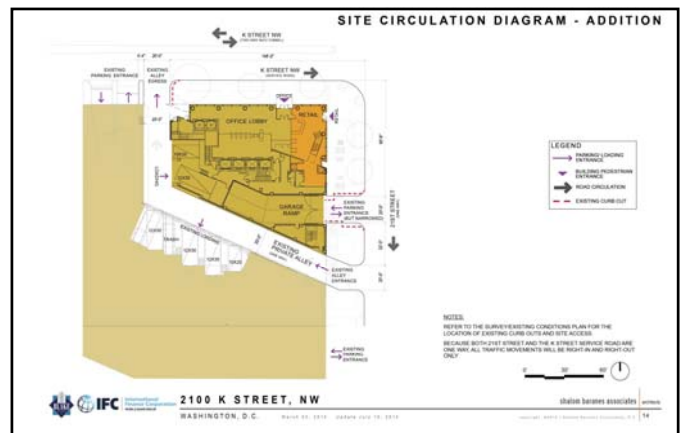
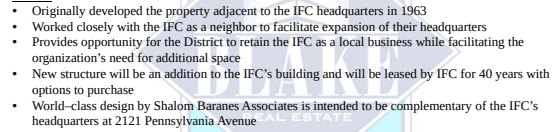
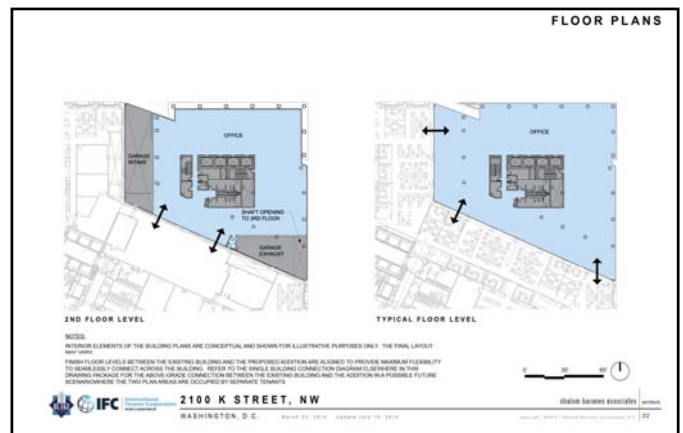
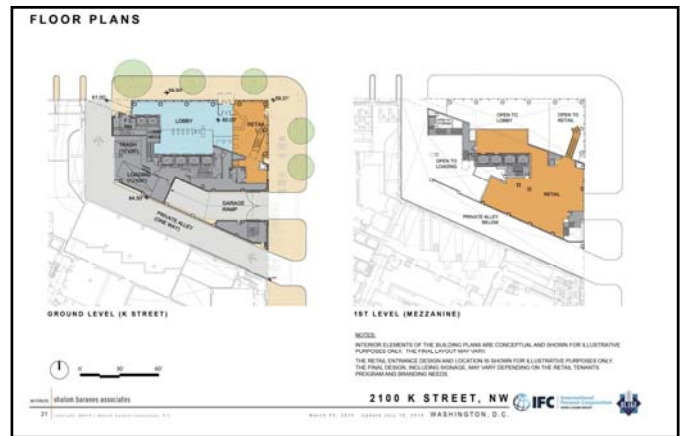
