GOVERNMENT OF THE DISTRICT OF COLUMBIA
OFFICE OF PLANNING

Office of the Director

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Ellen McCarthy, Director

DATE: September 23, 2005

SUBJECT: Office of Planning Final Report on Zoning Commission Case No. 01-28TE Time Extension for, and Major Modification to, an Approved Consolidated PUD and Map Amendment – 200 K Street, N.E.

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I. SUMMARY OF APPLICATION AND PRELIMINARY OP RECOMMENDATON

The applicant, 200 K Street Limited Partnership, has filed for an extension and major modification to an approved PUD in Square 749 in Northeast Washington (*Attachments 1 and 2*). The modifications include:

- A request to divide the PUD into a Consolidated PUD and a Preliminary PUD (*Attachment 3*);
- A request to build two residential buildings with retail space, rather than 1 residential building and 1 office building with retail space[1];
- A proffer to dedicate over 10% of the PUD's total gross residential floor space in the three buildings to housing that is affordable to households making no more than 80% of the Area Median Income (AMI).

The Office of Planning (OP) recommends the Zoning Commission approve this application, subject to the provision of information noted in Section V of this report, and subject to the Conditions noted in Section VIII of this report.

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82

II. BACKGROUND

The Zoning Commission approved the PUD in March 1995. The effective date for zoning Commission Order No. 783, Case Mp/ 93-3C was September 11, 1995. The PUD has been extended three times by the Zoning Commission. The last Order, effective January 21, 2000,

[1] Since the adoption of the original PUD the applicant has circulated other site plans that showed three buildings, two of which were residential and one that was an office building. However, the approved PUD showed only two buildings.

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extended the PUD until October 27, 2001, by which time a building permit request was to have been filed; construction was to have started by October 27, 2002.

The approved PUD incorporates all of Square 749 with the exception of Lots 804, 805 and 31, in the northeast corner of the Square. Square 749 is located in the Northeast Quadrant of the District and is bounded by L Street to the North, 3rd Street to the East, K Street to the South, and 2nd Street to the West. L, 2nd and 3rd Streets have 90-foot rights of way; K Street has a 147-foot right of way.

The approved PUD includes a 12-story, 130' high, office building on the 2nd Street side of the site, with 615,546 square feet, and an approximately 200 unit (196,758 square feet) residential building whose height rises from 40 feet to 130 feet through a series of setbacks from 3rd Street and K Street. The PUD's public benefits and amenities were to have included a 30,000 square foot plaza and, within the commercial square footage noted above, a 60,000 square foot employment-training center, a day care facility, and a possible grocery store. The PUD has an approved FAR of 8.0.

Separately, the applicant has also requested that all but 900 square feet of the Square's alley system be closed in conjunction with the PUD (*attachment 4*). This application is still in process.

III. CURRENT APPLICATION

On October 25, 2001, 200 K Street LP filed a timely request for an extension of Zoning Commission Order Numbers 783, 783-A and 783-B inclusive. Responding to a series of conversations with the Office of Planning (OP), ANC 6C and the community, the applicant amended that extension request to include a major modification to the approved PUD. That modification was filed on May 14, 2004, and was modified again with a new filing on January 18, 2005. The January 18, 2005 filing was set down for a public hearing by the Zoning Commission on March 14, 2005. The January 2005 has since been modified again with a new, essentially all-residential proposal. This was filed on September 13, 2005 and this is the major modification and time extension request before the Board now. Based on discussions between OP and the applicant, OP expects additional revisions to the design and to the narrative to be filed prior to the public hearing.

The PUD boundaries remain the same as those approved in 1995, as do the outer limits of the massing. However, the location and uses of the buildings have changed. The modification would divide the approved Consolidated residential/office/retail PUD into a residential/retail Consolidated PUD and a residential/retail Preliminary PUD. The Consolidated PUD would front on K and 3rd Streets. The Preliminary PUD would have frontage on K, 2nd and L Streets. The locations of the proposed modified Consolidated and Preliminary PUDs are shown in Attachment 3 and 4.

