BEFORE THE DISTRICT OF COLUMBIA
ZONING COMMISSION

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APPLICATION OF

# LOGAN PHASE II, LLC

FOR CONSOLIDATED REVIEW AND APPROVAL
OF A PLANNED UNIT DEVELOPMENT
AND RELATED ZONING MAP AMENDMENT
FROM R-4 TO R-5-D

FOR THE PROPERTY LOCATED AT

# 1200-1224 R STREET, N.W.

## SQUARE 277
LOTS 14-23 and 45

MAY 20, 2004

**Submitted by:**

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ZONING COMMISSION
District of Columbia
Case 04-13
Exhibit 2

ZONING COMMISSION
District of Columbia
CASE NO.04-13
EXHIBIT NO.2

## PREFACE

This statement and the attached documents are submitted to the Zoning Commission of the District of Columbia in support of an application for a new residential development at 1200 R Street, N.W., in Ward 2 of the City. The site is located in Square 277, the city block bounded by Vermont Avenue and 12th Street on the east, 13th Street on the west, R Street, N.W. on the north and Q Street on the south. The site is owned by the Metropolitan Baptist Church, Elery Dunn, and Marie B. Carter, and Yvonne Rosenberg, who together with Logan Phase II, LLC, the contract purchaser, are the Applicant for this project. The Applicant seeks consolidated review and approval of a Planned Unit Development ("PUD") and a related zoning map amendment in order to implement this redevelopment proposal.

Consisting of approximately 23,251 square feet of land area, the PUD site includes all of Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 45 in Square 277. The site is presently zoned R-4. The Applicant is seeking consolidated review and approval for the entire PUD site, and an amendment to the zoning map to rezone all lots, except Lot 45, to the R-5-B District.

The Applicant proposes to build a residential development comprised of 62 units, including four affordable housing units, a community room, and 89 parking spaces, 20 of which will be leased or sold to community residents. This existing rowhouse located on Lot 45 will be renovated as part of the PUD and will contain two of the units and two parking spaces.

As set forth below, this statement and the attachments meet the filing requirements for a PUD application under Chapter 24 of the District of Columbia Zoning Regulations.

## DEVELOPMENT TEAM

| | |
|---|---|
| **Applicant/Developer:** | Logan Phase II, LLC<br>c/o Bogdan Builders, Inc.<br>5272 River Road, Suite 400<br>Bethesda, Maryland 20816 |
| **Owners:** | Metropolitan Baptist Church<br>1225 R Street, N.W.<br>Washington, D.C. 20009<br><br>Elery Dunn and Marie B. Carter<br>1204 R Street, N.W.<br>Washington, D.C. 20009<br><br>Yvonne Rosenberg<br>1224 R Street, N.W.<br>Washington, D.C. 20009 |
| **Architect:** | Eric Colbert & Associates<br>717 5th Street, N.W.<br>Washington, D.C. 20009 |
| **Civil Engineer:** | VIKA, Inc.<br>8180 Greensboro Drive, Suite 200<br>McLean, Virginia 22102 |
| **Traffic Consultant:** | O.R. George and Associates<br>10210 Greenbelt Road<br>Suite 310<br>Greenbelt, MD 20706-2218 |
| **Land Use Counsel:** | Holland & Knight LLP<br>2099 Pennsylvania Avenue, N.W., Suite 100<br>Washington, D.C. 20006 |

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## LIST OF EXHIBITS


| Description | Exhibit |
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| Architectural Plans and Drawings, including<br>Detailed Landscaping and Grading Plan<br>Circulation Plan<br>Tabulation of Development Data | A<br>(submitted separately) |
| Completed Zoning Commission Application Forms<br>PUD Applications (Forms 5)<br>Zoning Map Amendment (Form 1) | B |
| Zoning Maps and Real Estate Plats | C |
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# I.
# INTRODUCTION

This statement and the attached documents support the application of Metropolitan Baptist Church, Elery Dunn and Marie B. Carter, Yvonne Rosenberg and Logan Phase II, LLC (collectively, the "Applicant"), to the Zoning Commission of the District of Columbia for consolidated review and approval of a Planned Unit Development ("PUD") and related Zoning Map Amendment. The proposed PUD involves the construction of a new residential development in the Northwest quadrant of Washington, D.C.

