the expiration of the approval.

On December 13, 1999, at its regular monthly meeting, the Commission considered the applicant's request for a two-year extension of the validity of the OP memorandum dated December 8, 1999.

The Zoning Commission received no comments from Advisory Neighborhood Commission 2A regarding this matter.

The Commission determined that an extension of the validity of the PUD is reasonable and would not adversely affect any party. The Commission believes that the applicant has made reasonable efforts to locating a tenant. The Commission also notes that both the Comprehensive Plan designation and the zoning for the site have remained the same since the Commission's initial approval.

The Commission believes that its proposed action to grant the request is in the best interest of the District of Columbia, is consistent with the intent and purpose of the Zoning Regulations and Zoning Act, and is not inconsistent with the Comprehensive Plan for the National Capital, as amended.

In consideration of the reasons set forth herein, the Zoning Commission for the District of Columbia hereby orders that the validity of Z.C. Order Nos. 783 and 783-A be **EXTENDED** for a period of **TWO YEARS**; that is until October 27, 2001. Prior to the expiration of that time, the applicants shall file an application for a building permit, as specified in 11 DCRM 2406.8 and construction to start on or before October 27, 2002.

Vote of the Commission taken at the monthly meeting on December 13, 1999, by a vote of 4-0-1 (Kwasi Holman, Carol J. Mitten, John G. Parsons and Anthony J. Hood to extend the validity of the PUD and related map amendment for TWO YEARS, Herbert M. Franklin abstained).

This order was adopted by the Zoning Commission at its public meeting on December 13, 1999, by a vote of 4-0-1 (Kwasi Holman, Carol J. Mitten, John G. Parsons and Anthony J. Hood to adopt, Herbert M. Franklin abstained).

In accordance with 11 DCMR 3028, this order is final and effective upon publication in the District of Columbia Register; that is, on JAN 21 2000.

ANTHONY J. HOOD
Chairperson
Zoning Commission

JERRILY R. KRESS, FAIA
Director
Office Of Zoning

ZCO783-B/SDB



ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
REVISED* NOTICE OF PUBLIC HEARING

TIME AND PLACE: **Thursday, February 13, 2003 @ 6:30 P.M.**
Office of Zoning Hearing Room
441 4th Street, N.W. - Suite 220
Washington, D.C. 20001

RECEIVED
D.C. OFFICE OF ZONING
2003 JAN 14 AM 9:31

FOR THE PURPOSE OF CONSIDERING THE FOLLOWING:

Case No. 01-28TE (Consolidated PUD & Map Amendment – Time Extension and Modification @ 200 K Street, NE)

THIS CASE IS OF INTEREST TO ANC 6A

On October 24, 2001, the Office of Zoning received an application from 200 K Street Limited Partnership, requesting a two-year extension and modification of the previously approved planned unit development (PUD) of Zoning Commission Order No. 783-B under § 2406.10 of the District of Columbia Zoning Regulations, 11 DCMR (July 1995, as amended). The application was referred to the Office of Planning on October 31, 2001; the Office of Planning report was received May 3, 2002; the case was approved for set down on July 8, 2002; and the petitioner filed its supplemental filing on August 6, 2002.

The PUD that is the subject of the request is located in Square 749, on lots 1 and 2. The approved PUD is a large mixed-use development in the area east of NOMA (east of the railroad tracks). The applicant is requesting a modification to the number of residential units. The original PUD approved 200 units and the requested modification is for 143 units with the option of maintaining the upper limit of 200 units due to the changing nature of the housing market.

This public hearing will be conducted in accordance with the provisions of § 3022 (Contested Case Hearings), District of Columbia Municipal Regulations (DCMR) Title 11, Zoning.

Interested persons or representatives of organizations will be heard at the public hearing. **Any person who desires to participate as a party in this case must so request, and must comply with the provisions of 11 DCMR § 3022.3**. A party has the right to cross-examine witnesses, to submit proposed findings of fact and conclusions of law, to receive a copy of the written decision of the Zoning Commission, and to exercise the other rights of parties as specified in the Rules. Except for the applicant and the ANC, to participate as a party in a proceeding before the Commission, **any affected person shall file with the Commission, not less than fourteen (14) days prior to the date set for the hearing, a written statement containing the following information:**

* Case previously scheduled for December 12, 2002.

