

**Portner Place
1441 - 1449 U STREET, N.W.**

**PREHEARING STATEMENT
OF THE APPLICANT
TO THE
DISTRICT OF COLUMBIA ZONING COMMISSION
FOR A
CONSOLIDATED PLANNED UNIT DEVELOPMENT
AND ZONING MAP AMENDMENT**

July 18, 2014

HOLLAND & KNIGHT LLP
800 17th Street, N.W.
Suite 1100
Washington, D.C. 20006
(202) 955-3000
Norman M. Glasgow Jr.
Jessica R. Bloomfield

DEVELOPMENT TEAM

Applicant/Owner: Somerset Development Company
4115 Wisconsin Avenue, N.W.
Suite 210
Washington, DC 20015

Jonathan Rose Companies
551 Fifth Avenue, 23rd Floor
New York, NY 10176

Architect: Eric Colbert & Associates
717 5th Street, N.W.
Washington, DC 20001

Landscape Architect: Scape Landscape Architecture, PLLC
277 Broadway, Suite 1606
New York, NY 10007

Civil Engineer: VIKA Capitol, LLC
4910 Massachusetts Ave., N.W.
214
Washington, DC 20016

Traffic Consultant: Gorove/Slade
1140 Connecticut Avenue, N.W.
Suite 600
Washington, DC 20036

Land Use Counsel: Holland & Knight, LLP
800 17th Street, N.W.
Suite 1100
Washington, D.C. 20006

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LIST OF EXHIBITS

Exhibit	Description
A	List of the Applicant's Witnesses and Estimated Time Required For Presentation of Applicant's Case
B	Outline of Testimony of Jim Campbell and Nancy Hooff, on behalf of Somerset Development Company
C	Outline of Testimony and Resume of Eric Colbert, on behalf of Eric Colbert & Associates
D	Outline of Testimony and Resume of Erwin N. Andres, on behalf of Gorove/Slade Associates, Inc.
E	Outline of Testimony and Resume of Steven E. Sher, Holland & Knight LLP
F	Letter from Portner Place Tenants Association
G	Letter from HUD Supporting Section 8 Pass-through Contract
H	Transitional Housing Corporation Organizational Resume
I	List of Maps, Plans or Other Documents Readily Available To The Public, Which May Be Offered Into Evidence
J	List of Names and Addresses of All Property Owners Within 210 Feet of the Subject Property

**CERTIFICATION OF COMPLIANCE
WITH SECTION 3013 OF THE ZONING REGULATIONS**

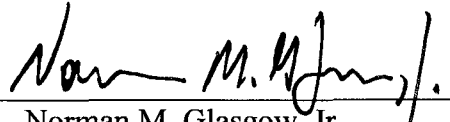
The Applicants hereby certifies that this application, one original and ten copies of which were filed with the Zoning Commission on May 23, 2014, complies with the provisions of Section 3013 of the Zoning Regulations as set forth below, that the application is complete.

<u>Subsection</u>	<u>Description</u>	<u>Page</u>
3013.1(a)	Information Requested by Zoning Commission and Office of Planning	Pgs. Herein
3013.1(b)	List of Witnesses	Exhibit A
3013.1(c)	Outline of Testimony of Applicant's Witnesses and Resumes of Experts	Exhibit B-E
	Nancy Hooff Somerset Development Company	Exhibit B
	Eric Colbert Eric Colbert & Associates	Exhibit C
	Erwin N. Andres Gorove/Slade, Associates	Exhibit D
	Steven E. Sher Holland & Knight LLP	Exhibit E
3013.1(e)	Reduced Plan Sheets	To be submitted no later than 20 days prior to the public hearing
3013.1(f)	List of Maps, Plans or other Documents Readily Available That May Be Offered Into Evidence	Exhibit I
3013.1(g)	Estimated Time Required for Presentation of Applicant's Case	Exhibit A
3013.6(a)	List of Names and Addresses of All Property Owners Within 200 Feet of The Subject Property	Exhibit J

The undersigned HEREBY CERTIFIES that all of the requirements of Section 3013 of the Zoning Regulations have been complied with. In accordance with Section 3013.8, this application will not be modified less than twenty days prior to the public hearing.