The properties that are the subject of the application consist of Lots 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 45 in Square 277. The site is presently improved with a non-conforming corner commercial use, apartments, church offices, row dwellings and a vacant lot.

Upon completion of the PUD, the site will consist of a new apartment building and a flat consisting of a total of 62 units, including four affordable housing units, a community room, and 89 parking spaces, 20 of which will be leased or sold to area residents.

The Applicant seeks consolidated review and approval for the proposed project, and a related zoning map amendment from the R-4 to the R-5-B District for the site, except Lot 45, as shown on the plat attached as Exhibit D. The map amendment will allow for the construction of an apartment house, which are first permitted in the R-5 District, and the additional density necessary to bring this project to fruition.

## A. Summary of Project.

The Applicant proposes to replace outmoded and inefficient housing units with a new three-story apartment building with modern amenities and layouts. The new 60 unit building will dedicate four units for affordable housing, and will also include a community room. A separate rowhouse abutting the new building to the west will be renovated with two additional

residential units. Approximately 1.1 parking spaces will be provided for each housing unit, plus an additional 20 spaces to be sold or leased to the community to help relieve parking congestion in the immediate area.

**B. The Applicant.**

Logan Phase II, LLC ("Logan"), is an affiliate of Bogdan Builders, Inc., a developer of fine residential projects in Washington and Maryland suburbs. In addition to the proposed PUD site, Bogdan has also developed rowhouse projects on Capitol Hill and other sites throughout the District. Logan or its affiliates are the contract purchasers of the following properties in Square 277 that comprise the PUD site:

| Lot | Address | Owner |
|---|---|---|
| 14 | 1222 R St NW | Metropolitan Baptist Church |
| 15 | 1220 R St NW | Metropolitan Baptist Church |
| 20 | 1206 R St NW | Metropolitan Baptist Church |
| 21 | 1204 R St NW | Elery Dunn and Marie B. Carter |
| 22 | 1642 Vermont Ave NW | Metropolitan Baptist Church |
| 23 | R St NW | Metropolitan Baptist Church |
| 837 (16) | 1218 R St NW | Metropolitan Baptist Church |
| 836 (17) | 1214 R ST NW | Metropolitan Baptist Church |
| 818 (18-19) | 1208 R St NW | Metropolitan Baptist Church |
| 45 | 1224 R St., NW | Yvonne Rosenberg |

Through their respective purchase and sales contracts, the owners have authorized Logan to file this PUD application and map amendment.

## II.
## PROJECT DESCRIPTION

**A. Site Location and Description**

1. Site Description

The PUD site is located at Vermont Avenue and R Streets, N.W., in Square 277 at Lots 14-23 and 45. Containing 23,251 square feet of land area, the site is currently located in the R-4

District. The project site has a street frontage of approximately 253 feet on R Street and approximately 109 feet on Vermont Avenue.

The site is presently improved with a non-conforming corner commercial use, two and three-story apartment houses, church offices, row dwellings and a vacant lot. The buildings on Lots 14-23 will be demolished to allow for the new construction. The rowhouse on Lot 45 will be renovated as a separate building within the PUD.

2. Description of Surrounding Area

The area surrounding the PUD site is characterized by moderate density residential uses, with row houses and garden apartments as the predominant uses. Chuches are also located across R Street to the north and along Vermont Avenue, N.W. The site also abuts some of the small commercial businesses that are intermittently located along 12th and 13th Streets.

**B. Project Design**

The PUD project has been expertly designed to achieve a high quality composition of residential uses in a cohesive urban setting. The architect for the project, Eric Colbert & Associates, has created a successful residential design that breaks down the R Street elevation to mimic the rowhouse character of the surrounding area. Projecting bays modulate the length of the building along R Street, while various materials differentiate between the partially exposed cellar and the main floors of the structure. The building will be constructed to a height of 50.5 feet with an overall floor area ratio ("FAR") of 2.68, significantly less than the 3.0 FAR permitted under the PUD guidelines for the R-5-B District. A community room consisting of 3,479 square feet of space will be located in the cellar level, with direct access from Vermont Avenue. If demand warrants, the community room may be decreased in size to dedicate more square footage to residential use.