ZONING COMMISSION
District of Columbia
Case 01-28
Exhibit 30

ZONING COMMISSION FOR THE DISTRICT OF COLUMBIA
NOTICE OF CANCELLATION OF PUBLIC HEARING

Re: Case No. 01-28TE (Consolidated PUD & Map Amendment – Time Extension and Modification @ 200 K Street, NE)

THIS CASE IS OF INTEREST TO ANC 6A

The public hearing scheduled for Thursday, February 13, 2003, has been **CANCELLED**. You will be notified when a new public hearing date is scheduled.

If you have any questions, please contact Alberto P. Bastida, AICP, Secretary to the Zoning Commission, at (202) 727-6311.

RECEIVED
D.C. OFFICE OF ZONING
2003 FEB -5 PM 3:33

Zoning Commission
District of Columbia
Case 01-28TE
Exhibit 34

F

GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

January 10, 2003
Mr. Ronald Cohen
The Cohen Companies, L.L.C

Sent by E-Mail

Dear Ron:

I wanted to follow-up on our December meeting about the proposed modification of the 200 K Street, NE PUD. As we indicated at that meeting, we are pleased that the PUD modification is looking at an all-residential project, and we understand that you are currently re-designing the project. The purpose of this letter is to clarify several points that need to be addressed before we can provide a favorable report on the modified PUD for any public hearing:

- Providing a complete and detailed submission. Given the scope of the modifications you have discussed, the submission needs to be complete in its description of the revised PUD, including a reasonably detailed description of both stages of the project, (if you are still doing it in two phases), the amenities package, including which amenities will be provided in which phase, and traffic, if the demand previously calculated will be substantially altered.
- Re-evaluating the amenities package, in light of changes in the market since the PUD was first approved, the fact that the amenities for the original project were all tied to the commercial construction which you have acknowledged will be eliminated and replaced with residential construction, and the construction of the New York Avenue Metro station, which was not considered likely when the PUD was approved.
- Analyzing the feasibility of providing affordable housing equivalent to 5 – 10% of the bonus density achieved by the PUD;
- Reconsidering the central plaza concept: is such a large plaza preferable to providing additional housing; does the appropriate location for public open space continue to be in the center of the block; would a scaled-back space nearer to the northwest corner and the Metro be preferable?;
- Revising the massing of the residential portion in order to better-define the street wall and to provide a better transition to the scale of the nearby existing housing;
- Ensuring that the structural design of underground plaza/platform construction does not preclude later revisions to the massing of the Phase II component(s).

Individuals and community groups potentially affected by the PUD have continued to express concern about the planned development to OP. It essential that you meet soon with the ANC, nearby property owners and community groups to discuss your requested extension and modifications to the PUD. The input of these groups will be crucial to OP's, and the Zoning Commission's, evaluation of the application.

Please call me, or Stephen Cochran, if you have any questions before our meeting, currently scheduled for January 16.

Sincerely,

Ellen McCarthy
Deputy Director for Development Review

C: Mr. Fred Greene



MEETING

Planning and Zoning Committee
for
ANC 6C
7:00 PM to 9:00 PM
Wednesday, May 7, 2003
Capital Children's Museum
3rd and H Sts NE

Agenda

- **809-13 6th Street, N.W.-BZA Application for variances from lot occupancy, Chinatown preferred use, and rear yard requirements, maximum floor area ratio limits, and special exception from roof structure requirements by Ms. Pamela D. Bundy (resubmission)**

- **200 K Street, N.E. -Zoning Commission Application for Renewal and Modification of P.U.D. by Ronald J. Cohen (concept)**

- **65 Massachusetts Avenue, N.W. (Glades School) BZA Application for special exceptions for roof structure, rear yard requirements and variance from penthouse set back requirements by Safe Shores, (D.C. Children's Advocacy Center) and National Children's Alliance**

- **Report by National Capitol Revitalization Corporation on status of development of Wax Museum Site**

DRAFT

Advisory Neighborhood Commission 6C Monthly Meeting
7 pm, Wednesday, May 14, 2003
Capital Children's Museum, Third and H Streets N.E.

The meeting was called to order at 7:10 pm.

