

April 14, 2017

VIA ELECTRONIC AND HAND DELIVERY

Jennifer Steingasser
Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

Re: Application of FP Capitol Holdings, LLC (the “Applicant”) to the District of Columbia Office Planning for Large Tract Review of the Capitol Hill Safeway and Apartments (the “Application”) for the property located in Square 1042, Lot 109 (the “Property”)

Dear Ms. Steingasser:

Enclosed on behalf of the Applicant, we hereby submit this Application for Large Tract Review (“**LTR**”) pursuant to Title 10, Chapter 23 of the District of Columbia Code of Municipal Regulations (“**LTR Regulations**”). The Applicant proposes to construct a four-story, approximately 350,066 square foot mixed-use building with a ground-floor level grocery store, approximately 329 residential units above, and approximately 403 below-grade parking spaces (the “**Project**”) at the Property, which has an address of 415 14th Street, SE. The Project will replace the existing Safeway grocery store on the Property with a new Safeway grocery store on the ground floor, three levels of multi-family apartment residences above, and two levels of below-grade parking. The Property is located in the MU-4 zone in the Capitol Hill/Hill East neighborhood of the District.

LTR is required for this Project because the Project will contain more than 50,000 square feet of commercial gross floor area and is not otherwise exempt from LTR. In accordance with Section 2301.3 of the LTR Regulations, this Application includes eight (8) copies of following:

- (a) A completed certification form, attached as Exhibit A to the statement of the Applicant (“**Statement**”);
- (b) The name, address and signature of all owners, and address of property included in the area to be developed and written evidence of agent authorization, and the name and address of all owners of property within 200 feet of the Project (along with two sets of mailing labels to such owners), attached as Exhibits B and C, respectively;

- (c) A map showing location of the proposed project and the existing zoning of the site, attached as Exhibit E;
- (d) A statement indicating the contribution of the project toward implementing city and community goals and policies, included in the Statement;
- (e) A statement indicating the relationship of the proposed development to the objectives of the District Elements of the Comprehensive Plan, included in the Statement;
- (f) A general site and development plan, indicating the proposed use, location, dimensions, number of stories and height of building, attached as part of Exhibit F;
- (g) A general circulation plan, including the location of vehicular and pedestrian access ways, other public space and the location and number of all off-street parking and loading spaces, loading berths and service delivery spaces, attached as part of Exhibit F;
- (h) A typical floor plan, attached as part of Exhibit F;
- (i) A general statement of the approximate schedule of building construction, included in the Statement; and
- (j) Vehicular trip generation, trip assignment and before and after capacity analysis and level of service at critical intersections, attached as Exhibit D; and
- (k) Other information needed to fully understand the final building proposed for the site, included in the Statement.

The Applicant requests that the Office of Planning commence its review of the Project under the LTR Regulations and refer this Application to all relevant District government agencies and departments.

Please feel free to contact the undersigned at (202) 721-1127 if you have any questions regarding this Application. We look forward to working with the Office of Planning on this matter.

Sincerely,



Phil T. Feola



David A. Lewis

Enclosures

cc: ANC 6B
Nick Burger, ANC 6B06

**STATEMENT IN SUPPORT OF
APPLICATION FOR LARGE TRACT REVIEW
BY THE
D.C. OFFICE OF PLANNING**



**FOR DEVELOPMENT OF
THE CAPITOL HILL SAFEWAY AND APARTMENTS
ON SQUARE 1042, LOT 109 BY
FP CAPITOL HOLDINGS, LLC**

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DEVELOPMENT TEAM

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I. Summary

This statement and the attachments hereto comprise the application (the “**Application**”) of FP Capitol Holdings, LLC (the “**Applicant**”) for Large Tract Review (“**LTR**”) by the District of Columbia Office of Planning (“**OP**”) for construction of a four-story, approximately 350,084 square foot mixed-use building with a ground-floor level grocery store, approximately 329 residential units above, and approximately 403 below-grade parking spaces (the “**Project**”) at the property with an address of 415 14th Street, SE (Square 1042, Lot 109) (the “**Property**”). The Property is located in the MU-4 zone in the Capitol Hill/Hill East neighborhood of the District.

The Project will replace the existing Safeway grocery store on the Property with a new Safeway grocery store on the ground floor, three levels of multi-family apartment residences above and two levels of parking below-grade.

II. Jurisdiction, Scope of Review, and Compliance with Filing Requirements

The Project is subject to LTR because it will contain more than 50,000 square feet of commercial gross floor area, as shown on the plans attached as Exhibit F (the “**Plans**”) and is not otherwise exempt from LTR. *See* 10 DCMR §§ 2300.1(a), 2304 (10 DCMR § 2300, et seq. are hereby referred to as the “**LTR Regulations**”). The scope of review for this Application is limited to consistency with District laws, regulations, and the Comprehensive Plan for the National Capital (“**Comprehensive Plan**”) and traffic, neighborhood and design, quality of life, and environmental impact. *Id.* § 2302.1. The Project is consistent with all applicable District laws and regulations (including without limitation the District of Columbia Zoning Regulations (“**Zoning Regulations**”)) and is consistent with applicable elements of the Comprehensive Plan. None of the Project’s impacts, as described herein, are adverse to the neighborhood or the District as a whole. Accordingly, the Project satisfies the review criteria of Section 2302.1 of the LTR Regulations.

Attached hereto are the following exhibits in satisfaction of the filing requirements of Section 2301.3 of the LTR Regulations:

- A completed certification form, in accordance with Section 2301.3(a), is attached as Exhibit A;
- The name, address and signature of all owners, and address of property included in the area to be developed and written evidence of agent authorization, in accordance with Section 2301.3(b), is attached as Exhibits B and C;
- A map showing location of the proposed Project and the existing zoning of the site, in accordance with Section 2301.3(c), is attached as Exhibit E;
- A statement indicating the contribution of the Project toward implementing city and community goals and policies, in accordance with Section 2301.3(d), is provided in Section IV(c) below;
- A statement indicating the relationship of the proposed development to the objectives of the District Elements of the Comprehensive Plan, in accordance with Section 2301.3(e), is provided in Sections IV(a) and (b) below;
- A general site and development plan, indicating the proposed use, location, dimensions, number of stories and height of building, in accordance with Section 2301.3(f), is included in the attached Plans;
- A general circulation plan, including the location of vehicular and pedestrian access ways, other public space and the location and number of all off-street parking and loading spaces, loading berths and service delivery spaces, in accordance with Section 2301.3(g), is included in the attached Plans;
- Typical floor plans, in accordance with Section 2301.3(h), are included in the attached Plans;
- A general statement of the approximate schedule of building construction, in accordance with Section 2301.3(i), is discussed in Section III below; and
- Vehicular trip generation, trip assignment and before and after capacity analysis and level of service at critical intersections, in accordance with Section 2301.3(j), is included in the attached Exhibit D.