The main entrance to the building will be located in the center of the R Street elevation. Several of the first floor units along R Street will have separate entrances accessed by individual exterior stairs, which mirror the typical Washington square bay rowhouse. A secondary entrance is located on Vermont Avenue. A separate door at the western end of the R street elevation provides access to the garage only, for those area residents leasing parking spaces only in the building. Controlled key access to the garage will ensure the safety of the those parking in the building and residents of the new development.

The garage entrance is located at the rear of the building off a ten-foot alley accessed from Vermont Avenue. The service and delivery area for the building is also located off the alley. Extensive landscaping will surround the building in an undulating pattern as a contrast to the square-bay front of the building. (See Sheet A-2.5 of the Architectural Drawings submitted separately.) A three-foot decorative iron fence, reminiscent of the type found in the surrounding late-nineteenth century neighborhoods, will enclose the lawn of the property.

**C. Matter of Right Development Under Existing Zoning**

The subject site is located in the R-4 District. The R-4 District is a moderate height and density area that permits row dwellings and similar residential uses. The maximum height permitted in the R-4 District is 40 feet with a limitation of three stories. There is no prescribed maximum FAR for residential development in the R-4 District.

**D. Matter of Right Development Under Proposed Zoning**

The Applicant seeks to rezone the PUD site, except Lot 45, from R-4 to R-5-B. The R-5-B District is a moderate height and density area that permits all types of urban residential development, including single family dwellings, semi-detached houses, row dwellings, and apartments. The maximum height in the R-5-B District is 50 feet with no limitation on the number of stories. The density for all buildings and structures on a lot may not exceed 1.8 FAR.

The PUD standards for the R-5-B District allow a height increase to a maximum of 60 feet and a maximum density of 3.0 FAR.

## E. Tabulation of Development Data

| | R-5-B PUD Standards | Project |
|---|---|---|
| Lot Area | 1 acre[1] | 23,251 s.f. |
| Lot Width | None prescribed | 249.5 ft. |
| TOTAL FAR | 3.0 | 2.68 |
| Gross Floor Area | 69,753 s.f. | 62,357 s.f. |
| Height | 60 ft. | 50.5 ft. |
| Penthouse Height | 18.5 ft. | 0 ft. |
| Lot Occupancy | 60% | 72% |
| Rear Yard | 16.6 ft<br>(4" for each for of vertical ht or not less than 15 ft.) | 65 ft.<br>(center of Vermont Ave.) |
| Side Yard | 12.62 ft<br>(3" per ht of bdg; not < 8 ft) | 9.67 ft |
| Parking | 1 for each 2 dwelling units or 31 spaces | 89 spaces |
| Loading:<br>Berth<br>Platform<br>Delivery Space | 1 @ 55 ft. deep<br>1 @ 200 s.f.<br>1 @ 20 ft. deep | 1 @ 30 ft. deep<br>1 @ 200 s.f.<br>1 @ 20 ft. deep |

## F. Flexibility Under PUD Guidelines

The PUD process was created to allow greater flexibility in planning and design than may otherwise be possible under conventional zoning procedures. The applicant seeks flexibility from the minimum requirements for lot occupancy, side yards and loading facilities. As permitted under section 2405.8, the Commission may grant such flexibility without the need for special exception approval from the Board of Zoning Adjustment or compliance with the special exception standards that might otherwise apply.

[1] As set forth in greater detail below, the Commission may waive fifty percent of the minimum area requirement pursuant to Section 2401.2.

1. Lot Occupancy and Side Yard Requirements. As shown in the zoning calculations above, the Applicant proposes a lot occupancy of 72 percent where only 60 percent is permitted. Similarly, the project provides a side yard of 9.67 feet instead of the required 12.6 feet, based on a calculation of three inches for every foot of building height (see 11 DCMR § 405.6).

The deviation from these standards coverage is dictated by constraints of the site, and the desire to conform to urban streetscape patterns of the neighborhood, as requested by the community. The site fronts on three streets: 12th Street, Vermont Avenue and R Street, N.W. An ten-foot alley also abuts the site to the south. For zoning purposes, the front of the building is located on R Street and the rear of the building is along Vermont Avenue (see 11 DCMR § 404.2). The building setback along the alley elevation creates a side yard under the zoning regulations.