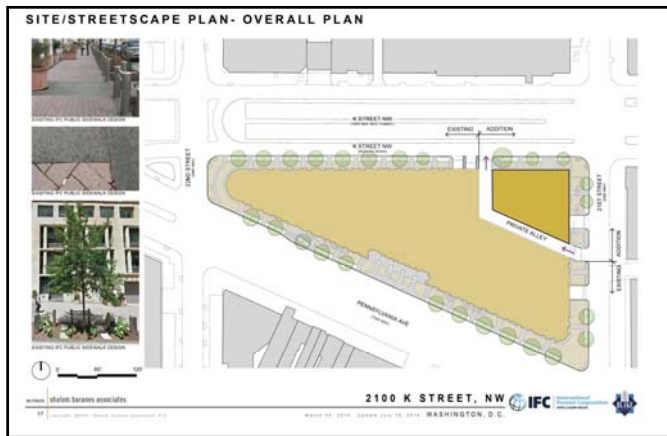
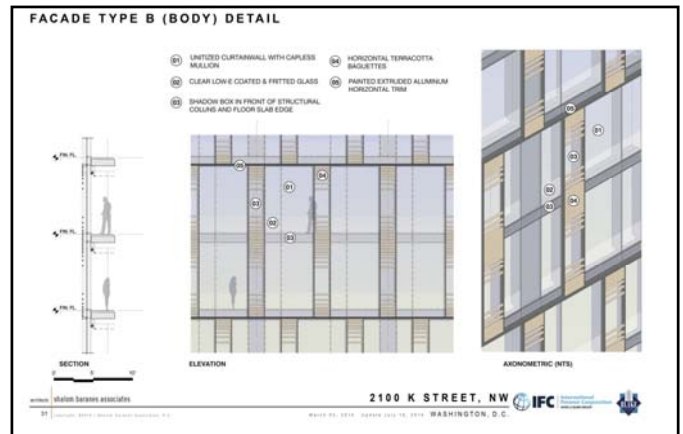
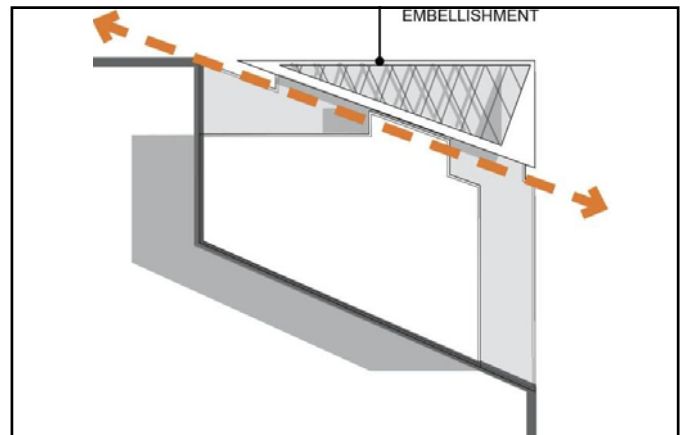
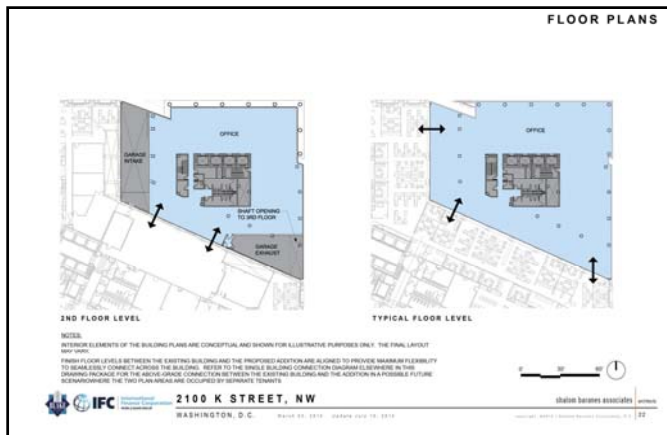
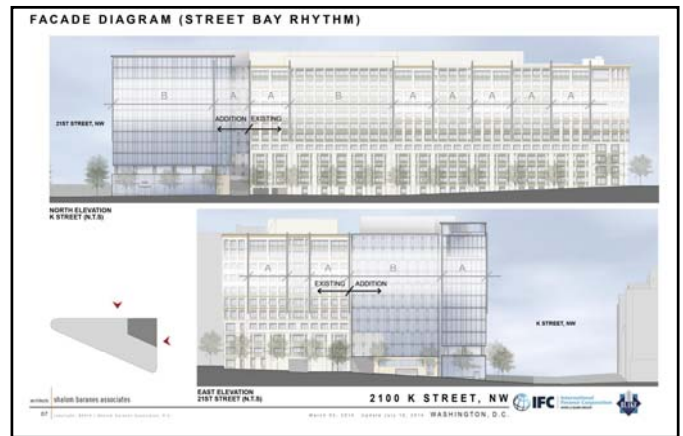