The Consolidated PUD, according to updated and clarified information provided by the applicant as of September 23, 2005, would contain an approximately 240,947 gross square foot (gsf) building with 202 residential units and 5,234 gross / 3,217 net square feet of retail space at the corner of 3rd and K Streets. Based on this most current information, the applicant is proffering that for a ten year period, 11.7% of the residential gsf (28 units) in the Consolidated PUD portion of the overall project would be reserved for condominium residences affordable to households earning no more than 80% of the Area Median Income (AMI). (This 11.7 % is less than the 13.8% the applicant had indicated in its pre-hearing statement, which was based on an incorrect square footage figure, but it is still a high percentage compared to other recent PUDs).

The building's maximum height would measure 90 feet for zoning purposes. It would contain 10 stories at the corner of 3rd and K Streets and along K Street; 9½ stories by mid-block on 3rd Street due to changes in elevation; and would step down to 65 feet and 7 stories at its northern end, adjacent to existing townhouses. The ground floor would have individual townhouse-like entries. There would be a 177 space underground parking garage. The Preliminary PUD area would contain another 25 surface parking spaces for the Phase I residents, until the underground garage is completed in Phase II. When the garage is finished the total number of spaces would provide a parking ratio of 1 space for every residential unit.

The Preliminary PUD will be modified by the applicant before the public hearing. Although the September 13, 2005 filing shows two buildings in the Preliminary PUD, the applicant will be filing additional material to bring the PUD into conformance with the Zoning Regulations and with the Height Act of 1910. From the records it appears that, in Order No. 783, the Zoning Commission approved the construction of a 130' building with frontage on only the 90' 2nd Street and the 90' 3rd Street. The maximum height permitted a building fronting on these streets is 110'. The applicant can either reduce the height of the building fronting on 2nd and L Streets to 110' or can revise the plans so that the Preliminary PUD would contain one 130 foot, 15 story high building fronting on L Street. It is OP's understanding that the applicant will be choosing to do the latter.

The Preliminary PUD building would have frontage on K, 2nd and L Streets. It would contain approximately 610, 590 gsf, 500 residential units, 9,000 gsf of retail space and 3,000 gsf for a daycare center. Approximately 11.7% of the residential gsf of the Preliminary PUD portion of the overall project would be set aside as affordable at no more than 80% AMI. The underground parking garage would include at least 525 spaces.

The applicant states that the principal public benefit and amenities of the total PUD would be:

- The reservation of at least 10.98%[2] of the residential gross square footage as affordable units at 80% of the AMI, in both the Consolidated and Preliminary PUD;
- The provision of a 3,000 square foot day care center in the Second Stage PUD;

[2] See first paragraph above, on this page, and Table 1. The applicant has calculated 13.8% for the Consolidated PUD. OP calculates the applicant's proffer at 11.7% for the Consolidated PUD.

- The provision of approximately 12,000 gsf of retail space;
- An attractively landscaped courtyard that would be open to the public at least during daylight hours;
- A commitment to a green roof on parts of the Consolidated PUD building;
- A commitment to a green roof on at least parts of the Preliminary PUD building;
- The continued exploration of the feasibility of a green and/or low-impact surface or stormwater management system for the surface of the courtyard, that also serves as the roof for the parking garage;
- A ratio of at least 1 parking space to 1 residential unit.
- A signed First-Source Employment Agreement;
- A Local, Small and Disadvantaged Business Enterprise (LSDBE) Contracting Memorandum of Understanding (MOU).

IV. ANALYSIS

Because the Zoning Commission has previously approved this PUD this report concentrates on analyzing the aspects of the modification and extension request that are different than the approved PUD. The September 13, 2005 modified PUD differs in several ways from the approved PUD and in a few ways from the modification that was submitted in January 2005.

The modified proposal has a 90 foot high building on 3rd Street, with no setbacks from the street, rather than the approved 110 foot building, that was to have had setbacks. However, the modified proposal does step down towards the townhouses that will remain at the northern end of 3rd Street – something not done in the approved PUD.