Quorum

A quorum was established:

Commissioners present:
- Comm. Crews, 6C07
- Comm. Docter, 6C09
- Comm. R. Hall, 6C05
- Comm. Morris, 6C06
- Comm. Pernell, 6C04
- Comm. Wirt, 6C08

Commissioners absent:
- Comm. Dixon, 6C02
- Comm.-elect April Hall, 6C03
- Comm. Thomas, 6C01

Agenda

The agenda was briefly discussed and the motion to approve was made by Comm.Hall and seconded by Comm. Pernell. The motion passed unanimously by voice vote.

Minutes

Minutes from the April 1, 2003 meeting were distributed. Comm. Pernell made a motion to support the minutes as written. It was seconded by Comm. Morris. The motion passed by unanimous voice vote.

Treasurer's Report

The April 1 treasurer's report was presented. Comm. Crews moved to accept the report. It was seconded by Comm. Wirt. The motion passed unanimously by voice vote. The May treasurer's report was then presented and discussed. Motion to accept was made by Comm. Pernell and seconded by Comm. Docter. The motion passed unanimously by voice vote.

The ANC 6C budget was then discussed as a "first cut' with hypothetical numbers. Because of the full agenda, Comm. Hall suggested that the budget be tabled until the next Executive Committee meeting. Comm. Morris moved and Comm. Pernell seconded the motion to accept the budget with the amendment that Comms. Pernell and Crews develop a time frame for expenditures in chronological order. Comm. Hall added the amendment that no expenditures be made until the budget is approved. The motion passed unanimously by voice vote.

The treasurer then presented the quarterly financial report for January through March. After some discussion the motion to accept was made by Comm. Crews and seconded by Comm. Wirt. The vote was 5 ayes and one abstention (Comm. Pernell).

Brief Commissioner Announcements

Comm. Wirt mentioned the need to begin thinking about hiring an office assistant once ANC 6C has money in its account. She distributed a draft position description and advertisement. Comm. Pernell mentioned a neighborhood cleanup on May 17 sponsored by the Near Northeast Neighborhood Task Force and the Fifth Street and M Street Council.

Brief Community Announcements

There were none.

Old Business

Public Safety and Security Committee Report. Comm. Dixon, committee chair was absent, so Comm. Hall introduced the two speakers. The first was MPD Commander Thomas McGuire, who announced the redesign of PSA boundaries and a meeting to discuss the redesign plan on May 28, 6:30 or 7:00 pm. The exact time and location will be announced. He gave his telephone number as 727-4586 and said citizens should feel free to call him and meet with him. Lt. Keith from PSA 102 presented crime statistics.

Michael Bond representing the First District MPD, (202) 220-5458, and Alice Harper representing the Fifth District MPD, (202) 220-6317, gave a presentation on the Court Services and Offender Supervision Agency (C-SOSA) and their program to assist offenders in the transition from incarceration to community life. Assistance includes drug testing, outpatient treatment, the "half-way back" program (after a number of parole violations, offenders go back to incarceration), anger-management, GED classes, adult basic education and literacy classes, computer training, and employment and vocational services. The program is part of a partnership with MPD and the U.S. Attorney's office. The C-SOSA office is located at 25 K Street N.E.

Licensing and Economic Planning Committee Report. Comm. Pernell provided a detailed summary of the April 10 and April 28 committee meetings and distributed those minutes (see attached committee minutes). Comm. Pernell moved and Comm. Morris seconded acceptance of the report. The motion passed unanimously. A discussion then began regarding the proposition that if there was no call for action by a subcommittee, no action would be taken by the commission, but if the subcommittee called for action, the matter would be heard before the full commission. A number of views were expressed, including the screening function that the committee serves, committee notification procedures, and great weight given to commission decisions only. It was also stated that any citizen could ask for action at a commission meeting. A motion on this matter put forward by Comm. Hall to send a letter to ABRA (Alcoholic Beverage Regulation Authority) was later withdrawn. Community members then reported there were specific liquor license type A establishments that they opposed. Comm. Wirt stated that the ABRA accepts only specific reasons for opposition of a license such as disturbance of the peace, selling to minors, selling after hours, etc. Comm. Doctor moved and Comm. Morris seconded to determine procedures for and responsibilities of subcommittee and commission at the next Executive Committee meeting. The vote was five ayes and one opposed (Comm. Pernell). Comm. Wirt added the amendment that the citizens who had opposition to a class A license currently up for renewal (list read by Comm.Crews) to write a letter of protest to ABRA before the petition date deadline, May 27.

Two residents, John Ou'bre and Dru Tallant, requested review of liquor license renewals in their neighborhoods at the May 23 Licensing and Economic Development Committee meeting.