Accordingly, upon review of this statement and the enclosed materials, the Applicant requests that OP find that this Application satisfies the requirements of LTR.

III. Description of the Property and Surrounding Neighborhood

The Property is owned by FP Capitol Holdings, LLC, consists of approximately 119,694 square feet of land area, and currently contains a one-story retail building containing a Safeway grocery store and an adjacent surface parking lot.

The Property is located in the MU-4 zone in the Ward 6 Capitol Hill/Hill East neighborhood at the intersection of 14th Street, SE, D Street, SE, and Kentucky Ave., SE and is generally bounded by D Street, SE to the north, 14th Street, SE to the east, E Street, SE to the south, and a 16-foot wide public alley to the west. The Property is within the boundaries of Advisory Neighborhood Commission 6B and in the 6B06 Single-Member District (the “ANC”). The Potomac Avenue Metrorail station is less than a quarter mile from the Property, and the Property is not located within any historic district.

The block containing the Property also includes six rowhouse units, two of which currently contain ground floor commercial uses. The blocks surrounding the Property contain a mix of uses, including various commercial properties of small scale and residential uses including rowhouses, duplexes and multi-family housing. To the north of the Property is the District of Columbia Housing Authority’s Kentucky Court Senior Residences, an age-restricted senior community, as well as townhouse units. To the east are townhouse residences. To the south are commercial uses, including an automobile service station, and townhouse residences. To the west of the Property is the now-closed International Graduate University/Buchanan School, which contains historic buildings dating to 1895 along with some newer additions and is the site of ongoing residential construction. The blocks beyond those immediately surrounding the Property are characterized by a mix of residential townhouses, schools and recreational uses, and small-scale commercial uses.

IV. Description of the Project

The Applicant proposes to develop the Property with a mixed-use and transit-oriented residential and retail project with below-grade parking, a ground floor grocery store to replace the existing Safeway, and multi-family residential above, all as shown on the Plans.

The Project is designed to satisfy all of the applicable requirements of the Zoning Regulations and be constructed as a matter-of-right. Therefore, the Project is consistent with the Zoning Regulations of the District. The Project is also consistent with the building code as well as environmental and other applicable laws and regulations of the District. Accordingly, this Application satisfies Section 2302.1(a) of the LTR Regulations.

The Project includes approximately 329 apartment units and approximately 69,482 square feet of retail space for a grocery store anchor tenant and two smaller retail spaces to complement the grocery store. As shown on the Plans, the Project is a three-story apartment building over a one-story retail level. The Project has an overall floor area ratio of approximately 2.9 and a maximum height of approximately 50 feet. The Project has a compliant rear yard; and the Project has a compliant side yard on its western property line. The Project occupies approximately 72.4 percent of the lot at the residential levels and 85.6 percent of the lot at the ground floor commercial level. The Project's green area ratio ("GAR") equals or exceeds 0.309. The site includes approximately 403 parking spaces as well as 156 bicycle parking spaces for the use of the Project's residents and the customers and employees of the retail portion of the Project. Three loading docks and two delivery spaces, all of which are enclosed, are included as part of the Project.

An occupiable penthouse containing residential units tops the Project. The penthouse complies with the applicable dimensional requirements of the Zoning Regulations. The Project also complies with the Inclusionary Zoning ("IZ") requirements. Accordingly, 42,911 square feet of the Project—75 percent of the density bonus achieved through the IZ program plus gross floor

area equal to 10 percent of the Project’s penthouse habitable space—is reserved for residents earning no more than 60 percent of the Area Median Income.

In order to establish a prominent presence along both D Street, SE and 14th Street, SE, the Project is built fully to the lot line at the ground level, except along the western boundary of the Property bordering the alley. The residential units above similarly extend to the lot line, albeit with significant articulation and bay projections. The overall effect of the design is to create a strong street wall on all three frontages. The primary pedestrian entrances to the retail spaces occur from 14th Street, SE and parking access to the below-grade garage also occurs from 14th Street, SE (as is currently the case for the Property). However, the Project removes the existing curb cut along D Street, SE. All loading for the Project occurs via the public alley to the west of the Property.

At ground level the Project features extensive sections of glazing allowing visual penetration into the retail premises. Large expanses of blank walls are avoided by treating exterior walls of the “back of house” retail area with clerestory windows, landscaping, and creative materials to serve as a backdrop for public space activation opportunities for the neighborhood. The ground level glazing is interspersed with masonry and wood façade elements to create the appearance of smaller storefront units and add visual interest for pedestrians. Along each street frontage at the upper levels, the Project is divided into multiple vertical masses with significant articulation, architectural protrusions, balconies, and varied cladding to reduce the overall scale of the building and give the appearance that multiple smaller buildings comprise the overall Project.

Along E Street, SE, the Project features a pair of wings surrounding an interior courtyard, with an entrance to the residential lobby. The residential levels also include two closed courtyards on the northern half of the site as shown on the Plans at page 4.

The Project complements and enhances the appearance and character of the neighborhood and will revitalize a single-use strip retail building with a vibrant mixed-use project. The Project's highly-articulated façade, thoughtful design, and high-quality materials add energy to the neighborhood and signal a new vitality at the Property. The Project is a key investment at a prominent location near a Metrorail station, serves as a neighborhood retail anchor, provides much-needed new housing and affordable housing, and will stimulate and compliment other investment in the neighborhood.

The Applicant will construct the Project in one phase and it anticipates breaking ground on the project in Q1 of 2018 and completing construction approximately 25 months thereafter.