The Applicant originally designed the building to provide a conforming side yard; however, it left a gap along the Vermont Avenue streetscape. The community expressed its concern that this gap severely detracted from the urban fabric of the Logan Circle neighborhood and specifically requested that the building be redesigned to extend the Vermont Avenue elevation further south. This change in design also increased the portion of the site occupied by the project. Under the PUD guidelines, the Applicant could have designed the project to reach a height of 60 feet, without an increase in density, to comply with the lot occupancy and side yard provisions. Again, however, in order to conform to the character of the surrounding neighborhood and the express wishes of the community, the Applicant reduced the height to 50.5 feet without reducing the number of new residential units. As a result of this redesign, however, the project no longer meets the minimum requirements for side yard and lot occupancy. Because

the unusual characteristics of the site, the PUD is surrounding on four of its five sides by public right-of-ways, and thus the light and air of the residents will not be unduly affected.

2. Loading Requirements. The zoning regulations require apartment building with more than 50 units to provide a truck loading berth with a depth of 55 feet. Instead, the PUD proposes a loading berth of 30 feet. As will be described in greater detail in the analysis to be provided by the traffic consultant, a 55-foot loading berth has proved unnecessary for a residential building of this size. Consequently, a smaller loading berth will not adversely affect traffic circulation patterns or loading issues in the immediate vicinity.

## III.
## THE PROJECT MEETS THE STANDARDS OF THE ZONING REGULATIONS AND PUD REQUIREMENTS

### A. PUD Process is Appropriate Mechanism for the Project

The PUD process is the appropriate mechanism for guiding the development of the site. It allows the Applicant to replace outmoded and inefficient apartments and rowhouses with an exceptional planned community comprised that triples the current number of residential units on the site, which includes a 3,479 square-foot community room or an increased number of residential units, 80 parking spaces for the PUD and community, and four new affordable housing units. Through the PUD process, the Zoning Commission can ensure the appropriate development of this large area of the city by encouraging the participation of the affected community and District agencies and soliciting their comments

For the past year, the Applicant has engaged local residents and community representatives in all aspects of the project's design. The Applicant has met with, and received the unanimous support of Logan Circle Community Association, ANC 2F and ANC 2F Community Development Committee. The Office of Planning has also been intimately involved in discussions with the Applicant regarding salient points of development including traffic,

affordable housing, and amenities for the community. Thus, the Applicant has, and the PUD process continues to give, the local residents, community at-large and District agencies ample opportunities to work with the Applicant to ensure a well-planned development.

**B. PUD Requirements Under Chapter 24 of the Zoning Regulations**

1. Area Requirements Under Section 2401

The minimum area requirement for a PUD in the R-4 District is one acre, or 43,560 square feet. The PUD site, however, is only 23,251 square feet of land area. Thus, the Applicant is seeking a forty-seven percent waiver of the minimum area requirement.

Pursuant to section 2402.2, the Zoning Commission may way up to fifty percent of the area requirement if it finds (i) that the development is of exceptional merit and in the best interest of the city; and (ii) if eighty percent of the gross floor area of the project is devoted exclusively for dwelling units and accessory uses thereto when the project is located outside the Central Employment Area. Here, the project is located outside the Central Employment Area and 100 percent of the building will be devoted to exclusively to dwelling units and accessory uses thereto. Moreover, the project is one of exceptional merit in that it fulfills the housing goals of the Comprehensive Plan and the Mayor's initiative to attract new residents to the city, promote new housing for people of all income and convert vacant and dilapidated buildings into new housing. Thus, the project meets the test for a reduction in the minimum area requirement.

2. Height and FAR Requirements Under Sections 2405.1 and 2405.2

The proposed development meets the height and FAR requirements under sections 2405.1 and 2405.2 of the Zoning Regulations. The maximum building height within the proposed R-5-B District is 60 feet for PUDs. The project proposes a maximum height of 50.5 feet, and thus falls within the maximum permitted height for the R-5-B District. The total

density of the project is 2.68 FAR, and thus falls within the permitted maximum density of 3.0 for PUDs in the R-5-B District.

3. Impacts of the Project Under Section 2403.3

The impacts of the Project will not be unacceptable on the surrounding area or upon the operation of city services and facilities. The development of a mixed-income residential building at the site will, in fact, complement the surrounding area and help revitalize this sector of Ward 2.