The modified proposal contains significantly more housing and significantly less office and retail space than the approved PUD.

The proposed amenities package has also been modified. The approved PUD contained a 30,000 square foot public plaza as well as 60,000 square feet of grocery, other retail and vocational education facilities that would serve the public. The applicant was also required to provide certain street and signalization improvements at 2nd and L Streets, 3rd and L Streets, the widening of 2nd Street, and a transportation management plan. The current proffers are:

- The provision, for a minimum of 10 years, of at least 10% of the overall residential space for housing affordable to households earning no more than 80% of the AMI;
- A 27,000 sf plaza that will be open to the public for a significant portion of the day;
- 1`2,000 square feet of retail space, a 3,000 square foot daycare center and some green/low impact approaches to roof design and storm water runoff.
- The ceiling height for the retail space in the Consolidated PUD has been increased to approximately 18' – well above what would typically be required by the Zoning Regulations or by the Commission in certain overlays or PUDs.

The most significant difference in the amenities package is a very positive new affordable housing proffer. The applicant is offering to dedicate over approximately 10.98% of the *total* residential space, not just the bonus density, to housing affordable to households earning no more than 80% of the AMI. On a percentage basis, the 74,600 net square feet (86,971 gsf) of affordable housing is the largest percentage of a project total that a private developer has ever offered for a PUD that does not include government land.

Table 1 (attached) compares: 1) the development that would be permitted on the site as a matter of right under existing zoning; 2) the PUD the Commission has approved; 3) the PUD as the applicant requested modification in January 2005, and; 4) the approximate figures for the PUD as the applicant is now requesting that it be modified. The last figures are subject to the provision of additional information and clarification prior to the public hearing.

The January and September 2005 modifications address many of the issues OP had raised with the applicant, including:

- Having individual entrances for the ground floor units facing 3rd Street;
- Differentiating the lower and upper floors of the Consolidated PUD building so that the lower floors would relate to the townhouse scale of neighboring structures;
- Locating the Consolidated PUD's garage curb cut at least 100 feet west of the building line at 3rd and K Streets;
- Including neighborhood serving retail at the corner of 3rd and K Streets, 2nd and K Streets, and along L Street;
- Increasing the floor-to-ceiling height of the retail space to well over 14 feet, at least for the Consolidated PUD;
- Eliminating lay-bys and retaining existing sidewalk and curb lines wherever curb cuts are not proposed;
- Decreasing the importance placed on public access to the internal open space, and providing the opportunity for better internal-block security;
- Clarifying that the applicant owns all of the private properties involved in the PUD;
- Strengthening the visual differentiation between the "townhouse" units on 3rd Street and the upper stories, by giving greater variety to the lower stories' facades, providing some setbacks for the upper stories, varying the massing, etc.;
- Specifying the Consolidated PUD's building materials;
- Committing to not using exterior insulation systems on the building façade and penthouse;
- Including an "infill" townhouse on Square 749, Lot 805, which is also owned by the applicant, and which is currently vacant, the scale of which residential construction should be similar to the currently adjacent buildings;
- Providing an updated traffic study, demonstrating that the projected traffic impact would be less than that for the PUD as originally approved, and addressing whether the PUD still includes, or needs to include, the transportation management plan, signalization, and other transportation improvements required by the approved PUD;

- Demonstrating that the requested additional 0.4 FAR meets the tests of 11DCMR §2405.3, and is needed in order to make the provision of the proffered affordable housing feasible;
- For the Consolidated PUD, making a commitment to file for a building permit no later than one year from the effective date of this extension and commencing construction no later than two years from the effective date of an extension. However, the applicant has conditioned this on completion of the closing of alleys as shown in Exhibit C.6.
- The revised project would also provide approximately 78 units of on-site affordable housing at a time when the District is facing a serious affordability problem. The percent of the total project proffered as affordable housing is consistent with the percentages now being considered by the Commission in its Inclusionary Zoning Case.
- The project's roofing and landscaping elements have become more responsive to sustainable design concerns. The revised architecture and massing of the Consolidated PUD better reflects its neighborhood context.