V. Relationship of Project to the Comprehensive Plan

Pursuant to Section 2301.3(e) of the LTR Regulations, this Section IV includes a statement indicating the relationship of the proposed Project and the objectives of the District Elements of the Comprehensive Plan. The Project is consistent with the Comprehensive Plan and therefore satisfies Section 2302.1(a) of the LTR Regulations.

a. Future Land Use Map and Generalized Policy Map

The Project is consistent with the designation for the Property on the Comprehensive Plan's maps. The Comprehensive Plan's Future Land Use Map places the Property in the Low Density Commercial land use category, as shown on Exhibit E. The Low Density Commercial use category is characterized by single-family or row-homes, low-rise apartment buildings, neighborhood serving retail, and mixed uses. Properties with the Low Density Commercial land use designation range from small business districts that draw primarily from the surrounding neighborhoods to larger business district uses that draw from a broader market area. As zoned, the Property is consistent with the Comprehensive Plan. Consequently, a mixed use development with a grocery store and multi-family dwelling units that conforms to the zoning is consistent with the Plan. The

areas surrounding the Property are all designated as Moderate Density Residential. The Property is designated as a Neighborhood Conservation Area on the Comprehensive Plan Generalized Policy Map, as shown on Exhibit E. These Areas generally have very little vacant or underutilized land and are primarily residential in character. Where land change occurs, it is expected to consist of infill housing. The Property is unique in a Neighborhood Conservation Area insofar as it contains a large, underutilized existing parking lot. The Project adds residential uses to an area that is generally residential with ground floor commercial uses. Accordingly, the Project is consistent with the Property's Generalized Policy Map designation.

b. District Elements of the Comprehensive Plan

The Project directly advances relevant District Elements of the Comprehensive Plan.¹ Identified below is the Project's relationship to policy objectives of the Comprehensive Plan.

1. Land Use Element

Transit accessibility, a mix of uses, and contextual design are attributes of the Project that are consistent with numerous objectives of the Land Use Element of the Comprehensive Plan. In particular, the Project advances the following policies of the Land Use Element:

- *Policy LU-1.3.1: Station Areas as Neighborhood Centers*
- *Policy LU-1.3.2: Development Around Metrorail Stations*
- *Policy LU-1.3.3: Housing Around Metrorail Stations*
- *Policy LU-1.3.4: Design To Encourage Transit Use*
- *Policy LU-1.3.6: Parking Near Metro Stations*

The Potomac Ave Metrorail station is a mixed-use neighborhood anchor, and the Project adds critical mass to the transit node. Consistent with the above policies, the Project is a context-sensitive infill development that increases the ridership pool, de-emphasizes automobile use and

¹ The following District Elements are inapplicable to the Project: Parks, Recreation, and Open Space; Historic Preservation; Community Services; Educational Facilities; Infrastructure; and Arts and Culture.

parking, provides new transit-accessible housing opportunities, and is designed to encourage transit use (e.g., with bike parking, pedestrian prioritization, etc.).

- *Policy LU-1.4.1: Infill Development*

The Project redevelops a parking lot that creates gaps in the pedestrian experience along three important streets and that detracts from the character of the opposing residential development. In furtherance of infill objectives, the Project complements the surrounding residential and low-intensity commercial uses and replaces the existing commercial use on the site.

- *Policy LU-2.1.3: Conserving, Enhancing, and Revitalizing Neighborhoods*

The Project achieves the twin goals of increasing housing supply and supporting neighborhood-scale commerce by adding multi-family residential use to a currently single-use commercial site. Consistent with this policy objective, the Project is a substantial investment in creating a successful neighborhood around the Potomac Ave Metrorail site.

- *Policy LU-2.2.4: Neighborhood Beautification*

The Project advances neighborhood-scale beautification efforts by removing long expanses of blank walls at the existing Safeway building and creating a more hospitable environment by infilling an underutilized surface parking lot.

- *Policy LU-2.3.2: Mitigation of Commercial Development Impacts*

Through this LTR process, the Project is subject to a review to ensure it does not result in unreasonable impacts on the surrounding area. As set forth below, the Project's impacts are generally beneficial and not adverse to the neighborhood or are otherwise mitigated.

- *Policy LU-2.4.1: Promotion of Commercial Centers*
- *Policy LU-2.4.2: Hierarchy of Commercial Centers*
- *Policy LU-2.4.5: Encouraging Nodal Development*
- *Policy LU-2.4.6: Scale and Design of New Commercial Uses*

The Project preserves an important grocery use in the Capitol Hill/Hill East neighborhood, and just as importantly preserves the job opportunities it presents for the neighborhood. The Project solidifies the Property's role as a neighborhood commercial center and converts it from an auto-oriented strip center to a pedestrian- and transit-oriented mixed use development. The scale of the Project is consistent with the zoning for the Property and with the surrounding intensities of land use relative to the proximity to a Metrorail station.

- *Policy LU-2.4.8: Addressing Commercial Parking Impacts*

By locating all parking underground and enclosing all loading within the proposed structure, the Project substantially mitigates adverse impacts of the commercial aspects of the Project relating to loading and goods delivery. The Project's design minimizes light and noise impacts on abutting properties.

2. Transportation Element

The Project's transit orientation and prioritization of pedestrians over vehicles advance the following specific objectives of the Transportation Element of the Comprehensive Plan:

- *Policy T-1.1.4: Transit-Oriented Development*

The Project is a model transit-oriented development by virtue of its proximity to the Potomac Ave Metrorail station and numerous bus lines along Pennsylvania Ave, SE.

- *Policy T-1.3.1: Transit-Accessible Employment*

By providing transit-accessible employment to employees of the grocery store on the Property, the Project advances this policy of the Transportation Element.

- *Policy T-2.4.1: Pedestrian Network*
- *Policy T-2.4.2: Pedestrian Safety*

The Project improves the pedestrian experience around the Property by removing a curb-cut, ensuring loading occurs from an alley, establishing strong streetwalls, and creating a pedestrian experience that is generally hospitable to pedestrians.

3. Housing Element

The Project's provision of new housing units in a mixed-use, mixed-income infill development is consistent with specific objectives of the Housing Element of the Comprehensive Plan. More particularly, the Project advances the following policies:

- *H-1.1 Expanding Housing Supply*²

Foremost, the Project is in accordance with the overarching goal of Section H-1.1 of expanding the District's housing supply. The Project adds 329 new residential units, including 48 affordable units and represents a significant contribution of new housing in Ward 6.

- *Policy H-1.1.1: Private Sector Support*

Consistent with the overarching policy of housing production, the Project is a private-sector-led initiative to add housing to a site currently dedicated to commercial land uses. The Project's provision of new housing is accomplished in a manner consistent with the other land use and policy objectives of the Comprehensive Plan.