Furthermore, the Project will have no unacceptable impact on traffic. Preliminary findings from the initial traffic impact study conducted by O.R. George and Associates suggests that the proposed development would not have a major impact on the area road network. An outline of the report is attached as Exhibit I. The full traffic analysis will be submitted as part of the Applicant's pre-hearing statement if this matter is scheduled for hearing. Additionally, the development will provide approximately 69 parking spaces for building residents, or approximately 1.1 space per unit, thus exceeding the minimum requirement by 100 percent. Another 20 spaces will be offered to the community to help alleviate parking shortages in the neighborhood. The ample number of parking spaces provided by the project will not only serve the needs of the PUD but will also help meet the needs of the community as well.

Finally, the Project will not have an adverse impact on the light and air. The building is surrounded on four of its five sides by public rights-of-way and it has been sensitively designed with attractive landscaping to ensure the livability and quality of the residential use.

## C. Public Benefits and Project Amenities

1. Overview

The PUD guidelines require the evaluation of specific public benefits and project amenities for 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 the development of the site under the matter of right provisions." 11 DCMR § 2403.6 (Feb. 2003). A project amenity is further defined as "one type of public benefit, specifically a functional or aesthetic feature of the proposed development, that adds attractiveness, convenience or comfort of the project for occupants and immediate neighbors." 11 DCMR § 2403.7. Additionally, when deliberating the merits of 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 § 2403.8.

The proposed project will achieve the goals of the PUD process by providing high quality residential with significant public benefits and amenities to the neighborhood and the city as a whole. The project's market rate and affordable rental units, its community room, exceptional site planning, urban design, architecture and landscaping, and other uses of special value to the neighborhood are the exact types of public benefits the PUD process is designed to encourage, as set forth under section 2403.9 of the Zoning Regulations.

2. Housing and Affordable Housing (Section 2403.9(f))

The single greatest benefit to the area, and the city as a whole, is the creation of new housing opportunities consistent with the goals of the Zoning Regulations, the Comprehensive Plan and the Mayor's housing initiative. Additionally, the project will provide four affordable housing units within the project, to ensure an adequate supply of housing opportunities for existing area residents.

3. Urban Design, Architecture, Landscaping and Open Space (Section 2403.9(a))

The architectural firm of Eric Colbert & Associates has designed an outstanding building of superior architecture quality that restores this segment of Northwest Washington. The proposed new building has been sensitively designed to complement and respect the surrounding neighborhood. The overall composition reinforces the broad and lively elements of the Logan Circle neighborhood. The development contains both affordable and market-rate units with no distinction in design character between the two.

4. Social Services and Other Uses of Special Value to the Neighborhood (Sections 2403.9(g) and (j))

Depending upon final configuration of the building, the 3,479 square foot community room located in the lower level of the project will be of value to the new development. It is envisioned that the community room will provide meeting space for various neighborhood groups although its size is not yet finalized.

## IV.
## COMPLIANCE WITH COMPREHENSIVE PLAN

### A. Purposes of the Comprehensive Plan

The provision of a mixed use development which includes residential, retail and community space fulfills specific goals and objectives of the Comprehensive Plan. The PUD project is also consistent with and advances the major themes of the Ward 2 Element of the Comprehensive Plan. The purposes of the District of Columbia Comprehensive Plan Act are to:

> (1) Define the requirements and aspirations of District residents and accordingly influence social, economic and physical development; (2) Guide executive and legislative decisions on matters affecting the District and its citizens; (3) Promote economic growth and jobs for District residents; (4) Guide private and public development in order to achieve District and community goals; (5) Maintain and enhance the natural and architectural assets of the District; and (6) Assist in conservation, stabilization and improvement of each neighborhood in the District.

D.C. Code § 1-301.62 (2001 ed.).

The proposed PUD significantly advances these purposes by promoting the social, economic and physical development of District by providing a high-quality development; integrating a mixture of residential and community uses to revitalize and stabilize the neighborhood; achieving the goal of housing, affordable housing and community services for District residents; ensuring the safety and well-being of District residents by providing a new physical identity and new image to an area that presently suffers from a strong negative image; and enhancing the built environment in Ward 2.

**B. Generalized Land Use Map and Policies Map**

The Generalized Land Use Map for the District of Columbia designates Square 277 for moderate density residential uses, which is characterized predominantly by row houses and garden apartments.

Consistent with these land use categories, the proposed PUD will consist of a 60-unit apartment building and flat with community room. The overall density will be 2.68 FAR.