Respectfully Submitted,

HOLLAND & KNIGHT LLP

By: 
Norman M. Glasgow, Jr.

I. INTRODUCTION

This Prehearing Statement and the attached documents are submitted by Portner Place, LLC (the "Applicant"), in support of its application to the Zoning Commission of the District of Columbia (the "Commission") for the consolidated review and approval of a Planned Unit Development ("PUD") and a related zoning map amendment to rezone Lot 208 in Square 204 (the "PUD Site") from the R-5-B District to the R-5-D and CR Districts.

The PUD Site is a through-lot with a total a land area of approximately 47,170 square feet. The PUD Site has approximately 201 linear feet of frontage on U Street and approximately 131 linear feet of frontage on V Street. Square 204 is located in the northwest quadrant of the city and is bounded by V Street to the north, 14th Street to the east, U Street to the south, and 15th Street to the west. The PUD Site is within 0.2 miles (approximately two blocks) of the U Street Metrorail Station, which services the Green and Yellow Metrorail lines. The PUD Site is designated in the Medium Density Residential land use category on the District of Columbia Comprehensive Plan Future Land Use Map. The northern portion of the PUD Site is designated in a Neighborhood Conservation Area on the Generalized Policy Map, and the southern portion of the PUD Site is designated in a Main Street Mixed Use Corridor on the Generalized Policy Map.

The PUD Site is currently improved with the Portner Place Apartments, a 48-unit HUD Section 8 housing complex that is comprised of three garden apartment style buildings set back from the street and surrounded by surface parking lots. The Applicant proposes to raze the existing buildings in connection with redevelopment of the PUD Site with the cooperation and support of the existing residents. The Applicant will offer temporary housing to all current residents as close as possible to the Subject Property, and will offer all current residents the opportunity to move back into the new building once completed. The Applicant has been working closely with HUD to maintain the housing subsidy for the existing residents through a pass-through contract of the existing Section 8 contract. The Applicant is engaging Transitional Housing Corporation to provide support services to current residents, assist families in the relocation process, and implement programs and services for residents once they return to the proposed new building. As requested by the Commission, a more detailed description of the housing relocation plan is provided in the following pages.

The Applicant is seeking consolidated PUD approval and a zoning map amendment to develop an apartment house with ground floor retail, in accordance with the R-5-D and CR PUD zoning requirements. The project is divided into two sections: the northern portion of the PUD Site fronting on V Street ("Wing A") will be rezoned to the R-5-D District, and the southern portion of the PUD Site fronting on U Street ("Wing B") will be rezoned to the CR District. Wing A will have an FAR of 4.10, as permitted under the R-5-D PUD requirements, and will include approximately 91,012 square feet of residential uses on the first through eighth floors, including a ground floor community space, computer room, exercise room, management office, and residential lobby, a second-floor laundry facility, and roof top uses. Wing A is comprised entirely of affordable dwelling units: all of the approximately 96 affordable units will be marketed at or below 60 percent of the area medium income ("AMI"), including units for the residents who occupy Section 8 units, whose income was or will be at or below 50 percent of the AMI at occupancy of the building. Wing A will be constructed to a maximum height of

approximately 75 feet, 8 inches to the main roof with a 3 foot, 6 inch parapet. The amount and depth of affordability proposed for the PUD Site is an extraordinary benefit for the community and the District as a whole.

The southern portion of the PUD Site fronting on U Street ("Wing B") will have an FAR of 7.52, as permitted under the CR PUD requirements, and will include a total of approximately 230,917 square feet of gross floor area, which will include approximately 221,197 square feet of residential uses on the 1st through 11th floors, comprised of approximately 270 market-rate units, plus a ground floor fitness room, yoga/cross-training studio, club room, sales/service offices, and lobby space. Wing B will also have approximately 9,720 square feet of gross floor area devoted to retail uses on the ground floor, plus an additional 5,060 square feet of retail on the P2 level. Wing B will be constructed to a maximum height of approximately 105 feet, 8 inches to the main roof with a 2 foot, 4 inch parapet.

