Z.C. Form #1 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type a unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is he amendment to the Zoning Map as follows:

Square No.	Lot No.	Existing Zoning	Requ
751	13	C-3-A and C-3-B	C-

Address or description of the premises:

The affected property has an address of 220 H Street, N.E.

The proposed zoning map amendment application is being filed concurrently with a consc unit development (PUD) application. The proposed zoning map amendment application v property to the C-3-C Zone District.

The Subject Property is currently the site of the National Capital Children's Museum. T consists of approximately 104,756 square feet of land area and includes the entire bl Second, I, and Third Streets, N.E. The proposed PUD project will allow for the renovatio of the property's existing historic buildings with the introduction of approximately 55 res the existing main historic building on H Street and an amenity facility in the existing building near the center of the property. The remainder of the Subject Property will be residential buildings that will feature street-oriented frontage along Second, I, and Thir new residential buildings will include approximately 435-445 residential units. All of the the project will be for-sale units. An underground parking garage of approximately 500 be provided. The total gross floor area included in the proposed PUD is approximately of gross floor area for a total Floor Area Ratio ("FAR") of approximately 5.72. The new a height of approximately 110 feet measured from I Street and the existing Capital C building has a height of approximately 64 feet measured from Third Street. The proposed lot occupancy of approximately 65%.

Area of the Site: 104,756 square feet

Baist Atlas No. ___, Page __.

The above information and attached documents are true to the best of my knowledge.

Kathy Dwyer Southern — Sept 10, 2004
Owner's Signature — Date

Kathy Dwyer Southern
Owner's Printed Name

Person to be notified of all actions:

Allison C. Prince and Paul A. Tummonds, Jr. — (202) 663-8000
Name — Telephone Number

2300 N Street, N.W. Washington, D.C. — 20037
Address — Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No.

ZONING COMMISSION
District of Columbia
CASE NO.04-22
EXHIBIT NO.4A

INSTRUCTIONS

iest for an amendment to the Zoning Map that is not completed in accordance with the instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the :30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they 1 reviewed by the Secretary to the Zoning Commission, to insure that they are complete. s will be notified by mail when their applications are accepted.

:ed application shall consist of the following:

e original of Zoning Commission Form No. 1, properly completed and signed by the owners all property involved in the application. (Where more than one ownership is involved, use a arate copy of Form #1 for each ownership). In addition to the original form, submit twenty) copies.

enty (20) copies of a statement clearly setting forth the reasons for the requested map endment. Additional information, exhibits, or photographs may be attached, if desired, vided they are no larger than this form.

ies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the ject property outlined in red and the zoning of the surrounding area. Appropriate maps are ilable in the Office of Zoning.

ertified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.

nty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show urrent lot lines for the square within which the subject property lies and drawn to show all idary lines of each square for a one-square radius around the subject square. All street es and square and lot numbers shall be indicated. The source of reference shall be ated and a bar scale must be drawn.

refundable filing fee of $125.00 (make check or money order payable to the D.C. surer; no cash).

ons that are accepted for filing will be processed in accordance with Chapter 30 of the Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and fore the Zoning Commission for the District of Columbia).

421804 v.1

Z.C. Form #5 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DE'

Before filling out this form, please see the instructions on the reverse side. Print or type all unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereb consolidated approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Reque
751	13	C-3-A and C-3-B	C-3-

Address or description of the premises:

The affected property has an address of 220 H Street, N.E.

Area of the Site: 104,756 square feet

Baist Atlas No. ___, Page ___.

Brief description of the proposal:

The Subject Property is currently the site of the National Capital Children's Museum. The consists of approximately 104,756 square feet of land area and includes the entire bloc Second, I, and Third Streets, N.E. The proposed PUD project will allow for the renovation of the property's existing historic buildings with the introduction of approximately 55 resid the existing main historic building on H Street and an amenity facility in the existing t building near the center of the property. The remainder of the Subject Property will be de residential buildings that will feature street-oriented frontage along Second, I, and Third ; new residential buildings will include approximately 435-445 residential units. All of the r the project will be for-sale units. An underground parking garage of approximately 500 pa be provided. The total gross floor area included in the proposed PUD is approximately 59 of gross floor area for a total Floor Area Ratio ("FAR") of approximately 5.72. The new bu a height of approximately 110 feet measured from I Street and the existing Capital Ch building has a height of approximately 64 feet measured from Third Street. The proposed p lot occupancy of approximately 65%.

Concurrent change of zoning requested (check one): x Yes __ No

The above information and attached documents are true to the best of my knowledge.