² Section H-1.1 provides that "Expanding the housing supply is a key part of the District's vision to create successful neighborhoods. . . . [T]he production of housing is essential to the future of our neighborhoods. It is also a key to improving the city's fiscal health. The District will work to facilitate housing construction and rehabilitation through its planning, building, and housing programs, recognizing and responding to the needs of all segments of the community."

- *Policy H-1.1.3: Balanced Growth*

The Project adds new housing over a currently inefficient strip shopping center parking lot and underutilized and obsolete retail building.

- *Policy H-1.1.4: Mixed Use Development*

The Project directly advances the District’s objective of “[p]romot[ing] mixed use development, including housing, on commercially zoned land, particularly in neighborhood commercial centers and around appropriate Metrorail stations.” It is unique for the surrounding community that the Project will feature on this underutilized site both the significant residential component described herein and a highly sought-after retail component (i.e., a grocery store).

- *Policy H-1.2.3: Mixed Income Housing*

Finally, by complying with the District’s Inclusionary Zoning regulations, the Project includes a mix of market-rate and affordable units in a single building. The two types of units will co-exist and will be indistinguishable from each other.

4. Environmental Element

Although the Project is constructed on a currently-developed and largely impervious site, it nonetheless advances certain sustainable building policies of the Environmental Element of the Comprehensive Plan. Specifically:

- *Policy E-1.1.3: Landscaping*
- *Policy E-3.1.2: Using Landscaping and Green Roofs to Reduce Runoff*

The Project’s landscaping and courtyards and roof will “beautify the city, enhance streets and public spaces, reduce stormwater runoff, and create a stronger sense of character and identity”. The Project will include ground level landscaping as well as green roof elements in support of the quoted objectives. Moreover, the Project removes an existing impervious surface and replaces it with a structure that satisfies the District’s GAR and stormwater requirements.

- *Policy E-2.2.5: Energy Efficient Building and Site Planning*

The Applicant anticipates that the Project will satisfy the LEED Gold Standards and will employ Energy Star appliances. In addition, the Project will also comply with the District's Green Building Act.

5. Economic Development Element

Retail options, neighborhood-serving commercial activity, and jobs are the primary aspects of the Project that advance specific policies of the Economic Development Element of the Comprehensive Plan. In particular, the Project is consistent with the following objectives:

- *Policy ED-2.2.3: Neighborhood Shopping*
- *Policy ED-2.2.6: Grocery Stores and Supermarkets*
- *Policy ED-2.2.7: Planning For Retail*

The Project provides an important retail outlet for basic goods and services, and particularly foodstuffs and pharmaceutical products. The Project features enhanced ground floor ceiling heights to meet the market demands of a grocery anchor, consistent with aspirational policies in the Comprehensive Plan. Further, the expected increase in retail gross sales associated with the expansion and modernization of the Safeway as part of the Project will generate significant additional annual tax revenues for the District.

- *Policy ED-3.1.1: Neighborhood Commercial Vitality*
- *Policy ED-3.1.2: Targeting Commercial Revitalization*

The Project retains an important existing Ward 6 business and helps reinforce the Potomac Ave. Metrorail station area as a vital neighborhood-serving commercial area. Two smaller ground floor retail spaces provide additional commercial options. The revitalization of the Property advances the objective of targeting economic development in an area of need in the District to ensure Ward 6 develops and maintains a critical mass of retail, and particularly neighborhood-serving grocery retail.

- *Policy ED-4.2.6: Entry-Level Opportunities*
- *Policy ED-4.2.7: Living Wage Jobs*
- *Policy ED-4.2.12: Local Hiring Incentives*
- *Policy ED-4.3.1: Transportation Access to District Jobs*

The Project will contribute favorably to the quantity and quality of employment opportunities in the District by adding a significant number of new jobs—both permanent jobs and construction-related jobs—on a currently unutilized property.

6. Urban Design Element

The Project’s thoughtful urban design and high quality architecture advance several of the policies and goals of the Urban Design Element, including:

- *Policy UD-1.1.1: National Image*
- *Policy UD-1.1.2: Reinforcing the L’Enfant and McMillan Plans*

The Project massing, strong presence on three streets that are part of the original L’Enfant plan, and level of detail in the Project’s architecture advance the Urban Design Element’s objective of ensuring new development is befitting and respectful of the national and historical significance of Washington, DC. The Project respects existing views toward Lincoln Park along Kentucky Ave, SE and enhances the form of the L’Enfant street grid by creating strong streetwalls and removing surface parking lots.

- *Policy UD-2.2.1: Neighborhood Character and Identity*
- *Policy UD-2.2.5: Creating Attractive Facades*
- *Policy UD-2.2.6: Maintaining Facade Lines*
- *Policy UD-2.2.7: Infill Development*

As described above, the Project complements the scale of the existing neighborhood context, yet strengthens the visual quality of its surroundings. The building’s articulation breaks down its overall mass to better relate to the surrounding apartments and single family homes. Similarly, the Project “avoid[s] overpowering contrasts of scale, height and density”, in compliance with Policy UD-2.2.7. The Project’s height is in compliance with the underlying

zoning's maximum allowable height of 50 feet. The Project's facades are well-designed, articulated and make use of a variety of materials and glazing to create an comfortable pedestrian environment at the ground level and to lend visual interest at the upper levels. Because the Project occupies nearly an entire block it establishes a strong presence on all three streets on which it has frontages. The Project continues the rhythms and massing of the adjacent Buchanan School.

- *Policy UD-2.2.11: Parking Structures*
- *Policy UD-2.2.12: Strip Shopping Centers*

The Project provides the economic development benefits of a large-format retail outlet without introducing (and indeed correcting existing) urban design ills associated with strip shopping centers. The Project's approach to parking is also in accordance with the Urban Design Element's policies. Specifically, the integration of the Project's parking into and under the building conforms to the Urban Design Element's objectives for structured parking as well.

- *Policy UD-3.1.1: Improving Streetscape Design*
- *Policy UD-3.1.6: Enhanced Streetwalls*
- *Policy UD-3.1.7: Improving the Street Environment*
- *Policy UD-3.1.8: Neighborhood Public Space*
- *Policy UD-3.1.10: Sidewalk Cafes*
- *Policy UD-3.1.13: Signage*

The Project allows the pedestrian to be the primary actor interfacing with the storefronts and facades of the building since the parking is removed from the streetscape. The streetscape will be lined with strong streetwalls featuring commercial store frontage and enhanced with significant public space improvements including landscaping, hardscaping, tree boxes, lighting, public furniture and other similar public amenities. The Project will avoid windowless façades (except along the alley). At the same time, the Project will also minimize the number of curb cuts and driveways. The Project will include high-quality signage, an attractive sidewalk café with outdoor seating, and other street-level amenities for pedestrians. Finally, the Project includes a semi-private

ground level courtyard along E Street, SE that will be an amenity for building residents and visitors.

c. Contribution of Project to City and Community Goals and Policies

The Property is located in the Capitol Hill Area of the Comprehensive Plan, but is not within the boundaries of any Policy Focus Area or Small Area Plan. The Project contributes to the community goals and policies of Capitol Hill as described below.