Ann Yonkers from Fresh Farm Markets made a presentation on a fruit and vegetable open-air market to open on Eighth Street between D and E N.W. 3-7 pm on Thursday evenings, June through October. She stated that the proposed market at Sixth and H Streets N.E. likely would not open until next year. Comm. Docter moved to draft an ANC 6C letter of support to Fresh Farm Markets. The motion was seconded by Comm. Morris and passed unanimously by voice vote.

Zoning and Planning Committee Report. Comm. Docter distributed copies of minutes from the May 7 committee meeting (see attached committee minutes). Comm. Docter moved and Comm. Morris seconded acceptance of the report.

Comm. Docter presented a short summary of the 200 K Street PUD. Representatives from 200 K Street presented their project. Opposition was heard from a number of citizens, including Mozella Boyd Johnson, Tamika Huey, and neighbors close to the project. After a lengthy discussion, Comm. Docter moved and Comm. Morris seconded proposal that the ANC 6C Commission accept the project in concept, with the understanding that the matter would come before the ANC again, when certain matters would be revisited: height redistribution, parking for building tenants, vehicular and pedestrian traffic, employment of D.C. minorities in the project, consideration of green roofs, a park maintained by the owner in the Phase 2 area until it is developed, a more aesthetically pleasing character added to the design of the buildings, and completion of the project within one year of BZA approval. The motion passed with four ayes, one opposed (Comm. Wirt), and one abstention (Comm. Hall).

Following a brief update on 809-813 Sixth Street N.W., the motion was made by Comm. Docter and seconded by Comm. Pernell to support all elements of the zoning relief requested by the applicant with the recommendation that the applicant put a green roof on the project. The motion passed with five ayes and one abstention (Comm. Wirt).

Reports on 499 and 500 New Jersey Avenue. Mr. Jay Hellman presented a brief summary of his plans to acquire and develop property encompassing 441 through 499 New Jersey Avenue N.W. He stated that he came to the meeting to keep the commissioners informed.

Comm. Hall summarized progress on the protest against building on public space at 500 New Jersey Avenue. He wrote a letter to and met with DCRA leadership protesting an improperly issued permit in violation of the building code. A number of council members support Comm. Hall, in whose SMD this project is located: Council Members Phil Mendelson, Harold Brazil, Sharon Ambrose, possibly Adrian Fenty. Comm. Hall stated he is seeking support from council members by asking them to write to suspend the BZA order on this project.

New Business

Nude dancing at 617 I Street N.W. Comm. Docter reported that Tony Cheng is considering renting to a group that wants to introduce nude dancing at this address, immediately across from ANC 6C09. ANC 2C, in whose area this address is located, was deadlocked and took no action. Comm. Docter moved and Comm. Crews seconded the proposal to write a letter to ANC 2C commissioners asking that ANC 6C and ANC 2C work together on this item since

they are both affected. The motion passed unanimously by voice vote.

Security deposit. On the advice of Gottlieb Simon, Comm. Crews asked for permission to deposit $25.00 in the ANC account and then write the first check to the auditor to pay the $25.00 bonding security fee, a D.C. requirement for ANC treasurers. Chairman Hall concurred and stated that this was necessary for the ANC to do.

Revisiting ANC 6C resolution on committee makeup. This item was not discussed. It will be placed on the June agenda.

Sound ecological building practices. This item was not discussed. Comm. Morris agreed to put this item on the June agenda in the interest of the late hour.

The meeting adjourned at 10:15 pm.

H

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415 Armory Avenue, Kensington, MD 20895 • Tel: (301) 942-9062 • Fax: (301) 942-3929

200 K Street
Phased mixed- use multi-family residential, retail and office development.

Phase I

The first phase of this project shall consist of a six story residential project with a unique mix of units that respond to the needs of a diverse community.

The proposed residential mix shall consist of a grade level unit, with a three-story condominium/townhouse unit directly above, followed at the topmost level by a two-story penthouse. The top story penthouse unit shall be oriented to take advantage of select views of Capitol Hill and the surrounding area. All units shall be designed to minimize the impact on the existing neighborhood by stepping back the top story units while working with the existing site grades to maintain a residential atmosphere.