Kathy Dwyer Southern — Sept 10, 2004

Owner's Signature — Date

Kathy Dwyer Southern

Owner's Printed Name

Person to be notified of all actions:
Allison C. Prince and
Paul A. Tummonds, Jr. — (202) 663-8000

Name — Telephone Number

2300 N Street, N.W., Washington, D.C. — 20037

Address — Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this applicati of 15,000 square feet pursuant to Section 2401 of the Zoning Regulations.

Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No.

INSTRUCTIONS

quest for one-step (consolidated) approval of a planned unit development (PUD) that is not ed in accordance with the following instructions cannot be accepted. Applications shall be the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. tions will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. tions will not be accepted until they have been reviewed by the Secretary to the Zoning ssion, to insure that they are complete. Applicants will be notified by mail when their ions are accepted.

leted application shall consist of the following:

The original of Zoning Commission Form No. 5, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a eparate copy of Form #5 for each ownership). In addition to the original form, submit twenty 20) copies.

wenty (20) copies of a statement clearly setting forth the reasons for the requested onsolidated PUD. Additional information, exhibits, or photographs may be attached, if esired, provided they are no larger than this form.

opies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the ubject property outlined in red and the zoning of the surrounding area. Appropriate maps are vailable in the Office of Zoning.

certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.

wenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show l current lot lines for the square within which the subject property lies and drawn to show all oundary lines of each square for a one-square radius around the subject square. All street mes and square and lot numbers shall be indicated. The source of reference shall be dicated and a bar scale must be drawn.

on-refundable filing fee of $250.00 (make check or money order payable to the D.C. easurer; no cash).

ompliance with the requirements of Chapter 24 of the District of Columbia Municipal gulations (DCMR), Title 11, Zoning. Architectural drawings should include one full-size set d twenty (20) reduced sets.

ations that are accepted for filing will be processed in accordance with Chapter 30 of the f Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and before the Zoning Commission for the District of Columbia).

: 1421788 v.1

Z.C. Form 41 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION TO AMEND THE ZONING MAP

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Section 102 of the Zoning Regulations, request is hereby made for an amendment to the Zoning Map as follows:

Square No.	Lot No.	Existing Zoning	Requested Zoning
751	13	C-3-A and C-3-B	C-3-C

Address or description of the premises:

The affected property has an address of 220 H Street, N.E.

The proposed zoning map amendment application is being filed concurrently with a consolidated planned unit development (PUD) application. The proposed zoning map amendment application will rezone the property to the C-3-C Zone District.

The Subject Property is currently the site of the National Capital Children's Museum. The Subject Property consists of approximately 104,756 square feet of land area and includes the entire block bounded by H, Second, I, and Third Streets, N.E. The proposed PUD project will allow for the renovation and rehabilitation of the property's existing historic buildings with the introduction of approximately 55 residential units inside the existing main historic building on H Street and an amenity facility in the existing two-story historic building near the center of the property. The remainder of the Subject Property will be developed with two residential buildings that will feature street-oriented frontage along Second, I, and Third Streets. The two new residential buildings will include approximately 435-445 residential units. All of the residential units in the project will be for-sale units. An underground parking garage of approximately 500 parking spaces will be provided. The total gross floor area included in the proposed PUD is approximately 599,134 square feet of gross floor area for a total Floor Area Ratio ("FAR") of approximately 5.72. The new buildings will have a height of approximately 110 feet measured from I Street and the existing Capital Children's Museum building has a height of approximately 64 feet measured from Third Street. The proposed project will have a lot occupancy of approximately 65%.

Area of the Site: 104,756 square feet

Baist Atlas No. ___, Page ___.

The above information and attached documents are true to the best of my knowledge.

Broadway Capitol LLC by
Broadway Capitol Manager LLC
By: [signature]
Owner's Signature

9/8/04
Date

BROADWAY CAPITOL LLC
Owner's Printed Name

Person to be notified of all actions:

Allison C. Prince and Paul A. Tummonds, Jr. (202) 663-8000
Name Telephone Number

2300 N Street, N.W. Washington, D.C. 20037
Address Zip Code

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No.

INSTRUCTIONS

Any request for an amendment to the Zoning Map that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

A completed application shall consist of the following:

1. The original of Zoning Commission Form No. 1, properly completed and signed by the owners of all property involved in the application. (Where more than one ownership is involved, use a separate copy of Form #1 for each ownership). In addition to the original form, submit twenty (20) copies.

2. Twenty (20) copies of a statement clearly setting forth the reasons for the requested map amendment. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than this form.

3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.

4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.

5. Twenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all current lot lines for the square within which the subject property lies and drawn to show all boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.