**C. Compliance with Major Themes of the Comprehensive Plan**

The Project advances many of the major themes set forth in the Comprehensive Plan as follows:

1. Stabilizing and Improving the District's Neighborhoods

The focus of this theme is to maintain and improve the character of neighborhoods, thus rendering them more desirable places to live. The existing site includes a non-conforming corner commercial use, apartments, church offices, a single row dwelling and a vacant lot which generally suffer from obsolescence and deterioration. Under the Applicant's proposal, these existing uses will be replaced and revitalized with a mixture of residential and community uses to ensure the continued viability and stability of the neighborhood. Consistent with the policies

and strategies of the Comprehensive Plan's District Elements, the project will increase housing and affordable housing opportunities and promote and ensure a high-quality residential development.

2. Respecting and Improving the Physical Character of the District

The Applicant's proposal respects and improves the physical character of the District through the construction of a well-planned and exceptionally well-designed, mixed-use development.

3. Reaffirming and Strengthening the District's Role as an Economic Hub

The Comprehensive Plan encourages maximum use of the District's location for both private and public growth to promote economic development. Housing construction and rehabilitation for all income levels is paramount to the success of the economic goals of the city. This project furthers this theme by providing quality housing to promote the economic health and well-being of the region. The uses and design of the PUD respect the strengths of the surrounding community while supporting and complementing those uses.

4. Preserving and Ensuring Community Input

Since the inception of the project, the Applicant has engaged local residents, the community at-large and city agencies, notably the Office of Planning, to gain input on the ultimate design of the entire development. The Applicant has met with, and gained unanimous support for this proposal from, ANC 2F and the ANC 2F Community Development Committee. Copies of the ANC letters are attached hereto as Exhibit H. The Applicant will continue to engage these groups in discussions as it proceeds with the planning and development of the Project.

## D. Compliance with Major Elements of the Comprehensive Plan

The Comprehensive Plan contains eleven major elements. The proposed project advances the objectives and policies of several of these elements, as follows:

### 1. Housing Element

According to the Housing element of the Comprehensive Plan, housing in the District is viewed as a key part of a total urban living system that includes access to transportation and shopping centers, the availability of employment and training for suitable employment, neighborhood schools, libraries, recreational facilities, playgrounds, and other public amenities. *See* 10 DCMR § 300.4.

Also as stated in the Housing element of the Comprehensive Plan, the District recognizes its obligation to facilitate the availability of adequate, affordable housing to meet the needs of current and future residents. The District strives to stimulate a wider range of housing choices and strategies through the production of new units for a variety of household types. A priority under the District's housing element of the Comprehensive Plan is to maintain and upgrade the District's affordable rental stock, a goal that is supported by the proposed PUD. *See* 10 DCMR §§ 300.1 – 300.3.

The proposed PUD achieves these housing goals of the Comprehensive Plan. The new development is specifically designed to combine market-rate rental and affordable housing units, and provide a venue for community programs. Not only will the PUD replace several smaller, obsolete housing units with modern dwellings and a community room, it will also provide an additional 20 parking spaces for use by community residents. Additionally, the new residential project is easily accessible to transportation and retail stores along the 14th Street corridor, and employment opportunities in the immediate area and downtown Washington.

2. Urban Design Element

The master plan for the proposed development enhances and supports the major urban design goals of the Comprehensive Plan. The facile design of Eric Colbert and Associates creates a contemporary building that incorporates traditional elements of the Washington rowhouse form. This sensitive composition respects the urban character of the neighborhood and contributes to the vitality of the urban streetscape.

3. Land Use Element

The Land Use Element of the Comprehensive Plan expects and encourages a significant amount of new or rehabilitated residential development. It further encourages mixed use areas that allow for different combinations of uses and intensities to stimulate new housing and job opportunities. 10 DCMR §§ 1100.7 (c) and (e).

Policies designed to support residential neighborhoods include promoting the enhancement and revitalization of District neighborhoods for housing and related uses; ensuring a broad range of residential neighborhood options, and providing wide-ranging assistance for neighborhoods of relatively poor quality by joint public and private action and concentrated governmental attention and resources. 10 DCMR §§ 1104.1 (a), (c), and (e), and 1118.6.

The proposed PUD responds to these goals by addressing obsolete housing units by replacing them with a high quality, efficient residential building. The superior design of the proposed development will enhance and revitalize this segment of Ward 2, thereby stimulating economic and employment opportunities.