The proposed palette of building materials shall consist of masonry detailing, residentially scaled metal roofing and an abundance of energy efficient and decorative windows to take advantage of natural light and exterior views. All materials shall be of high quality and low maintenance with earth tone colors and textures consistent with the adjacent neighborhood.

All residential units are to be readily accessible from a common elevator that services an underground private parking structure in addition to available on-street parking spaces. Both the ground level residential flat and walk-up three story units shall have direct access from the main street to assist in creating a sense of place and community.

The residential units at the ground level are to enjoy a front yard abutting a public sidewalk lined with shade trees and delineated with low individual decorative fencing.

A 2,600 square foot Retail area is also to be provided at the corner of Third and K streets to serve the proposed development and surrounding neighborhood. Access to the retail area shall be available from both the parking level and Main Street. On-street metered parking shall be available directly adjacent to this space to minimize the effect on neighborhood parking.

Phase II

The second phase of the project shall consist of a mixed-use development comprised of ground floor retail interspersed with multi-family residential and general office space.

Each of the three buildings as proposed for phase two, shall provide the on-grade retail services to complement the entire development and community. The ground level on all buildings shall be designed with fourteen-foot floor heights to allow for future flexibility as the specific retail needs of the community evolve. Off street loading shall also be planned in relation to the retail spaces to minimize any conflict between residential traffic and neighboring residents.

As with Phase I, all of the proposed uses shall be accessible from the underground parking level through strategically placed elevators and access stairs. The proposed parking structure is to be designed with excess capacity to meet the needs of the residents and visitors. Those residents choosing to use the Metro shall have direct access from their units to the street level. The proposed underground parking structure shall have two primary entrances and exits off Second Street, and are to be constructed with clear lines of sight. All proposed parking areas shall be secured on all weekend and off hours.

The use of materials in Phase II shall be consistent with the quality and aesthetic appeal as proposed for Phase I. Through the use of rustication and recesses in the building facades, the proposed buildings shall be designed to reduce the scale at the sidewalk level.

To take advantage of the naturally sloping site, a landscaped interior courtyard with site amenities shall be designed to create an inviting and accessible transitional area from upper to lower site.

I

FIRM PROFILE

GTM Architects, Incorporated is a full service, award-winning firm offering services in planning, architecture and design. Established in 1989, we have grown and diversified over the years while holding one thing constant - our commitment to excellence in both service and design. Located in the historic district of Kensington, Maryland, GTM serves clients in the Washington, D.C. Metropolitan Area and in 26 states nationwide.

With over 50 professionals, GTM offers a depth of design expertise in commercial, residential, retail, mixed-use, and education projects. We are guided by a design philosphy that emphasizes client relations, values design and that is dedicated to enhancing the environment. Our successful project management is evidenced by the fact that our projects are completed on time and within budget.

The following portfolio is presented to better acquaint you with GTM's extensive and diverse project types.

OUR SERVICES

ARCHITECTURE
Base Building Survey and Evaluation
Site Analysis, Selection and Planning
Schematic Design
Design Development
Construction Documentation
Construction Administration

INTERIOR ARCHITECTURE
Programming
Building Survey and Evaluation
Space Analysis, Planning and Design
Space Standards Development
Materials Selection & Specification
Furniture Selection & Specification
Alternative Work Style Evaluation
Construction Documentation
Construction Observation

HISTORIC PRESERVATION
Review Board Presentations
Historic Research & Documentation
Materials Preservation
Architectural Design Services

PROJECT MANAGEMENT
Team Selection and Coordination
Budget and Schedule Development
Budget and Schedule Tracking
Cost Estimating
Project Documentation
Construction Administration

FACILITIES MANAGEMENT & PLANNING
Project Planning
Economic Feasibility Studies
Facility Management Support

MULTIMEDIA
Renderings
Graphics
Signage
Modeling
Lighting Studies

GTM CONSULTANTS
MEP Engineering
Civil Engineering
Structural Design & Analysis
Architectural Historians

MULTIFAMILY HOUSING

Selected Multifamily Experience

Noyes Drive Townhomes
Silver Spring, MD
Proposed 20 unit townhome development
Design and development by GTM

1333 M Street
Washington, DC
26 unit townhome development
Client: ADC Builders aka The Cohen Companies

200 K Street, SE
Washington, DC
Large mixed use development
Development includes a 16, 4, 10, & 15 story apartment buildings - 12 story office building, 5 levels of underground parking and retail/restaurant space
Client: ADC Builders aka The Cohen Companies

Linden Avenue Townhomes
Bethesda, MD
6 unit townhome development
Construction completed
Each unit boasts living, dining, kitchen, 3 bedrooms, 3 1/2 bathrooms, (M. Bedroom being the enrire 2nd floor) one or two car garage.