In general OP believes that the most recent revisions and proposed modifications have improved the quality of the project's program, appearance and amenities, and community benefits. The changes seem to have accomplished these improvements while reducing the likely traffic impact on the neighborhood from what was anticipated with the PUD approved in 1995.

V. REMAINING ISSUES

There are items that need to be addressed. These include:

a. Reducing the requested FAR from 8.42 to 8.40—the maximum amount that the Commission can consider for a C-3-C PUD under 11DCMR § 2405.3. (*Commitment prior to hearing*);

b. Revising the site plans and, if necessary, the square footages, FARs etc., for the Preliminary PUD modifications to either:
   i. Reduce the height of the building shown at 2nd and L Streets to 110', in conformance with the Height Act of 1910, or;
   ii. Re-design the site plan and massing of the Preliminary PUD so that it is clearly one building that, for the purposes of the Height Act, fronts on K Street.

   This is necessary because, as noted earlier, while the approved PUD did apparently allow for a 130 foot building that has frontage only on two 90-foot streets (2nd Street and L Street), the Height Act does not permit this. Of the street frontages within this PUD, only K Street is wide enough to permit buildings of 130 feet. (*Prior to hearing*);

c. Using a table format for each phase of the PUD and for the total PUD, bringing internal consistency to: 1) the gross and net residential and commercial square footages and percentages; 2) gross and net affordable residential square footages and percentages in

relation to total residential space; and that 3) eliminates references to core factors, and; 4) revises calculations so that the upper portions of double height space are not counted as floor space. Since the filing of the applicant's pre-hearing statement, OP and the applicant have worked to determine these figures. Table 1 in this report reflects calculations as of September 23, 2005. However, minor revisions still need to be made by the applicant. *(Prior to hearing);*

d. Clarifying the exact gsf being proffered for affordable housing in each phase of the PUD, and clarifying this gsf as a percentage of the overall residential. Again, although the applicant and OP have worked to clarify this, adjustments still need to be made by the applicant. In the pre-hearing statement the applicant has stated the overall PUD will contain 74,600 net square feet of affordable housing, and that this represents 13.8% of residential net square footage in Phase 1 and 10% of residential nsf in Phase 2. However, after receiving new figures from the applicant, OP calculates the applicant's proffer to be 89,971 gsf of affordable housing: 11.7% of the residential gsf in the Consolidated PUD and 10.0 % of the residential gsf in the Preliminary PUD, for an average of 10.98% of the residential gsf in the overall PUD. *(Prior to hearing);*

e. Demonstrating that the request for the permanent closing of alleys has been properly filed with the Office of the Surveyor. (*Prior to public hearing*);

f. Providing information to the Commission about the depth of façade step-backs. (*Prior to public hearing*);

g. Providing samples of the façade materials for the Consolidated PUD (*At or prior to hearing)*;

h. Clarifying the proposed times that the central plaza would be open to the public and what restrictions there would be on its usage. (*Prior to proposed action*);

i. Submitting general pervious surface specifications for the interim Consolidated PUD surface parking area that is to be located within the boundaries of the Preliminary PUD. (*Prior to proposed action*);

j. Submitting interim landscaping and maintenance plans for the Preliminary PUD area consistent with staging needs for the Consolidated PUD. (*Prior to proposed action*);

k. Drafting an Affordable Housing Covenant for the Consolidated PUD. (*Prior to proposed action*);

l. Updating the 1995 LSDBE Contracting MOA. (*Prior to proposed action*);

m. Designating the Affordable Units in the Consolidated PUD drawings. (*Prior to signing of PUD covenant*);

n. Revising drawing and figures to account for the 0.02 FAR reduction. (*Prior to2nd Stage PUD for the Preliminary PUD*);

VI. COMMUNITY RESPONSE

ANC 6C's zoning committee recommended the revised project to the full ANC, with the provision that surface parking for the Consolidated PUD be provided on the Preliminary PUD site, on an interim basis until the Preliminary PUDs garage is finished. The ANC Zoning Committee wished to ensure that the applicant maintains a ratio of 1 parking space to one residential unit.