6. Non-refundable filing fee of $125.00 (make check or money order payable to the D.C. Treasurer; no cash).

All applications that are accepted for filing will be processed in accordance with Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).

Z.C. Form #5 (5-93)

ZONING COMMISSION OF THE DISTRICT OF COLUMBIA

APPLICATION FOR CONSOLIDATED APPROVAL OF A PLANNED UNIT DEVELOPMENT

Before filling out this form, please see the instructions on the reverse side. Print or type all information unless otherwise indicated.

In accordance with the provisions of Chapter 24 of the Zoning Regulations, request is hereby made for consolidated approval of a Planned Unit Development, details of which are as follows:

Square No.	Lot Nos.	Existing Zoning	Requested Zoning
751	13	C-3-A and	C-3-C
		C-3-B	

Address or description of the premises:

The affected property has an address of 220 H Street, N.E.

Area of the Site: 104,756 square feet

Baist Atlas No. ___, Page ___.

Brief description of the proposal:

The Subject Property is currently the site of the National Capital Children's Museum. The Subject Property consists of approximately 104,756 square feet of land area and includes the entire block bounded by H, Second, I, and Third Streets, N.E. The proposed PUD project will allow for the renovation and rehabilitation of the property's existing historic buildings with the introduction of approximately 55 residential units inside the existing main historic building on H Street and an amenity facility in the existing two-story historic building near the center of the property. The remainder of the Subject Property will be developed with two residential buildings that will feature street-oriented frontage along Second, I, and Third Streets. The two new residential buildings will include approximately 435-445 residential units. All of the residential units in the project will be for-sale units. An underground parking garage of approximately 500 parking spaces will be provided. The total gross floor area included in the proposed PUD is approximately 599,134 square feet of gross floor area for a total Floor Area Ratio ("FAR") of approximately 5.72. The new buildings will have a height of approximately 110 feet measured from I Street and the existing Capital Children's Museum building has a height of approximately 64 feet measured from Third Street. The proposed project will have a lot occupancy of approximately 65%.

Concurrent change of zoning requested (check one): x Yes __ No

The above information and attached documents are true to the best of my knowledge.

Broadway Capital LLC by Broadway Capital Manager LLC by David Weild — 9/8/04

Owner's Signature — Date

Broadway Capital LLC

Owner's Printed Name

Person to be notified of all actions:
Allison C. Prince and
Paul A. Tummonds, Jr. — (202) 663-8000
Name — Telephone Number

2300 N Street, N.W., Washington, D.C. — 20037
Address — Zip Code

Certification of Minimum Area: I hereby certify that the land area involved in this application is a minimum of 15,000 square feet pursuant to Section 2401 of the Zoning Regulations.

Broadway Capital LLC by Broadway Manager LLC by David Weild

Owner's Signature

DO NOT WRITE BELOW THIS LINE

Date Received:

Date Accepted: _____ Z.C. Case No.

INSTRUCTIONS

Any request for one-step (consolidated) approval of a planned unit development (PUD) that is not completed in accordance with the following instructions cannot be accepted. Applications shall be filed in the Office of Zoning, Suite 210, 441 Fourth Street, N.W., Washington, D.C. 20001. Applications will be received between the hours of 8:30 a.m. and 3:30 p.m., Monday through Friday. Applications will not be accepted until they have been reviewed by the Secretary to the Zoning Commission, to insure that they are complete. Applicants will be notified by mail when their applications are accepted.

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2. Twenty (20) copies of a statement clearly setting forth the reasons for the requested consolidated PUD. Additional information, exhibits, or photographs may be attached, if desired, provided they are no larger than this form.

3. Copies of a key map (photocopy of the Zoning Map on 8 1/2" x 11" paper), showing the subject property outlined in red and the zoning of the surrounding area. Appropriate maps are available in the Office of Zoning.

4. A certified plat of survey of the subject property prepared by the D.C. Office of the Surveyor.

5. Twenty copies of a plat plan drawn at a scale of 80 feet to the inch. It shall be drawn to show all current lot lines for the square within which the subject property lies and drawn to show all boundary lines of each square for a one-square radius around the subject square. All street names and square and lot numbers shall be indicated. The source of reference shall be indicated and a bar scale must be drawn.

6. Non-refundable filing fee of $250.00 (make check or money order payable to the D.C. Treasurer; no cash).

7. Compliance with the requirements of Chapter 24 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning. Architectural drawings should include one full-size set and twenty (20) reduced sets.

All applications that are accepted for filing will be processed in accordance with Chapter 30 of the District of Columbia Municipal Regulations (DCMR), Title 11, Zoning (Rules of Practice and Procedure before the Zoning Commission for the District of Columbia).