The project also includes 137 off-street parking spaces as required for the proposed residential and retail uses, located on two levels in a below-grade parking garage accessed from V Street. Wing A will contain 31 parking spaces on P1 and Wing B will contain 106 parking spaces on P1 and P2. A minimum of 200 bicycle parking spaces will also be provided on the P1 level with approximately 50 spaces in Wing A and 150 spaces in Wing B, with additional bicycle parking located on the ground level of the building.

The Applicant originally filed a PUD Statement and supporting documents with the Commission on May 23, 2014, (the "Initial PUD Submission"). The Initial PUD Submission sets forth in detail the proposed development, project design, requested areas of zoning and design flexibility, and a discussion of how the project meets the applicable review and approval requirements.

The Office of Planning, by report dated June 20, 2014, recommended that the Commission schedule a public hearing on the application. At the public meeting on June 30, 2014, the Commission voted to set down the application. This Prehearing Submission supplements the Initial PUD Submission and includes the information requested by the Zoning Commission and the Office of Planning.

II. ISSUES/CONCERNS RAISED BY THE COMMISSION AND THE OFFICE OF PLANNING

At its public meeting of June 30, 2014, the Commission voted to schedule a public hearing for the application. During the Commission's deliberations, the Commissioners requested additional information regarding certain components of the project's design, program, and funding. The Office of Planning indicated it would work with the Applicant to address any concerns raised by the Commission and other agencies during the review process. As described below, the Applicant has responded to the concerns raised by the Commission and the Office of Planning.

A. Applicant's Response to Issues Raised by the Zoning Commission

	Zoning Commission Comment	Action
1.	Provide a letter from the Portner Place Tenants Association ("Tenants Association") stating that the tenants of the existing buildings prefer to be located on V Street, N.W.	As indicated in the letter, dated June 24, 2014, attached hereto as <u>Exhibit G</u> , the Tenants Association has expressed support for the proposed redevelopment of the PUD Site. The letter asserts that the Applicant presented several development ideas for the project, and that the Tenants Association rejected the concept of being scattered among market-rate residents in favor of being in a family-oriented wing of the building on V Street. This wing will have larger two and three bedroom units and amenities that will serve families and children. The letter states that the Tenants Association does not want to face onto U Street, and would prefer to be located on V Street, which is quieter and more family-oriented.
2.	Provide a relocation plan, including Transitional Housing Corporation ("THC") corporate resume describing who they are, their experience, and their track record.	There are presently 48 housing units at the existing Portner Place apartments, of which 47 are occupied. There is a project based Section 8 contract which provides rental subsidy for all families living at the PUD Site. The proposed PUD will preserve the affordability of these 48 units at the same affordability levels (at or below 50 percent of the AMI) with the same unit mixes and sizes, and add an additional 48 units for a total 96 affordable at LIHTC income levels (60 percent of the AMI or below). Assuming that the Section 8 pass-through contract is approved by HUD, which will allow the Applicant to transfer the current Section 8 contract off-site during the two year construction period, the Applicant will be responsible for identifying the 47 units of temporary housing for the current residents of the PUD Site. The Applicant will be responsible for relocation costs and will sign a master lease with the new landlord. Temporary relocation units will adhere to HUD guidelines for pass-through contracts and will be subject to HUD inspections. Under this scenario, all residents will continue to receive rental assistance during the relocation period. As stated in its letter dated July 8, 2014, and attached hereto as <u>Exhibit H</u>, HUD supports this project and will support the Section 8 pass-through contract application. If, in the unlikely event that HUD does not approve