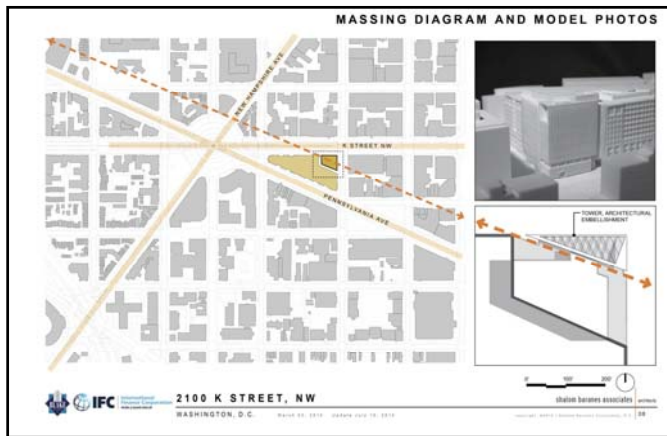
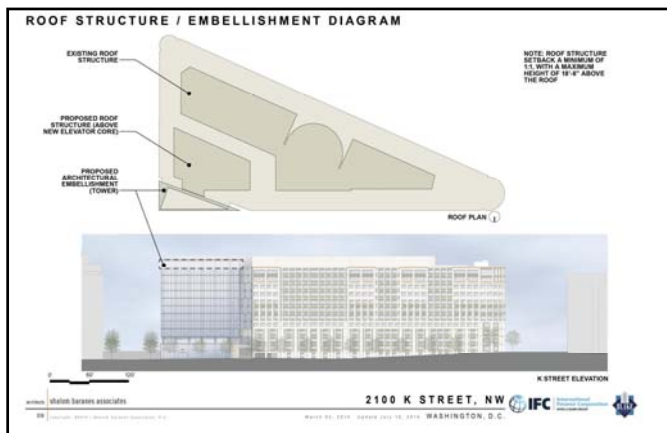
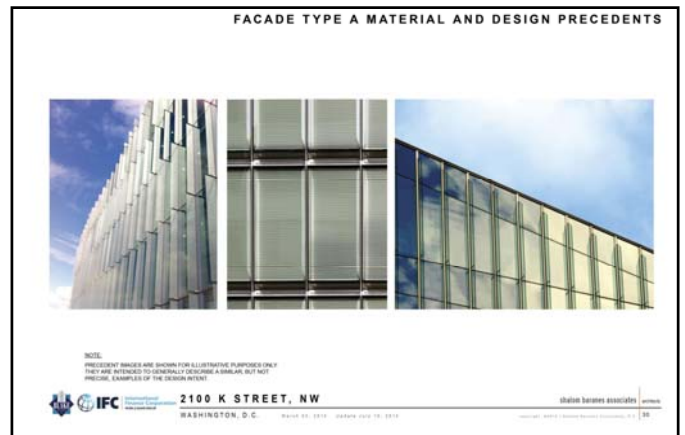
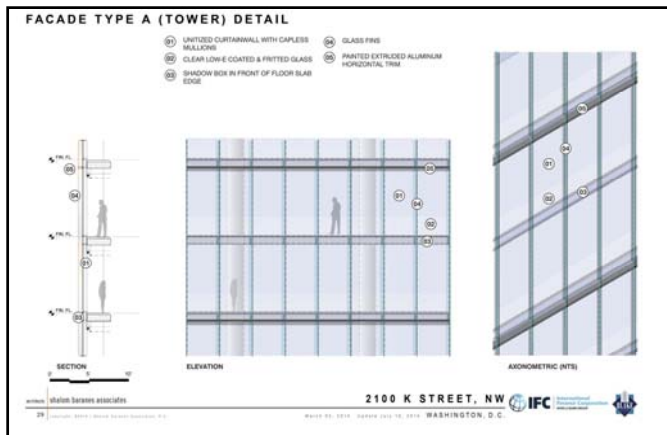