OP understands the community's concern about the parking-impact of vehicles owned by the residents of 700 new housing units. However, OP notes that this project will be less than three blocks from a Metro and will have at least 10% of its residential units devoted to affordable housing. Accordingly, OP has recommended that the applicant also provide for a Flex Car facility within the building.

ANC 6C saw the revised plans at its regular meeting on September 14, 2005. According to the ANC's chair, the ANC voted 6-1 to ask the Zoning Commission to delay the public hearing on this case for approximately one month, in order to give the ANC time to seek public reaction to the revised proposals. The chair told OP that most community concern was focused on the portions of the proposals that would rise to 130 feet on K Street, which are in the Preliminary PUD.

OP addresses the height concern expressed by the ANC chair in one of the Conditions noted below, by recommending the Applicant be required to present an alternative for the Preliminary PUD that maintains a 90 foot height along K Street for a distance of 40 feet back from the building line. This alternative would be presented as part of the Second Stage application.

VII. OTHER GOVERNMENT AGENCY RESPONSES

There are no other government agency responses on file. OP will continue to work with the District Department of Transportation (DDOT) to secure that department's response prior to proposed action by the Zoning Commission.

DHCD has already expressed its commitment to assisting with the administration of PUD-related affordable housing. OP will review any affordable housing agreements with DHCD prior to final action by the Zoning Commission.

VIII. OP RECOMMENDATION

OP continues to find the application "not inconsistent" with the Comprehensive Plan. The Comprehensive Plan discussion has been detailed in previous OP reports on this project. Briefly, the Generalized Land Use Map identifies the Square for a mix of medium to high density commercial and industrial uses. The Commission decided, even before the planning and opening of the New York Avenue Metro station, that it was appropriate to place the entire Square in a commercial zone district in conjunction with this PUD. Residential use is permitted in all commercial zone districts.

OP recommends that the Commission approve the proposed time extension and the modifications proposed in the documents dated September 13, 2005, subject to the following conditions:

1. The applicant shall provide the information noted in Section V of this report. Items V (a) – V (f) shall be provided prior to the public hearing. Item V (g) shall be provided at or prior to the public hearing. Items V (h) – V (l) shall be provided prior to proposed action. Item V (m) shall be provided prior to the signing of a PUD covenant for the Consolidated PUD. Item V (n) shall be done upon filing of the Second Stage application for the Preliminary PUD.

2. The Consolidated PUD shall be constructed according to the plans submitted on September 13, 2005 as modified prior to or at the public hearing and approved by the Zoning Commission.

3. The Preliminary PUD shall be revised to address the height issue noted in Section V (b) of this report.

4. In response to ANC concerns, when filing the Second Stage PUD application for the Preliminary PUD, the applicant shall submit an alternative that maintains a 90 foot building height along K Street for at least 40 feet back from the building line.

5. The applicant shall file for a building permit no later than 18 months from the effective date of the final order and commence construction no later than 30 months from the effective date of this order. (Because of the uncertain status of the alley closing application, OP is recommending the applicant be given six months longer to file for a building permit than the 12 and 24 months OP had recommended in its report of March 4, 2005).

6. At least 10% of the Consolidated PUD's residential gross square footage shall be made available as for-sale units to households earning no more than 80% of the AMI. The exact percentage and gross square footage shall be determined prior to the public hearing). The units shall remain affordable for at least 10 years after their initial sale.

The sale of a unit within this 10 year period shall initiate a new 10 year affordability period for the unit. The units shall be evenly distributed throughout first five floors of the building. The location and square footages of the affordable units shall be agreed upon by the applicant and the Zoning Commission prior to the signing of the PUD covenant.

7. At least 10% of the Preliminary PUD's residential gross square footage shall be made available as rental or for-sale units to households earning no more than 80% of the AMI. If the units are for-sale, the terms of Condition 3 shall apply. If the units are rental, they shall remain affordable for no less than 25 years.

