

Exhibit A-1

One-Page Summary

Basic Information	
Applicant	Affiliates of EDENS (UM 1348 4 th Street NE LLC and 1250 4 th ST EDENS LLC)
Property	1346-1348 4 th Street, NE (Sq. 3587, Lots 3 and 7); 43,782 sf total and located in ANC 5D
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 restaurant
Project	430,289 sf (9.83 FAR); 130 ft.; 0.2 GAR; up to 254 parking spaces; 410 long term bike parking spaces
Uses	375,387 sf res. + 54,902 sf non-res. + 15,807 sf penthouse commercial/residential
Site Plan	<ul style="list-style-type: none"> 1348 4th Street: 13-story building with all parking and loading is located below-grade 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 with parking in front (curb cut retained)
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 Union Market District Unique façade treatment and signature urban design and architecture Investment in public space and streetscape activation Viewshed protection; views from building to monuments; east/west open space retention Sustainable design Union Market context: canopies, contemporary design, balconies, evocative materials
Zoning Relief	Minor relief requested; special exception for penthouse eating/drinking establishment
PUD and Map Amendment Evaluation Criteria	
Comp. Plan	Future Land Use Map = High-Density Res./High-Density Com.: <i>the application is consistent</i> Generalized Policy Map = Multi-Neighborhood Center: <i>the application is consistent</i> Central Employment Area designation pending; application is not inconsistent w. other objectives
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 <i>CTR and additional related impact analysis forthcoming</i>
Benefits	<ul style="list-style-type: none"> Urban design and architecture, including approximately 17 percent of units with vegetated/irrigated balconies Site planning and efficient land use Streetscaping along 4th Street and New York Avenue, NE Housing where none currently allowed (i.e., project = 1% of Mayor’s Housing goal) 3-bedroom units (up to 15 total) and approximately 1/3 of units are 2 or more bedrooms Affordable housing (10% of units) LEED v.4 Gold Applicant-funded study to add bicycle lanes to Mt. Olivet Road, NE \$25,000 for improvements to Lewis Crowe Park PDR/Maker use build out for 50% of ground floor; 5% of ground floor reserved for that use
Flexibility Requested	<ul style="list-style-type: none"> Map Amendment to MU-9 Standard PUD design flexibility Additional 5% density for lower/partially-below grade levels, including potential mezzanine retail level (up to 20,490 sf or additional FAR of 0.47) Remove one parking level depending on anticipated demand Range of uses in penthouse/change interior demising of penthouse Non-standard court dimensions for two of the courts