Government of the District of Columbia

Advisory Neighborhood Commission 6C

December 13, 2004

RECEIVED
D.C. OFFICE OF ZONING
2004 DEC 15 PM 3:22

Chairperson Carol Mitten
Zoning Commission
Office of Zoning
One Judiciary Center
441 4th Street, N.W.
Washington, D.C. 20001

ZONING COMMISSION
District of Columbia
CASE NO. 04-22
EXHIBIT NO. 18

Re: Application No. 04-22 of Abdo Development, L.L.C.and Capital Children's Museum for Proposed PUD and Zoning Map Amendment for Redevelopment of 220 H Street, N.E.

Dear Chairperson Mitten and Members of the Zoning Commission:

On December 8, 2004, ANC 6C, at its regular, publicly-noticed meeting and with a quorum of 5 Commissioners present, voted unanimously to support the Planned Unit Development ("PUD") and Zoning Map Amendment Application of Abdo Development, LLC (the 'Applicant") for the property located at 220 H Street, NE (Z.C. Case No. 04-22). The property was most recently the home of the Capital Children's Museum and is split-zoned C-3-B and C-3-A. The Applicant seeks to rezone the entire property to the C-3-C Zone District.

The proposed PUD project will restore the original historic buildings on the property and will allow for development of two new residential buildings. The project will be entirely residential and will consist of approximately 500 for-sale residential units (approximately 435-445 units in the new buildings and approximately 55 units in the existing building). The Applicant has agreed to provide approximately 19,852 square feet of affordable housing in the project.

The height of the new buildings will be 110 feet and the height of the existing historic building is 64 feet. The FAR of the project is approximately 5.72 and the lot occupancy is approximately 65%. The proposed project will include residential recreation space in landscaped open spaces in the interior of the site, on the roofs of the new buildings, and in the two-story historic building located in the interior of the property. Access to the below-grade parking garage containing approximately 500 parking spaces will be from Second Street. A vehicular entrance and exit for resident and

guest drop-off and pick-up only will be located on I Street and a pedestrian only entrance and exit will be located on Third Street.

The Applicant originally presented this project to ANC 6C's Planning and Zoning Committee on October 6, 2004. At that meeting, some members of the Committee asked the Applicant to revisit the appearance of the new buildings in order to lessen the visual impact of the project. The Applicant has now presented modified plans that addressed these concerns of the Committee.

The ANC finds that the proposed PUD project will bring needed residential development, including affordable housing units, to the H Street neighborhood. The ANC believes that the proposed PUD project will serve as an important catalyst for future beneficial development of the H Street corridor. The ANC also found that the proposed number of parking spaces and height of the proposed new buildings are appropriate and will not cause any adverse impact on neighboring properties or the surrounding neighborhood

The ANC's approval of the project was however subject to the following conditions:

1) The Applicant will provide at least one parking space in the project for every residential unit and will endeavor to convey all residential units with a parking space;

2) The Applicant will provide bicycle parking areas in the project;

3) The Applicant will provide Zip Car or Flex Car parking spaces in the project.

4) The Applicant will provide approximately 30 parking spaces for guests of the residents.

5) The Applicant will establish an apprenticeship program for hiring persons from the community and keep the ANC fully informed on the workings of the program; and

6) The Applicant will provide architectural lighting of the historic building along H Street, NE.

The ANC was advised by the Applicant that the above conditions are consistent with its plans for the PUD.

Sincerely yours,

Commissioner Mark Dixon
Chairman ANC 6C

cc:
Abdo Development, L.L.C.
Allison Prince, Esq., Shaw Pittman