8. The applicant shall construct an infill all-residential building in Square 749, Lot 805. The building shall be no higher than 50 feet. The occupancy permit for the Second Stage of the Preliminary PUD shall not be issued until the occupancy permit has been issued for the residential structure at Square 749, Lot 805.

9. The applicant shall provide for a rental car option similar to Flex Car or Zip Car when the Preliminary PUD's garage is completed.

10. The applicant shall include a letter of intent, with general details on rental terms, etc. for the operation of the 3,000 foot day care center when filing the Second Stage PUD application;

11. The ground floor retail space in the Second Stage PUD shall have an interior clear height of no less than 14 feet.

emc/slc

attachments

	Matter of Right (MOR)	Approved PUD	Applicant's Jan 2005 Proposed PUD Modification, Approved for Setdown					Applicant's Sep 13, 2005 Final Pre-Hearing Supplemental Submission[1]				
			Overall	Consolidated PUD	Preliminary PUD	Difference from MOR	Difference from Approved PUD	Overall	Consolidated PUD	Preliminary PUD	Difference from MOR	Difference from Approved PUD
Land Area & Zoning Assumption [2]	Approx. 24,200 sf, C-2-B 76,000 sf, C-M-3 TOTAL:100,102 sf	TOTAL: 100,102 sf, C-3-C	26,805 sf, C-2-B 74,277 sf, C-M-3 TOTAL: 101,082 sf	26,805 sf, C-2-B 16,190 sf, C-M-3 Subtotal: 42,995 sf	58,087 sf C-M-3	N/A	See footnote 1.	26,805 sf C-2-B 74,277 sf C-M-3 TOTAL: 101,082 sf	26,805 sf C-2-B 16,190 sf C-M-3 Subtotal: 42,995 sf	58,087 sf C-M-3	N/A	See footnote 1.
Permitted & Proposed FARs	3.5 FAR, C-2-B 6.0 FAR, C-M-3 5.4 FAR, blended	8.0 FAR max permitted 8.0 FAR approved	8.47 FAR	5.58 FAR	3.0 FAR	+ 3.07 FAR	+ 0.47 FAR (ZC may approve up to 8.4 FAR under §2405.3)	8.42 FAR	5.60 FAR	10.51 FAR	+ 3.02 FAR	+ 0.42 FAR (ZC may approve up to 8.4 FAR under § 2405.3)
Gross Floor Areas (gsf)	492,300 max office 48,400 res. TOTAL: 540,700	196,758 sf res. 615,546 sf office, (incl. 60,000 sf retail/other) TOTAL: 812,304 sf	533,363 gsf res. 303,602 gsf office 19,217 gsf ret. TOTAL: 856,182 gsf	236,503 gsf res. 0 gsf office 3,217 gsf retail Subtotal: 239,720 gsf	296,860 gsf res. 303,602 gsf office 16,000 gsf retail Subtotal: 616,462 gsf	+ 315,482 gsf (+ 58%)	+ 43,878 gsf (+ 5.40%)	830,153 gsf residential 21,384 gsf retail (incl. daycare) TOTAL: 851,537 gsf	231,562.75 gsf