		the pass-through contract, every current family at the PUD Site will be issued a voucher. All residents will be encouraged to return to the new building on the PUD Site, and the Applicant will be responsible for identifying temporary housing for each returning family with a voucher and will cover relocation costs. Voucher holders will contract individually with their new landlord. The Applicant will identify 47 units in one of three ways (or some combination thereof): 1. Within the apartment complexes that the development team owns and operates in the Washington, D.C. area (Somerset has about 894 units of affordable housing) which could be available and eligible for the relocating families; 2. With the assistance of THC, Somerset's management company, and/or another agency and/or broker with similar experience in identifying and relocating low income families; 3. Purchasing a new building to house all 47 families during the two year relocation period. The Applicant will contract with THC or a similar agency to provide supportive services to current residents, assist families in the relocation process and implement programs and services once the families return to the PUD Site. THC's resume is attached as <u>Exhibit I</u>.
3.	Explain the differences in amenities provided in Wing A and Wing B.	<u>Wing A:</u> Wing A will have a bicycle storage room in the below-grade parking garage. On the first floor, there will be a community space for social gatherings and for resident services, such as youth, adult, and senior programs. There will be a business center with multiple computers to allow for individual use and for computer training classes for youth and adults. In addition, there will be a fitness/yoga room. A ground level courtyard will provide outdoor space for building residents. There will be one centralized laundry room on the second floor with large washers and dryers, including one set of commercial sized washer and dryer, to accommodate families. On the roof, Wing A will have a community room with a catering kitchen, which will be open to all residents and will accommodate community events and after school and summer programs for children. An outdoor playground will also be available to children and families. A community

		garden will be used as a resource for all residents and will provide a locus for learning and activities for the after school and summer programs. In addition, there will be a grilling and dining area as well as a deck with flexible seating. <u>Wing B:</u> Wing B will have a bicycle storage room in the below grade parking garage and on the ground floor. The first floor will contain a media center, club room with a game and lounge area, kitchen, and a fitness/yoga studio. A ground floor courtyard will provide outdoor space for building residents. Small washer/dryers will be provided in each residential unit. On the roof will be Community Spaces which will spill out to a Grilling and Dining Area. A Deck with flexible seating will be offered as well. In addition, there will be a Quiet Garden. A swimming pool may be provided.
4.	Explain the loading dock plan for Wing A and Wing B.	Based on DDOT's policy of limiting curb cuts and discouraging back-out loading maneuvers, the proposed building will provide a single parking and loading entrance on V Street. Trucks will have sufficient maneuverability to turn around inside the building, which will allow front-in, front-out access. Loading for both Wings will be located in Wing B; therefore, if Wing A is construction before Wing B, the Applicant will provide temporary loading docs on Wing A.
5.	Explain how parking will be allocated between residential and retail uses.	Retail parking will be provided for employees of the retail tenants (not customers), and will be specifically marked within the garage as dedicated retail parking spaces. Each residential parking space will be assigned to individual residents of the building. Resident managers will be able to manage parking within the garage.
6.	Explain whether there will be one or multiple management companies.	The Applicant has not yet determined whether there will be one or two companies managing the two Wings. However, there will be two different on-site property managers, each with specific skill sets. In the case of the affordable housing on Wing A, the manager will have experience in managing LIHTC buildings and enforcing compliance issues. If one management company is selected to manage both Wings, each Wing will have its own management staff.

7.	Explain the contingency plan if the project does not achieve a contract with HUD.	Based on the strong support that HUD has communicated for the PUD, including the pass-through HAP contract, the Applicant anticipates it will receive a HUD contract. However, in the unlikely event that HUD does not extend the HAP contract, the Applicant will implement the affordable housing plan as follows: In accordance with HUD regulations, each current resident of the PUD Site will receive a Section 8 Housing Choice Voucher. The Applicant will provide relocation assistance to each returning resident to find a new home with their voucher and will pay all residents' moving costs for the initial move. Upon the completion of Wing A, each current resident will have the right to return to the new Wing A with their voucher, and the Applicant will pay the relocation costs for the return move. In order to help make up for the loss of effective capital subsidy, the Applicant will return to the Zoning Commission as necessary to adjust the housing amenity, likely by reducing the scale of Wing A to not less than 80 affordable units, with a corresponding increase in the gross square footage of Wing B.
8.	Clarify the mix and size of affordable housing units to be provided; provide the current AMI of existing Portner Place residents.	Wing A will consist of 96 units of affordable housing, with approximately the following unit mix: 23 efficiency units, 25 one-bedroom units, 36 two-bedroom units, and 12 three-bedroom units. Efficiency units will average approximately 450 net square feet ("NSF"); one-bedroom units will average approximately 675 NSF; two-bedroom will average approximately 880 NSF; and three-bedroom units will average approximately 1,040 NSF. With HUD approval, the current Section 8 HAP contract will be brought back to the new Wing A, providing project-based Section 8 rental assistance for the current residents who will return to the new Wing A. Alternatively, each current resident will receive a Section 8 voucher, and be able to return to the new Wing A with their voucher. The current income restriction for Portner Place residents under the Section 8 contract is 50 percent of