- *Policy CH-1.1.3: Upgrading Commercial Districts*

The Project represents an upgrade of a commercial building that has reached the end of its life. However, the Project preserves the existing neighborhood-serving retail grocery use.

- *Policy CH-1.1.4: Directing Growth*

The Property is currently zoned for commercial use, which is the Area Element expressly targets for future growth. More specifically, the Area Element encourages the development of ground floor retail with residential uses above, as proposed herein. Likewise, the Area Element encourages future development to be respectful of the capacity of infrastructure to handle new growth. Given the Property's existing commercial use and proximity to transit, it is one of the most appropriate sites in all of Ward 6 for new multi-family residential use.

- *Policy CH-1.1.7: Alleys*

The Project does not disturb the layout of the existing adjacent public alley. Instead the Project will include an upgrade and widening of the existing north-south public alley adjacent to the Property in order to facilitate the expected loading access via such alley.

- *Policy CH-1.2.3: L'Enfant Avenues*

As noted above, the Project respects and enhances the L'Enfant street plan by building to the lot line and creating a strong streetwall along its three frontages. Moreover, the Project includes

architectural interest and embellishments on its corner at the intersection of D Street, SE, 14th Street, SE and Kentucky Ave., SE, the latter of which is an original L'Enfant avenue.

VI. Project Impacts

Section 2302.1(b), (c) of LTR Regulations requires OP and the other District departments and agencies engaging in the LTR process to review the Project's potential traffic, neighborhood, design, quality of life, and environmental impact. The Project will not have any adverse impact.

a. Traffic Impact

The Project will not have an adverse impact on traffic in the surrounding neighborhood. The Applicant has retained Wells & Associates, to perform a transportation impact analysis for the Project, attached hereto as Exhibit D. The attached analysis identifies vehicular trip generation, trip assignment and before and after capacity analysis and level of service at critical intersections, in all as set forth in Section 2301.3(j) of the LTR Regulations. The transportation impact study concludes that the Project does not have an adverse effect on the surrounding street network.

Parking and Loading Impacts. The Project will satisfy the requirements for off-street parking spaces, bicycle parking, and loading required by the Zoning Regulations: the Project will include approximately 403 parking spaces, 39 short-term and 117 long term bicycle parking spaces, 3 loading bays and 2 delivery spaces, as well as mitigation measures for the parking, all as required by the Zoning Regulations when accounting for the Project's proximity to the nearby Metrorail station. Therefore, the Project provides adequate parking to meet the needs of the residents and retail customers and without creating any adverse parking impact on the surrounding area and residential parking zones. The loading for the Project is accomplished in enclosed areas and therefore does not create adverse noise and light impacts for abutting residential uses.

Vehicle Trips and Traffic. Because the commercial use proposed as part of the Project merely replaces the existing grocery store on the Property, the Project's commercial uses do not

generate a significant increase in new vehicle trips. The Property's proximity to the Potomac Ave. Metrorail station and the existing bus stops along Pennsylvania Ave., SE provide the Project's residents transit alternatives to vehicle travel. The transit systems in the proximity of the Project are not near capacity and are well-equipped to accommodate the additional riders that the Project might generate.

Pedestrian Impacts. The removal of existing curbs cut along E Street, SE and 14th Street, SE will improve traffic conditions on that street. As noted above, the Project's internal loading design minimizes potential conflicts on pedestrian activity created by trucks and passenger vehicles accessing and egressing the Property.

Mitigation. The Applicant will utilize the mitigation recommendations included in the transportation study to ensure that the Project does not create any adverse transportation impacts and that all traffic generated by the site is adequately accommodated.

b. Neighborhood, Design, and Quality of Life Impact

The Project will have positive impacts on the surrounding neighborhood and its quality of life with respect to the addition of housing, the removal of a surface parking lot, and the creation of an improved pedestrian experience. The Project's strong urban design and architecture also positively impact the neighborhood.

Housing Impacts. The Project will add 329 new residential units, including 48 new affordable housing units to the neighborhood. The District faces a shortage of virtually every type of housing, and the need is particularly severe for additional housing, especially affordable housing, with strong transit access. The Project provides such transit-accessible housing. The Project's additional housing will add residents to patronize neighborhood shops and services and to pedestrianize nearby streets, contributing to the vitality of the surrounding community.

Public Space Impact. The removal of both an existing surface parking lot and a curb cut as part of the Project improves neighborhood conditions and contributes to the beautification of the neighborhood. The Project provides strong streetwalls, windows and storefronts facing the street, and infills the large gap created by the parking lot. Existing residents will benefit from these public space enhancements as well as a rehabilitated and upgraded grocery store with a pharmacy and other neighborhood serving retail.

Urban Design and Architecture Impact. From an urban design perspective, the Project introduces a strong urban form, with prominent frontages, zoning-compliant massing, removal of all surface parking. The Project's massing and modulation respects the scale and height of surrounding buildings while signifying a substantial new investment in the Capitol Hill/Hill East neighborhood. Similarly, the Project's materials, colors, and detailing are all high-quality and respectful of the surrounding context without appearing overly modern.

Quality of Life Impact. The Project minimizes any detrimental impacts that may arise from the daily retail operations. In addition to the traffic and environmental considerations noted elsewhere in this section, the Project does not have a negative noise impact on the community. The Project reserves enclosed areas for trash and recycling receptacles in order to mitigate any odor or pest concerns.

The redevelopment of the Property with residential units above the retail use allows the grocer to remain in the neighborhood, and creates convenience for District residents, employment opportunities, and increased sales tax revenues for the District. The co-location of retail and residential uses consolidates trips made by residents of the Project and eliminates the need for vehicle trips to grocery stores.

The building will meet or exceed the standards set forth in the District of Columbia Fire Code, minimizing the burden on the District of Columbia Fire Department in the case of an emergency. This Project will improve the safety of the community by redeveloping an underutilized site with an active, vibrant use.