residential 5,235.25gsf retail [3,217 nsf retail] (+4,149 dbl-height retail & lobby space)[3] Subtotal: 240,947 gsf	598,590 gsf residential 12,000 gsf retail (incl. 3,000 gsf daycare) Subtotal: 610,590 gsf	+ 781,753 gsf residential - 480,300 gsf commercial + 310,837 gsf overalll	+ 633,395 overall residential gsf - 603,546 gsf commercial + 39,223 gsf overall
Approx # of Residential Units	C-2-B, 85 units @ 1000 sf each ——— C-M-3, none	At least 200	Ph. 1:168 Ph. 2: 290 (if 1000 sf average) TOTAL: 458	170 units	Approx. 213 units	+ Approx. 373 units	Not clear, but greater # in proposed modification	Approx. 702 units	202 units	Approx. 500 units	+ Approx. 500 units	+ Approx. 502 units
Lot Occupancy	C-2-B, 80% C-M-3, 100%	70%	69%	64%	73%	Less intense occupancy	+ 1% overall	68%[4]	70%	64%	Less intense occupancy	- 2% overall
Measurable Height	65' C-2-B 90' C-M-3	130', with stepdowns	65', 110', 130'	1 building primarily @ 90', stepping down to 65' @ north end	2 buildings of 130' each, 15 stories res., 12 stories office	+ 65' C-2-B + 40' C-M-3	No significant height difference	130', with stepdowns	1 building primarily @ 90' stepping down to 61'-6" @ N end	2 buildings of 130', 15 stories. See below [5]	+ 25' C-2-B + 40' C-M-3	No significant height difference. See also footnote 3.
Parking	1:3 residential ratio, C-2-B 1 space for each 800 sf in excess of 2,000 sf for office use, C-M-3	588 spaces, of which 100 devoted to res. in 1:2 ratio	Ph. 1: 340 Ph. 2: 555 TOTAL: 895	170 spaces	418-420 spaces	More than MOR (1:2 ratio, residential)	+ 307	Approx. 702 spaces @ 1:1 ratio for residents	177 spaces	Approx. 525 spaces	More than MOR (1:1 ratio, residential)	+ 114 Res. ratio increased to 1:1
Benefits & Amenities	----	Plaza, training ctr, possible grocery, traffic & signalization improvements	73,481 sf housing @80% AMI= 13.77% res. gsf	28,953 sf housing @ 80% AMI = 15% of net res. space; 12.24% of residential gsf	44,528 sf housing @ 80% AMI = 15% of residential gsf	Affordable housing is 23% of bonus density	Approved PUD had no affordable housing requirement	Approx. 86,971 gsf housing @ 80% AMI = 10.98% of residential gsf. See below for other benefits..[6]	27,112 gsf @ 80% AMI =11.7% of residential gsf.	59,859 gsf = @80% AMI = 10.0% of residential gsf.	Affordable housing is 10.82% of bonus density	Approved PUD had no affordable housing requirement