		the AMI or below, with the actual average income being 24 percent of the AMI. In the worst case scenario (i.e., no project based Section 8 rental subsidy), 15 percent of the units would be reserved for households earning 50 percent of the AMI or below and 85 percent of the units would be reserved for households earning 60 percent of the AMI or below.
9.	Provide the duration of the affordability commitment.	The Applicant intends to finance Wing A with Low Income Housing Tax Credits ("LIHTC"), which require a 40 year affordability commitment. The Applicant will also enter into an affordable housing covenant with the District, which will ensure that a minimum of eight percent of the residential gross floor area of the project is devoted to households earning up to 80 percent of the AMI in perpetuity.
10.	Explain whether the Applicant will request flexibility from the Inclusionary Zoning regulations, since the affordable units are not spread throughout the building, and may have different amenities, pursuant to 11 DCMR 2605.	The Applicant is requesting flexibility from Section 2605 of the Zoning Regulations. The Applicant is dedicating almost 30 percent of the residential gross floor area of the building as affordable. However, the affordable units will all be located in Wing A, with the market-rate units all located in Wing B. In addition, the interior amenities of the affordable units may be slightly different from the interior amenities of the market rate units. For example, Wing A will provide a dedicated laundry room for building residents, while Wing B will provide laundry facilities in each residential unit. The other minor differences in amenities are provided in detail in section 3 above. Based on the foregoing and the Commission's recommendation, the Applicant requests flexibility from Section 2605.
11.	Provide a simplified façade design in coordination with the Office of Planning.	The Applicant is working with the Office of Planning to revise and simplify the façade design and will submit an updated rendering at least 20 days prior to the public hearing on this application.
12.	Describe the roof top amenities and clarify the different heights on the roof structures. Describe the safety features on the roof of Wing A.	<u>Wing A:</u> The roof top amenities include a community room with catering kitchen, outdoor playground, grilling and dining area, deck with flexible seating, and a community garden. A six-foot tall fence will be provided around the perimeter of these areas for child

		safety. The Applicant will work closely with the Historic Preservation Review Board ("HPRB") to assure that the fence does not detract from the character of the building. The Applicant is requesting zoning relief from the roof structure requirements because there will be two roof structures on Wing A with unequal heights. The large roof structure contains elevator override equipment, a cooling tower, and other mechanical equipment that require a height of 18 feet, 6 inches. In contrast, the smaller roof structure only contains a stairway and only needs to be constructed to a height of 13 feet, 6 inches. Therefore, in order to reduce the massing and visibility of structures on the roof, the Applicant provided multiple roof structures with varying heights. <u>Wing B:</u> The roof top amenities include community spaces, grilling and dining area, deck with flexible seating, and a quiet garden. Building parapets and complementary guardrails will be used at the perimeter of all of the deck areas to provide additional safety and security for building residents. The Applicant is requesting the same zoning relief from the roof structure requirements on Wing B. However, unlike Wing A, Wing B includes a trellis that connects the two rooftop structures and provides added shade on the roof. The Applicant also requests flexibility to provide a pool on the roof of Wing B, which will be designed at less than four feet above the main roof.
13.	Provide a calculation of the percentage of rooftop amenity space that is interior vs. exterior.	Wing A will have approximately 1,200 square feet of indoor rooftop amenity space and approximately 6,774 square feet of outdoor amenity space. Therefore, indoor amenity space comprises approximately 15 percent of the total rooftop amenity space on Wing A. Wing B will have approximately 1,470 square feet of indoor rooftop amenity space and approximately 14,085 square feet of outdoor recreation space. Thus, indoor amenity space takes up approximately 9.5 percent of the total rooftop amenity space on Wing B.