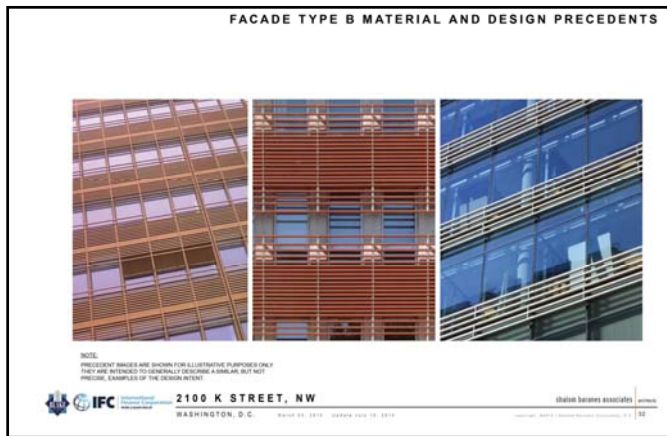
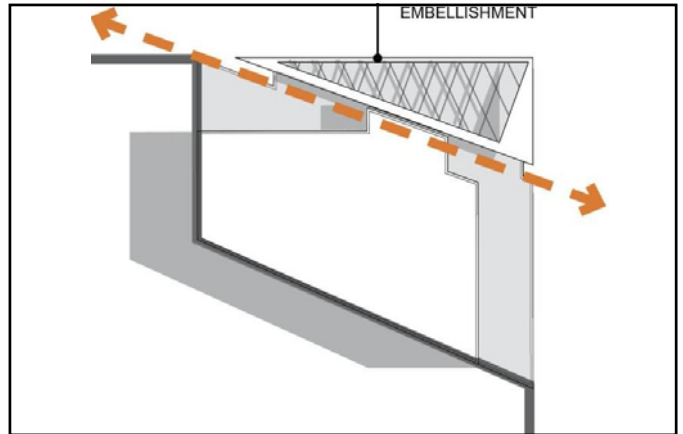
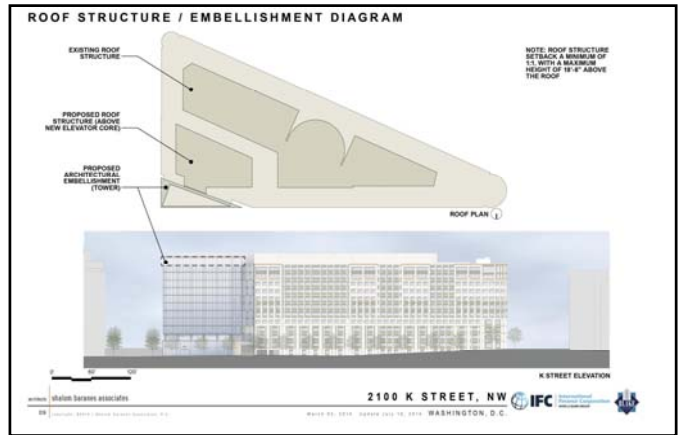
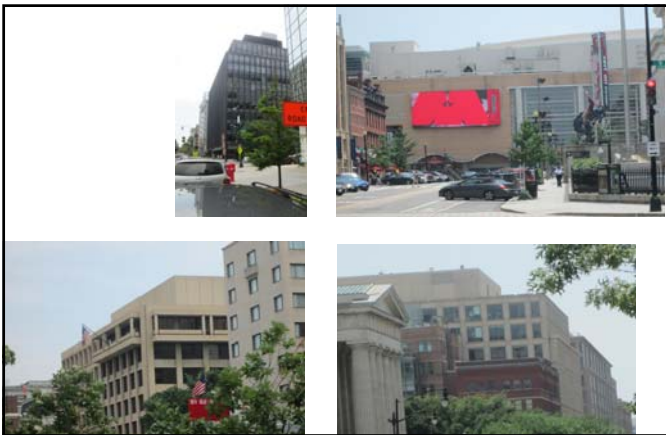