TABLE 1: MATTER OF RIGHT, APPROVED PUD, AND PROPOSED MODIFIED PUD COMPARISONS

[1] These figures are different than those in the appllicant's pre-hearing statement. The reflect OP correspondence with the applicant current to September 23, 2005.
[2] Applicant re-surveyed recently. Land areas shown for modified PUD application are more correct than those for the approved PUD.
[3] This figure was provided by the applicant. OP believes this square footage should actually be considered volume and that square footages for the retail and overall space should be reduced accordingly, prior to the public hearing..
[4] This may change after revisions to the Preliminary PUD.
[5] OP believes this will need to be reconfigured due to incorrect assumptions about the permissible height for a building without frontage on a street having at least a 110' right of way..
[6] The Benefits and Amenities package also includes partial green roofs and low impact development, a 3,000 gsf daycare center in the Preliminary PUD, double height retail ion the Consolidated PUD, a 27,000 gsf plaza that will be available to the public, and First Source/LSDBE.



Feature Key

Zoning Boundaries

Square Index

Ortho-Photography was taken in 1999.

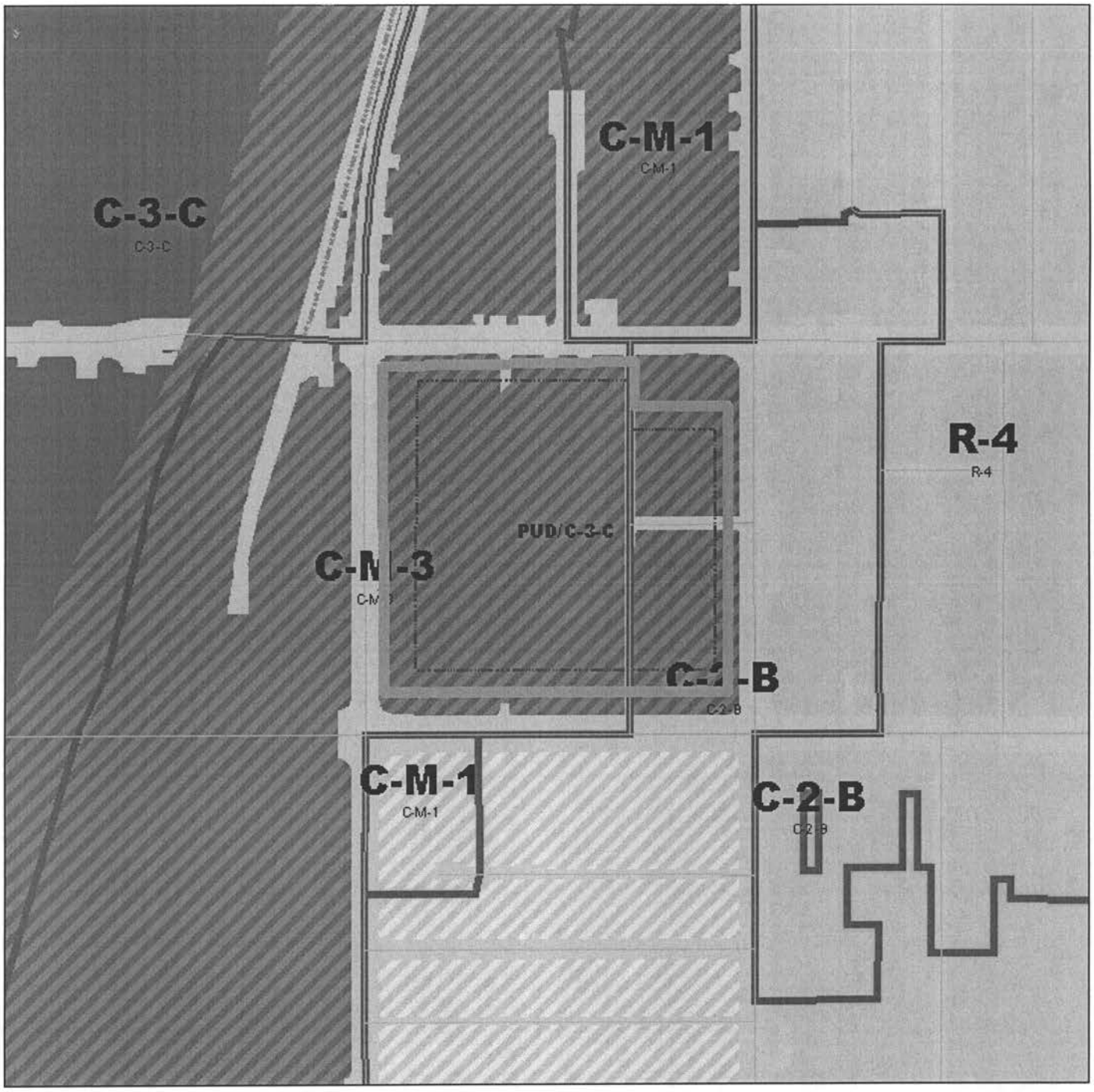
Zoning Commission
Case No. #01-28TE/93-3C
200 K Street PUD Site

DC Office of Planning
December 3, 2003

Scale 1:6680

1202505 Feet

Attachment 1



Zoning Commission Case No. 01-28TE
Modification and Extension of Approved PUD at 200 K Street, NE
Comprehensive Plan Generalized Land Use
Current Zoning

Attachment 2



District of Columbia

N

Feet

0 100 200

Government of the District of Columbia
Anthony A. Williams, Mayor

Office of Planning ~ Feb 23, 2005

This map was created for planning purposes from a variety of sources. It is neither a survey nor a legal document. Information provided by other agencies should be verified with them where appropriate.
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- Residential-Medium Density
- Commercial-Medium Density
- Commercial-Medium-High Density
- Mixed Use
- CMOD, RMED
- CMED, RMOD
- CMED, RMED, PROTECH
- CMHD, PROTECH