B. Applicant's Response to Issues Raised by the Office of Planning

	Office of Planning Comment	Action
1.	Clarify the affordable housing component, including the program for the temporary relocation of existing residents.	The affordable housing component and relocation plan are described above in section 3.
2.	Provide information regarding Portner Place's existing affordable housing (size, level of affordability) compared to those in the proposed project.	The existing Portner Place consists of 48 garden-style units, with 36 two-bedroom units and 12 three-bedroom units. The two-bedroom units average 880 NSF and the three-bedroom units average 1,040 NSF. Forty-seven of the units are currently rented to residents under a project-based Section 8 Housing Assistance Payment contract, with an income limit upon leasing of 50 percent of the AMI. Except for the Section 8 contract, which has only a one-year term, there are no other income restrictions, limitations, or covenants currently encumbering the PUD Site. The proposed project will include replacement units for all of the current units with the same bedroom mix and approximately the same sizes. There will also be approximately 48 additional affordable units consisting of approximately 23 efficiency units and 25 one-bedroom units. All 96 affordable units in the proposed project will be affordable to households earning at or less than 60 percent of the AMI, with those units subject to the returning Section 8 HAP contract earning at or less than 50 percent of the AMI. Not less than 15 percent of the affordable units will be set-aside for households earning at or less than 50 percent of the AMI.
3.	Describe the proposed construction phasing. Include a provision that the project will either be constructed at one time, or if phased, the affordable housing component will be constructed first.	Consistent with 11 DCMR § 2605.5, the affordable units will be constructed prior to or concurrently with the construction of the market-rate units.
4.	Describe the potential obstacles for delivery of affordable units, such as competition for subsidies; describe contingency plan for the	Based on current projections, the development of Wing A does not rely on subsidies which are subject to competitive funding rounds. It will require tax-exempt bond financing, which is non-competitive and

	delivery of the affordable units if subsidies are not obtained.	is readily available in the District, and LIHTCs that come automatically with tax-exempt bond financing. In addition, the Department of Housing and Community Development ("DHCD") has already provided a capital subsidy for the project of \$2.4 million. The primary subsidy is a cross-subsidy from Wing B. All land basis will be carried by Wing B and Wing B will provide additional "gap" funding for Wing A.
5.	Provide details regarding the term of the proposed Section 8 contract and the implications of the potential expiration of the current contract.	The Applicant proposes to extend the Section 8 HAP contract for 20 years, for which HUD has already indicated initial support. The current HAP contract requires renewal annually. In the event that the current contract is not renewed, each current resident will receive a Section 8 voucher, which will allow them to stay in the current property as long as it remains or move elsewhere. Those residents with the voucher will have the right to return to the new Wing A. If the voucher-holder then moved out at a later date, that unit would be re-leased to a new household earning at or less than 60 percent of the AMI.
6.	Specify the term for the commitment of 96 affordable housing units.	The Applicant intends to finance the affordable units (Wing A) with LIHTCs, which require a 40 year affordability commitment. The Applicant will also enter into an affordable housing covenant, which will ensure that a minimum of eight percent of the residential gross floor area of the project is devoted to households earning up to 80 percent of the AMI in perpetuity.
7.	Explain the differences in amenities provided in Wing A and Wing B.	The differences in amenities provided in Wing A and Wing B is described above in section 3.
8.	Provide a letter from the Tenants Association describing its commitment to the proposed design approach that separates the affordable units from the market-rate units.	As described above and as indicated in the letter attached hereto as <u>Exhibit G</u> , the Tenants Association has expressed support of the proposed redevelopment of the PUD Site. The letter references that the Applicant presented several development ideas for the project, and that the Tenants Association rejected the concept of being scattered among market-rate residents in favor of being in a family-oriented wing of the building on V Street. This wing will have larger two and three bedroom units and amenities that will

