

Exhibit A
One-Page Summary of Project

Basic Information about the Property and the Project	
Applicant	UM 1348 4 th Street NE LLC and 1250 4 th ST EDENS LLC (Affiliates of EDENS)
Property	1346-1348 4 th Street, NE (Sq. 3587, Lots 3, 7); 43,782 sf total; within ANC 5D, which is in support
Existing Uses	One-story PNC Bank buildings and other retail + surface parking lots; currently in the PDR-1 zone
Application	Consolidated PUD + Map Amendment to MU-9 + special exception for penthouse food & beverage
Project	426,426 sf (9.74 FAR); 130 ft.; 0.2 GAR; up to 276 parking spaces, 305 long term bike parking spaces
Uses	373,100 sf residential + 44,882 sf non-residential + 16,000 sf penthouse commercial/residential
Site Plan	<ul style="list-style-type: none"> 1348 4th Street: 13-story building with all parking / loading below-grade and accessed from alley + street-activating uses along 4th Street, NE and New York Ave., NE; 4 closed curb cuts 1346 4th Street: 1-story retail building (phasing plan for 1346 is described in Exhibit F, p. 10-14)
Design Factors	<ul style="list-style-type: none"> Grade changes (>20 ft) from south to north along 4th Street and from west to east Gateway location into Downtown DC and into the Union Market District Unique façade treatment and signature urban design and architecture; significant balconies Investment in public space and streetscape activation Viewshed protection; views from building to monuments; east/west open space retention Sustainable design, including solar panels Union Market District context: canopies, contemporary design, evocative materials
Zoning Relief	Minor court and balcony relief; special exception for penthouse eating/drinking establishment use
PUD and Map Amendment Evaluation Criteria [<i>recent changes noted in bold/italics</i>]	
Comp. Plan	Future Land Use Map = High-Density Res./High-Density Com.: <i>the application is not inconsistent</i> Generalized Policy Map = Multi-Neighborhood Center: <i>the application is not inconsistent</i> Application is not inconsistent with other goals, objectives, and policies (analysis at Exhibit C)
Small Area Plan	Florida Avenue Market Study Small Area Plan calls for (1) a mix of uses, including residential and continued commercial uses, on the Property, and (2) “High Density” character on the Property
Potential Impacts	None that cannot be mitigated or are unacceptable in light of the proffered public benefits See CTR at Exhibit 28A of this case and economic impact analysis at Exhibit D of this submission
Further Enhanced Public Benefits	<ul style="list-style-type: none"> Affordable housing: 13% of units (~50 total), with 2% at 50% MFI + 50% MFI units for penthouse 3-bedroom units (up to 16 total, 3 affordable); approx. 1/3 of units are 2 or more bedrooms Housing (~379 units) where none allowed today (i.e., Project = 1% of Mayor’s Housing goal) PDR/Maker use build out for 50% of ground floor; 10% of ground floor reserved for that use for five (5) years Urban design and architecture, including >25% of units with vegetated/irrigated balconies Shared street along 4th Street, NE in coordination with DDOT and OP Enhanced streetscaping along 4th Street and New York Avenue, NE LEED v.4 Gold + 1,800 sf of solar panels Applicant-funded study to add bicycle lanes along Mt. Olivet Road into Carver-Langston \$25,000 for improvements to Lewis Crowe Park and other ANC-requested public items
Flexibility Requested	<ul style="list-style-type: none"> Standard PUD design flexibility for a consolidated PUD with an MU-9 Map Amendment Ability to remove one parking level depending on anticipated demand Additional density for lower/partially-below grade levels, including potential mezzanine retail level Penthouse use flexibility, including special exception relief for eating/drinking uses Interim and final design for 1346 Zoning flexibility for non-standard dimensions for two of the courts and to allow balconies