Tenley Park Townhomes
Washington, DC
6 unit townhome development
Construction completed
The townhomes are arranged around a "common green", and made use of forms and materials that are typical of the existing architecture of the neighborhood.

Laguna Vista
Ocean City, MD
41 unit condominium
Client: ADC Builders

The Bristol House
Washington, DC
Apartment Building
Schematic Design for new Handicap lift and elevator cabls with common area upgrades
Client. Borger Management

The Croydon
Washington, DC
Apartment Building
Lobby Renovation & Exterior Entry Renovation
Client: Borger Management

MULTIFAMILY HOUSING

Selected Multifamily Experience

The Envoy
Washington, DC
Landmark Building
Apartment Building
Feasibility study of penthouse office suite, Schematic design for interior lobby, elevator cabs and kitchen renovations.
Client: Borger Management

Arcadia
Washington, DC
Apartment Building
Schematic design for interior lobby, common areas and exterior entry renovation.
Client: Borger Management

The Roberta
Washington, DC
Apartment Building
Interior lobby and exterior entry renovation
Client: Borger Management

The Shoremeade
Washington, DC
Apartment Building
Exterior entry renovation and lobby finish upgrade
Client: Borger Management

919 F Street, NW
Washington, DC
Mixed use development of residential and retail
Schematic design, zoning and historic preservation

1301 - 1309 9th Street
Washington, DC
Mixed use development of residential and retail
Schematic design, zoning and historic preservation

Wax Museum
Washington, DC
Proposed mixed use development of retail and residential

Capitol View Bungalows
Washington, DC
5 single family detached houses
Construction Complete

TENLEY PARK TOWNHOUSES



Location: Washington, DC
Scope of Services: Full Service Architecture









LINDEN TOWNHOUSES

Location: Bethesda, MD
Scope of Services: Full Service Architecture



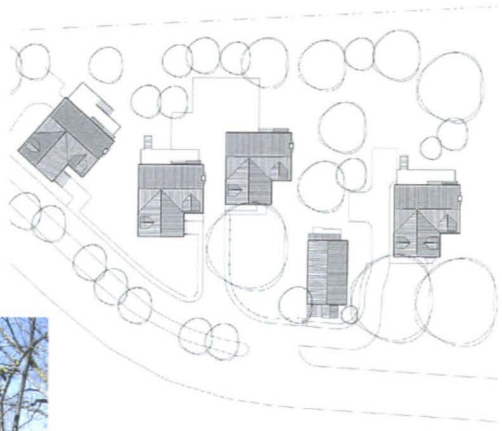






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Architects

CAPITOL VIEW BUNGALOWS



Location: Kensington, MD
Scope of Services: Addition, Renovation,
New Construction











GTM
Architects

LAGUNA VISTA

Location: Ocean City, Maryland
Scope of Services: Full Service Architecture











1333 M STREET, SE

Location: Washington, DC
Scope of Services: Conceptual Design - 26 units







GTM
Architects

NOYES DRIVE TOWNHOMES

Location: Silver Spring, Maryland
Scope of Services: Conceptual Design - 20 units





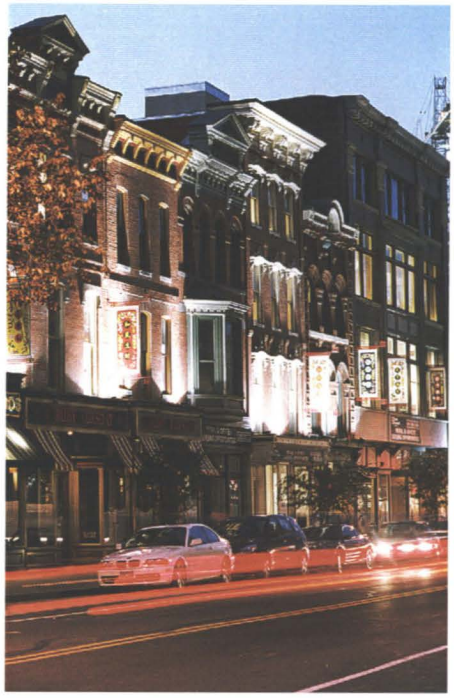


CHINATOWN PHASE I

Location: Washington, DC
Scope of Services: Restoration, Renovation, Preservation