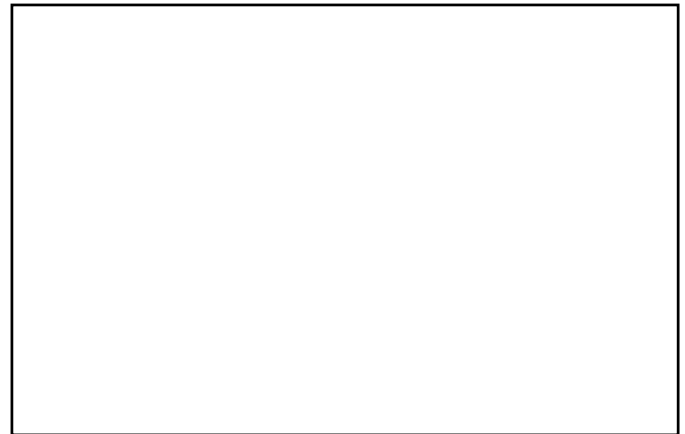












Site Location



2100 K Street PUD

July 31, 2014

1

Existing Transit

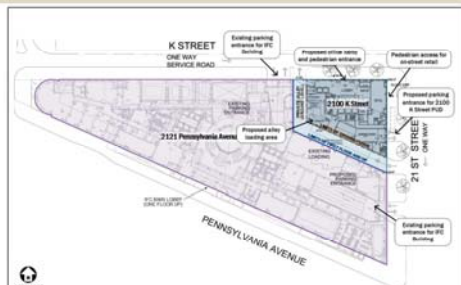


2100 K Street PUD

July 31, 2014

2

Site Plan



2100 K Street PUD

July 31, 2014

3

Proposed Transportation Demand Management

- Provide 36 bicycle parking/storage spaces.
- Limited additional parking.
- Identify a TDM Leader.
- Post all TDM commitments on IFC intranet and publicize availability to employees.
- Providing website links and information regarding nearby transit, carsharing, and bikesharing services on the IFC intranet.
- Provide reserved spaces for carpools.

2100 K Street PUD

July 31, 2014

4

DDOT Conditions

1. A Transit Screen should be installed in the office lobby.
 - Applicant Agrees to this Condition.
2. Showers and changing facilities should be provided for employees.
 - Applicant Agrees to this Condition.

2100 K Street PUD

July 31, 2014

5

Benefits and Amenities

- \$50,000 to the Foggy Bottom / West End Village for its Medical Advocacy Program
- \$105,881 to Cultural Tourism DC for planning, research, and graphic design for the North loop of the Foggy Bottom Heritage Trail
- Community use of the IFC auditorium
- 4,000 s.f. of retail space
- LEED Gold

Applicability of Housing Linkage

“Because the Zoning Commission already has acted in the **Downtown Development District (“DDD”) regulations** to establish a housing linkage policy associated with Downtown office development, and because overlaying the proposed linkage policy in the committee print on top of the existing DDD regulations would be confusing, the housing linkage policy for zoning density increase which would be established by the committee print of Bill 10-212 in title III of the Comprehensive Plan, is **expressly not applicable to the DDD.**”

Excerpt from the May 17, 1994 Committee Report on Bill 10-212, Comprehensive Plan Amendments Act of 1994

Applicability of Housing Linkage

“Section 308b(7)(F) provides that the housing linkage standards set forth in the section do not apply to the Downtown Development District (DDD), because applicants in the DDD are already subject to housing, retail, arts, or historic preservation ‘linkage’ requirements under the DDD.”

Excerpt from the May 17, 1994 Committee Report on Bill 10-212, Comprehensive Plan Amendments Act of 1994 (emphasis in original)

Applicability of Housing Linkage

“No housing requirement pursuant to this section shall apply to a PUD that is proposed for property located within the boundaries of the Downtown Development Overlay District

provisions of chapter 17 of this title”

Section 2404.4(c) of the Zoning Regulations

Rationale for Exemption

- Section 1709.16 – the New Downtown Receiving Zone
- Section 1709.24 – permits, with restrictions, a PUD for property in a Receiving Zone

Alternative Linkage Proposal

- \$1 million contribution to the Housing Production Trust Fund.
- Additional \$500,000 contribution if the Commission is willing to waive the requirement to purchase TDRs.
- **Total contribution of \$1.5 million to the Housing Production Trust Fund.**