Outreach. In order to identify and respond to potential neighborhood, design, and quality of life impacts, the Applicant has attended three meetings with ANC 6B and sponsored one community meeting and plans to schedule additional meetings with the community, ANC, OP, and other interested community members regarding the Project during this LTR process.

c. Environmental Impact

The Project will not create any adverse environmental impacts on the Property or the adjacent properties and surrounding neighborhood. The Project replaces the existing impervious surface parking lots and low-quality retail building with a sustainability-oriented project. As part of such updating to the site's infrastructure, the Project will install modern stormwater management and drainage systems including stormwater retention facilities. Given the size and current condition of the site, the Project's sustainability efforts will be a meaningful improvement for the water quality of the District.

There are existing sanitary sewer, potable water, and storm sewer lines on all streets adjacent to the site. Therefore, the Project avoids unnecessary public costs such as new services or facilities that would otherwise be required from public agencies.

VII. Community Outreach

A major part of the Project is a neighborhood-serving grocery store, and the Applicant is committed to listening to and addressing concerns of the neighbors with respect to the existing and proposed conditions on the Property. As a result, long before the commencement of this LTR process the Applicant commenced an extensive community outreach campaign regarding the

Project. Community feedback and input that the Applicant has received as part of his campaign has shaped the Project for the better. Below is a list of community outreach efforts that the Applicant has engaged in over the course of the past 18 months:

- ANC Committee Members – Project introduction on October 17, 2016;
- Full ANC – Project presentation on October 24, 2016;
- ANC Planning & Zoning Committee – Project presentation on November 1, 2016;
- DDOT Public Space Hearing – Project voting on November 17, 2016;
- Full ANC – ANC Voting on Curb Cut application on November 6, 2016; and
- Office of Planning – Project introduction on February 8, 2017.

The Applicant anticipates further engagement with the ANC and members of the surrounding community as it continues to pursue the Project.

VIII. List of Exhibits

- A. Application Form
- B. Authorization Letter
- C. List of Property Owners within 200 feet of the Property
- D. Transportation Impact Study
- E. Comprehensive Plan and Zoning Maps
- F. Site, Building, and Zoning Plans; Elevations; Photographs; Zoning Tabulation Chart

IX. Conclusion

For the reasons stated herein, the proposed Project satisfies the requirements of the LTR Regulations, and the Applicant requests affirmation from OP of such satisfaction.

Respectfully Submitted,

GOULSTON & STORRS PC

/s/ Phil T. Feola

/s/ David A. Lewis

Large Tract Review Certification Form Part A: Developer's Application

1. **Project Name**

Developer

Address

City State Zip

Phone Fax

E-mail

If Developer does not own subject property, please provide the following information regarding the property owner:

Owner(s)

Address

City State Zip

Phone Fax

E-mail

2. **Property Address**

City State Zip

Ward ANC(s) Square(s) Parcel/Lot No. (s)

3. **Current Use(s):** (place X where applicable)

Residential Retail/Office Industrial Open Space/Undeveloped

Public/Institutional Other

*Maximum Height of Existing Improvement (ft.)

* Total Gross Floor Area (GFA) of Existing Improvements (sq. ft.):

* If Property is Undeveloped or Cleared, Enter "N/A".

4. Current Zoning (ZR-16):

	Zoning	Land Area (sq. ft.)	M.O.R. Far*	Permitted Height (ft.)
1.	MU-4	119,694	3.0	50
2.				
3.				
4.				
5.				

*Matter-Of-Right Floor Area Ratio

5. Proposed Zoning:

	Zoning	Land Area (sq. ft.)	M.O.R. Far*	Permitted Height (ft.)
1.				
2.				
3.				
4.				
5.				

*Matter-Of-Right Floor Area Ratio

6. Estimated Project Completion Date (mo./yr.) Q1-Q2 2020

Type of Development (place X where applicable)

New Rehab/Historic Preservation Addition

Existing Jobs Retained and/or New Jobs Created by Project:

Temporary/Construction Permanent **7. Gross Floor Area (GFA) by Use:**

	GFA (sq. ft.)
* Residential	276,714
Retail	70,590
Office	
Hotel	
Industrial	
Other	
Total GFA	347,304

For Residential Space Only:

No. of Single-Family Units	
No. of Multi-Family Units:	371
<hr/>	
Estimated Development Cost:	
Land Cost	
Construction Cost	
Other Cost	
Total Project Cost	\$125,000,000.00

Office of Planning Large Tract Review Certification Form Part A: Developer's Application (Contd.) 3


8. Public Contribution:

UDAG	<input type="text"/>
EDA	<input type="text"/>
D.C. Revenue Bonds	<input type="text"/>
CDBG	<input type="text"/>
Urban Renewal	<input type="text"/>
HODAG	<input type="text"/>
Other	<input type="text"/>

9. Residential/Business Displacement Due to Project: *If not applicable or no displacement expected, enter "0"*

Number of Households Displaced

Number of Businesses Displaced

Authorized Signatures  Date 2/16/17

Date _____

Date _____

FOR OP USE ONLY – DO NOT WRITE BELOW LINE

Project No.

Date Received by OP / /

OP Recommendation
For (check one):

Approval Disapproval

Date of Final Action / /



February 10, 2017

Jennifer Steingasser
Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

Re: Application of FP Capitol Holdings, LLC (the "Applicant") to the District of Columbia Office Planning for Large Tract Review of the Capitol Hill Safeway and Apartments (the "Application") for the property located in Square 1042, Lot 109 (the "Property")

Dear Ms. Steingasser:

As an authorized representative of the Applicant, which is the owner of the Property, I hereby authorize the law firm of Goulston & Storrs to represent the Applicant in the above-referenced Application and in connection with all relevant proceedings before the Zoning Commission.