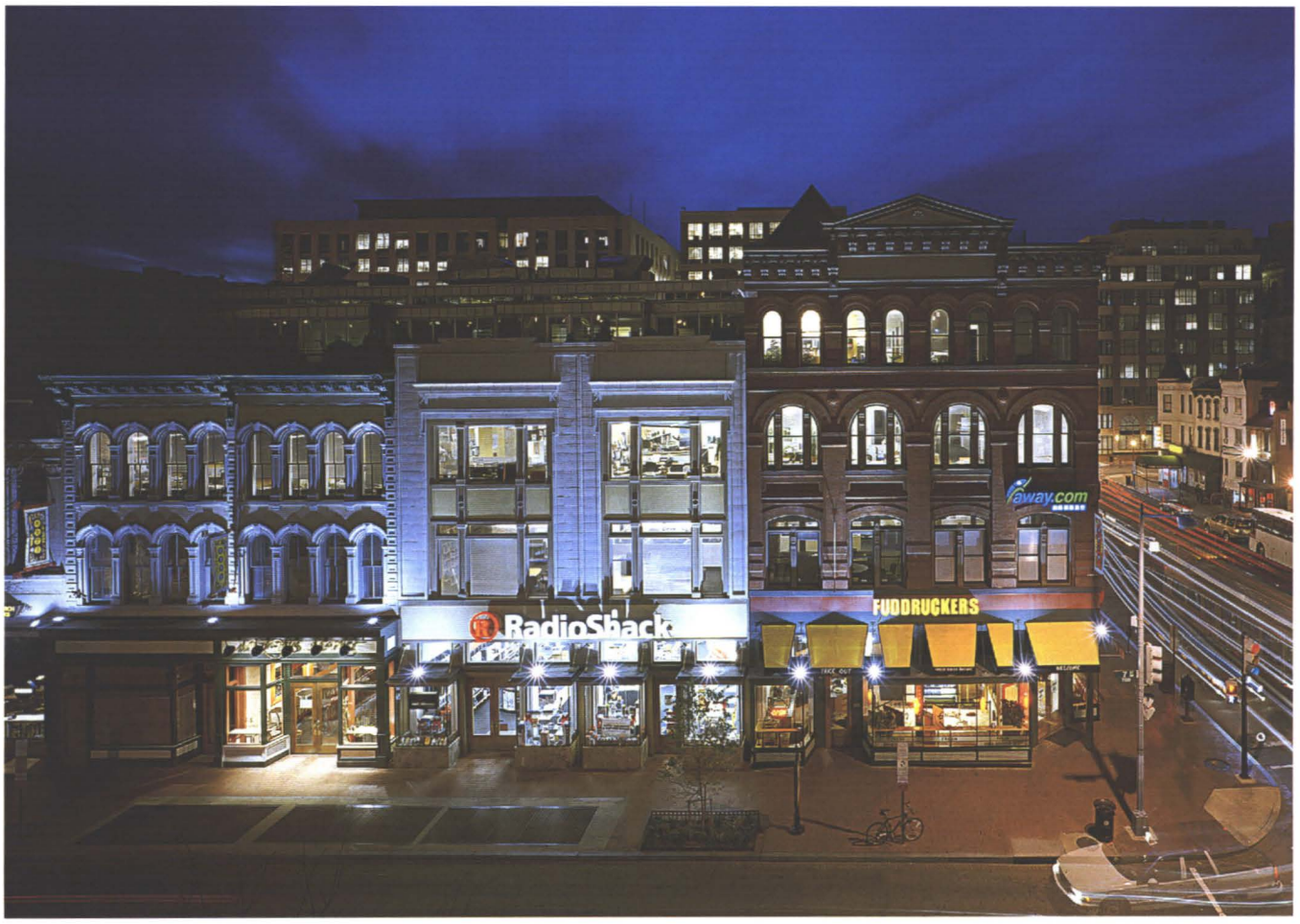
CHINATOWN PHASE II

Location: Washington, DC
Scope of Services: Restoration, Renovation, Preservation









GTM
Architects

77 P STREET

Location: Washington, DC
Scope of Services: Full Service Architecture