4. Transportation Element

The Transportation Element of the Comprehensive Plan supports land use arrangement that simplify and economize transportation services, including mixed-use zones that permit the co-development of residential and nonresidential uses. It promotes higher density development at

strategic locations, particularly near appropriate Metrorail stations. It further encourages the creation of sufficient short-term, and on- and off-street parking to meet current and expanded needs of increased retail and commercial development. Additionally, it seeks to establish traffic management plans to separate local traffic from through-traffic within residential neighborhoods and to complete segments of the street system necessary for smooth traffic flow. 10 DCMR § 502.2.

The PUD fosters these policies of the Transportation Element and makes the proposed development attractive by not only providing sufficient parking spaces for each unit in excess of the Zoning Requirements, but by responding to the parking shortage in the area by offering an additional twenty spaces for area residents in direct response to community concerns.

**E. Compliance with Ward 2 Elements of the Comprehensive Plan**

The Project fulfills and furthers the specific objectives for this area, as set forth in the Comprehensive Plan for Ward 2.

1. Ward 2 Economic Development

The Ward 2 Economic Development element seeks to enhance the image of the ward as a place to do business and to reside, and to develop areas of the Ward where economic development actions are needed. 10 DCMR § 1301.1(a). The proposed development creates additional residential opportunities in the ward while increasing income and property tax revenues to the District

2. Ward 2 Housing Element

The Ward 2 Housing element encourages the provision of new housing to meet the needs of present and future District residents at locations consistent with the District's land-use policies and objectives. 10 DCMR § 1305.1(a). The proposed development furthers this goal through the

development of high-quality housing in a mixed-use area that is in close proximity to public transportation.

3. Ward 2 Transportation Element

Ward 2 is located at the center of the District and at the focal point of the Metrorail system, Metrobus lines, and the city's freeway and arterial street system. Although its location provides great benefits to the residents and employees of Ward 2, it also creates some adverse impacts on quality of life. 10 DCMR § 1309.1. Parking within the ward is identified as a major problem due to evening visitors, student parking, and the lack of parking provisions for many residential dwellings. (10 DCMR § 1309.11) This element of the Comprehensive Plan encourages strict adherence to the current parking requirements of the zoning regulations. 10 DCMR § 1311.1(d)(3). As mentioned above, the proposed development will provide 89 parking spaces for the development, well in excess of the minimum requirement. Twenty of those spaces will be made available to area residents to alleviate parking congestion in the immediate vicinity.

4. Ward 2 Urban Design Element

A Ward 2 objective for urban design is to place special emphasis on the sensitive design of areas around Metrorail stations where new development is likely to occur, respecting the integrity of those areas adjacent to those sites. This element states that pedestrian amenities, ease of access, lighting, security and signage befitting a portal to the city should be provided, in addition to adequate buffering and integration of new development into the surrounding city. 10 DCMR § 1317.1(c).

The proposed development has been designed to enhance the physical character of the area and complement the materials, height, scale and massing of the surrounding neighborhood.

5. Ward 2 Residential Land Use Element

Ward 2 consists of a diverse array of land uses, which includes residential, office and retail uses. The primary objectives of the Ward 2 Residential Land Use element include the conservation and enhancement of existing residential neighborhoods and the creation of new residential neighborhoods. 10 DCMR § 1326.1. The Project supports the Residential Land Use element of the Comprehensive Plan by establishing a new residential use that will significantly enhance the character of the neighborhood. The proposed PUD substantially furthers the goals of this element through the provision of both market rate and affordable housing units

## V.
## CONCLUSION

For the reasons stated above, Logan Phase II, LLC, on behalf of the property owners, submits that the PUD meets the standards of Chapter 24 of the Zoning Regulations and is consistent with the purposes and intent of the Zoning Regulations and Zoning Map. Furthermore, the project is consistent with the land use objectives of the District of Columbia, will revitalize the economic, residential and social fabric of the community and, therefore, satisfies the requirements for PUD approval. Finally, the project provides significant public benefits and amenities and furthers the goals and policies of the District of Columbia. Accordingly, Logan

Phase II, LLC, requests that the Zoning Commission determine that the application has merit and schedule a hearing on the PUD application.

Respectfully submitted:

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