Sincerely,

Bryce Long
Development Associate
Foulger-Pratt Development

**NAME AND MAILING ADDRESS OF THE OWNERS OF ALL PROPERTY WITHIN
200 FEET IN ALL DIRECTIONS FROM ALL BOUNDARIES OF THE PROPERTY
INVOLVED IN THE APPLICATION**

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
RES	261	Kentucky Avenue SE	Mr. Peter May National Park Service United States of America 1100 Ohio Drive SW Washington DC 20242
1041	98	349 Kentucky Avenue SE	Duane Bailey 349 Kentucky Avenue SE Washington DC 20003-2323
1041	99	1360 D Street SE	Mehmet C. Atacik 1360 D Street SE Washington DC 20003-2303
1041	100	1358 D Street SE	Vincent J. Mareino 1358 D Street SE Washington DC 20003-2303
1041	101	1356 D Street SE	Theresa C. Ottley PO Box 6268 Capitol Heights MD 20791-6268
1041	102	1354 D Street SE	Sarah Porter 1354 D Street SE Washington DC 20003-2303
1041	103	1352 D Street SE	Khosrow S. Makki 1352 D Street SE Washington DC 20003-2303
1041	104	1350 D Street SE	Timothy A. Work 1350 D Street SE Washington DC 20003-2303
1041	110	327 Kentucky Avenue SE	Marion B. Davis 327 Kentucky Avenue SE Washington DC 20003-2323

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1041	111	329 Kentucky Avenue SE	Margaret Murray Trustee 329 Kentucky Avenue SE Washington DC 20003-2323
1041	112	331 Kentucky Avenue SE	Shirley M. Bethea 331 Kentucky Avenue SE Washington DC 20003-2323
1041	113	333 Kentucky Avenue SE	Mary Thomas 333 Kentucky Avenue SE Washington DC 20003-2323
1041	114	335 Kentucky Avenue SE	Brooke Rosman 335 Kentucky Avenue SE Washington DC 20003-2323
1041	115	337 Kentucky Avenue SE	Debra M. Morris 7601 Quicksilver Court Bowie MD 20720-4376
1041	116	339 Kentucky Avenue SE	Gail V. Johnson 339 Kentucky Avenue SE Washington DC 20003-2323
1041	117	341 Kentucky Avenue SE	Thomas Bucci 341 Kentucky Avenue SE Washington DC 20003-2323
1041	118	343 Kentucky Avenue SE	John Siracusa 343 Kentucky Avenue SE Washington DC 20003-2323
1041	119	345 Kentucky Avenue SE	Arthur N. Smith 1433 D Street SE Washington DC 20003-2313
1041	120	347 Kentucky Avenue SE	John D. Riesenberg 347 Kentucky Avenue SE Washington DC 20003-2323
1041	128	312 13 th Street SE	District of Columbia Housing Authority 1133 N Capitol Street NE Washington DC 20002-7561

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1041	130	1318 D Street SE	Amador D. Aguillen 1318 D Street SE Washington DC 20003-2303
1041	807	1320 D Street SE	Jetta L. Wong 1320 D Street SE Washington DC 20003-2303
1041	809	1324 D Street SE	Corey J. Higgs 1324 D Street SE Washington DC 20003-2303
1041	812	1322 D Street SE	Elizabeth Repko 1322 D Street SE Washington DC 20003-2303
1042	62	1364 E Street SE	Lynn Giannina 1008 Pennsylvania Avenue SE Washington DC 20003-2142
1042	63	1362 E Street SE	Roland C. Grayson Jr. 1362 E Street SE Washington DC 20003-3005
1042	64	1360 E Street SE	Emily S. Butler 3010 Wisconsin Avenue NW, Apt. 409 Washington DC 20016-5047
1042	65	1358 E Street SE	Collin D. Swan 1358 E Street SE Washington DC 20003-3005
1042	111	D Street SE	Buchanan Homes One LLC 5425 Wisconsin Avenue, Suite 202 Chevy Chase MD 20815-3583
1042	112	1325 D Street SE	1325 D Street DR LLC 2217 14 th Street NW, Suite 300 Washington DC 20009-4401
1042	113- 129	D Street SE and 13 th Street SE	1325 D Street Townhome One LLC 5425 Wisconsin Avenue, Suite 202 Chevy Chase MD 20815-3583

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1042	130	1326 E Street SE	Susan Stigant 1326 E Street SE Washington DC 20003-3005
1042	804	1334 E Street SE	Keith A. Moody 18938 Canoe Landing Court Leesburg VA 20176-8218
1042	805	1332 E Street SE	Levonne Harrell 1332 E Street SE Washington DC 20003-3005
1042	806	SE	R.C. Finley 1332 E Street SE Washington DC 20003-3005
1042	807	E Street R SE	Nicholas Burger 1336 E Street SE Washington DC 20003-3005
1042	808	SE	Bernice R. Daniel PO Box 51 Irvington VA 22480-0051
1042	809	SE	Landtrust LLC PO 51 Irvington VA 22480-0051
1042	810	1331 Rear D Street SE	Utku Aslanturk Dila Construction 407 Independence Avenue SE Washington DC 20003-1047
1042	813	1331 D Street SE	Madeline Diehl 1426 A Street NE Washington DC 20002-8438
1042	815	439 14 th Street SE	Woon K. Rhee 3700 Ridgelea Drive Fairfax VA 22031-3230
1042	819	1328 E Street SE	Chantal S. Dalton Trustee 1328 E Street SE Washington DC 20003-3005

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1042	821	1330 E Street SE	Ada E. Bosque 1330 E Street SE Washington DC 20003-3005
1042	823	1356 E Street SE	Dong S. Kim 1356 E Street SE Washington DC 20003-3005
1042	828	1336 E Street SE	Nicholas E. Burger 1336 E Street SE Washington DC 20003-3005
1042E	37	1414 E Street SE	Constance M. Angus 1414 E Street SE Washington DC 20003-3007
1042E	38	1412 E Street SE	Joshua A. Kramer 1412 E Street SE Washington DC 20003-3007
1042E	39	1410 E Street SE	Robin T. Wilkerson 1410 E Street SE Washington DC 20003-3007
1042E	40	1408 E Street SE	Jonathan M. White 1408 E Street SE Washington DC 20003-3007
1042E	41	1406 E Street SE	Samuel M. Simon 1406 E Street SE Washington DC 20003-3007
1042E	42	1404 E Street SE	John D. Thiel 1404 E Street SE Washington DC 20003-3007
1042E	43	1402 E Street SE	James T. Mahoney 1402 E Street SE Washington DC 20003-3007
1042E	44	1400 E Street SE	Eva Schiffer 1400 E Street SE Washington DC 20003-3007