		serve families and children. The letter states that the Tenants Association does not want to face onto U Street, and would prefer to be located on V Street, which is quieter and more family-oriented.
9.	Provide additional analysis regarding the flexibility requested.	See pages 14-22 of the Statement of the Applicant (Exhibit 2) and page 11 herein.
10.	Provide a signed Certified Business Enterprise ("CBE") Agreement and First Source Employment Agreement.	The Applicant is committed to expanding employment opportunities for residents and local businesses. Therefore, the Applicant will enter into a First Source Employment Agreement with the Department of Employment Services ("DOES").
11.	Provide a more detailed amenities package.	The Applicant will provide an extensive package of public benefits and project amenities. The project will create a mixed use development with a high-quality, environmentally-friendly building and streetscape design, an extraordinary affordable housing component, and significant landscaping and open areas. The project's street frontage will activate the U and V Street corridors, creating a safer and revitalized urban setting, and the project's transit-oriented location will encourage greater use of public and active transportation modes. Significant on-site amenity spaces will be provided for building residents, and high-quality architecture will support the existing architecture within the neighborhood. The project will be designed to meet rigorous energy and environmental design standards using the LEED 2009 for New Construction and Major Renovations rating system as a guide and performance metric, and the building will not be designed or constructed below the LEED Silver rating equivalent. Wing A of the building will comply with Enterprise Green Community standards. The greatest benefit is the provision of approximately 91,012 square feet of gross floor area (96 residential units) devoted to households earning between 50 and 60 percent or less of the AMI. This amount substantially exceeds the amount of affordable housing that would be developed on the PUD Site as a matter-of-right development, and at a significantly steeper subsidy. In addition, the Applicant will offer resident services, such as financial management, career

		counseling, employment skills, after-school programs, and computer training and access.
12.	Prior to the hearing, provide additional street-level renderings that provide more realistic detail as to the project's proposed materials and signage.	At least 20 days prior to the public hearing on this application, the Applicant will submit detailed street level renderings that provide a realistic view of the project's proposed materials and signage.

III. ADDITIONAL REQUIREMENTS OF SEC. 3013 OF THE ZONING REGULATIONS

List of Witnesses Prepared to Testify on Behalf of the Applicant

In accordance with Sec. 3013.1(b) of the Zoning Regulations, a list of witnesses prepared to testify at the public hearing on behalf of the Applicant is attached as Exhibit B.

Summary of Testimony of Witnesses or Reports and Area of Expertise

In accordance with Sec. 3013.1(c) of the Zoning Regulations, the summaries of the testimony of those persons who may be called to testify at the public hearing are attached as Exhibits C through F.

List of Maps, Plans or Other Documents Readily Available

In accordance with Sec. 3013.1(f) of the Zoning Regulations, the following maps, plans, or other documents that are readily available to the general public may be offered into evidence at the public hearing:

1. Exhibits Herein
2. Zoning Regulations and Map of the District of Columbia
3. Future Land Use Map of the District of Columbia
4. District of Columbia Comprehensive Plan ("Comprehensive Plan")
5. Metrobus and Metrorail Route Maps and related WMATA and other public transportation materials
6. Orders of the D.C. Zoning Commission and Board of Zoning Adjustment
7. Orders and Reports of District and Federal Agencies
8. Publicly Available Information from District of Columbia

Estimate of Time Required for Presentation of Applicant's Case

In accordance with Sec. 3013.1(g) of the Zoning Regulations, the estimated time for the presentation of the Applicant's case is sixty (60) minutes.

Names and Addresses of Owners of Property Within 200 Feet of Property

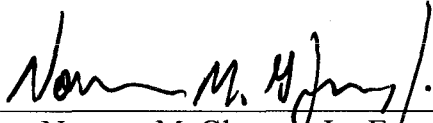
In accordance with Section 3013.6 of the Zoning Regulations, a list of the names and addresses of the owners of all property located within two hundred feet (200') of the Subject Property is attached as Exhibit K.

IV. CONCLUSION

For the foregoing reasons, the Applicant submits that the proposed PUD and zoning map amendment meet the standards of Chapter 24 of the Zoning Regulations and the standards for approval. Accordingly, the Applicant requests that the Commission approve the application.

Respectfully submitted:

HOLLAND & KNIGHT LLP

By: 
Norman M. Glasgow Jr., Esq.
Jessica R. Bloomfield, Esq.*
800 17th Street, N.W.
Suite 1100
Washington, D.C. 20006
(202) 955-3000

*Admitted to practice in Pennsylvania. Practicing in the District of Columbia pursuant to D.C. Court of Appeals Rule 49(c)(8).