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1042E	46	401 Kentucky Avenue SE	Karen Lee 401 Kentucky Avenue SE Washington DC 20003-3010
1042E	47	403 Kentucky Avenue SE	Nathan St. John 403 Kentucky Avenue SE Washington DC 20003-3010
1042E	48	405 Kentucky Avenue SE	Elizabeth Murakami 405 Kentucky Avenue SE Washington DC 20003-3010
1042E	49	407 Kentucky Avenue SE	Morgan Gold 407 Kentucky Avenue SE Washington DC 20003-3010
1042E	50	409 Kentucky Avenue SE	Bartley T. Higgins 409 Kentucky Avenue SE Washington DC 20003-3010
1042E	51	411 Kentucky Avenue SE	Tyler T. Brown 411 Kentucky Avenue SE Washington DC 20003-3010
1042E	52	413 Kentucky Avenue SE	Allen J. Frierson 413 Kentucky Avenue SE Washington DC 20003-3010
1042E	53	415 Kentucky Avenue SE	Robert T. Wrobel 415 Kentucky Avenue SE Washington DC 20003-3010
1042E	54	417 Kentucky Avenue SE	John W. Mentz 417 Kentucky Avenue SE Washington DC 20003-3010
1042E	800	1400 E Street SE	Jonathan Crittenden
1042E	801	E Street SE	949 14 th Street SE Washington DC 20003-4456
1043	44	507 14 th Street SE	The Alexander Wayne and Kimberly Wayne Trust 507 14 th Street SE Washington DC 20003-3012

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1043	47	513 14 th Street SE	Blakeman B. Brophy 513 14 th Street SE Washington DC 20003-3012
1043	48	515 14 th Street SE	Craig T. Buerstatte 515 14 th Street SE Washington DC 20003-3012
1043	77	1371 E Street SE	Jeffrey A. Capizzano 1371 E Street SE Washington DC 20003-3006
1043	78	1373 E Street SE	Finis B. Jeffery 1373 E Street SE Washington DC 20003-3006
1043	79	1375 E Street SE	Gustavo C. Gatti Jr. 314 13 th Street SE Washington DC 20003-2236
1043	80	1357 E Street SE	Michiele S. Maharaj 1357 E Street SE Washington DC 20003-3006
1043	81	1359 E Street SE	Mary F. Peterson 1359 E Street SE Washington DC 20003-3006
1043	82	1361 E Street SE	Leo K. Lex 1361 E Street SE Washington DC 20003-3006
1043	83	1363 E Street SE	Zachary J. Stewart 1363 E Street SE Washington DC 20003-3006
1043	84	1365 E Street SE	James L. Bangert 14648 Scott Road Altoona KS 66710-8545
1043	85	1367 E Street SE	Karen E. Thome 1367 E Street SE Washington DC 20003-3006

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1043	86	1369 E Street SE	Maria N. Gatti 2141 Wisconsin Avenue NW Washington DC 20007-2275
1043	128	1351-1353 E Street SE	PNH E Street LLC 680 Water Street SW Washington DC 20024-2422
1043	129	1327 E Street SE	Michael Sussman 2101 N Street NW, Apt. T1 Washington DC 20037-3042
1043	130	1329 E Street SE	Hanna M. Chouest 1329 E Street SE Washington DC 20003-3006
1043	131	1331 E Street SE	Jamie Anderson 1331 E Street SE Washington DC 20003-3006
1043	132	1333 E Street SE	Damon Horn 1333 E Street SE Washington DC 20003-3006
1043	133	1335 E Street SE	Jeffrey Keil 519 C Street NE Washington DC 20002-5809
1043	134	1337 E Street SE	Kevin C. Bowie 1337 E Street SE Washington DC 20003-3006
1043	156	1355 E Street SE	PNH E Street LLC
1043	157	1353 E Street SE	680 Water Street SW Washington DC 20024-2422
1043	166	1323 E Street SE	E Street Phonix LLC 409 4 th Street SE Washington DC 20003-2006
1043	818	1339 E Street SE	Lockwood Owner LLC
1043	819	1343-1345 E Street SE	4601 Fairfax Drive, Suite 1150 Arlington VA 22203-1554

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1043	836	509 14 th Street SE	Joel R. Peebles 12008 Shadystone Terrace Mitchellville MD 20721-2593
1043	837	R 14 th Street SE	M. Needle 1117 7 th Street NW Washington DC 20001-3609
1043	840	511 14 th Street SE	Janice T. Gordon 511 14 th Street SE Washington DC 20003-3012
1043	849	1323R E Street SE	1323 E Street SE LLC 7030 Ordway Road Centreville VA 20121-2723
1043	851	1317 E Street SE	James G. Hazleton 1311 E Street SE Washington DC 20003-3006
1043	864	517 14 th Street SE	Daniel W. Michaels 517 14 th Street SE Washington DC 20003-3012
1061	69	1410 D Street SE	Sarah J. Mulligan 1410 D Street SE Washington DC 20003-2312
1061	70	1408 D Street SE	Robert T. Freeman 539 Chestertown Street Gaithersburg MD 20878-5717
1061	71	344 14 th Street SE	Brett A. Swearingen 344 14 th Street SE Washington DC 20003-2351
1061	72	342 14 th Street SE	John C. Newton 342 14 th Street SE Washington DC 20003-2351
1061	73	340 14 th Street SE	Noble Real Estate Solutions LLC 340 14 th Street SE Washington DC 20003-2351

<u>SQUARE</u>	<u>LOT</u>	<u>PREMISES ADDRESS</u>	<u>OWNER AND MAILING ADDRESS</u>
1061	74	338 14 th Street SE	Meredith M. Spivey 338 14 th Street SE Washington DC 20003-2351
1061	75	336 14 th Street SE	Donald M. Wynne 336 14 th Street SE Washington DC 20003-2351
1062	108	414 Kentucky Avenue SE	Katherine A. Boehret 414 Kentucky Avenue SE Washington DC 20003-3009
1062	109	412 Kentucky Avenue SE	Lottie Hammond 412 Kentucky Avenue SE Washington DC 20003-3009
1062	110	410 Kentucky Avenue SE	Jason K. Lemons 410 Kentucky Avenue SE Washington DC 20003-3009
1062	111	408 Kentucky Avenue SE	Veronica Blett 408 Kentucky Avenue SE Washington DC 20003-3009
1062	112	406 Kentucky Avenue SE	Joanne E. Bell 406 Kentucky Avenue SE Washington DC 20003-3009
1062	113	402-404 Kentucky Avenue SE	Kafayat Salu 404 Kentucky Avenue SE Washington DC 20003-3009
1063	42	1401 E Street SE	Velma Hammond 1401 E Street SE Washington DC 20003-3008
1063	43	1403 E Street SE	David J. Sylvester 1403 E Street SE Washington DC 20003-3008
1063	44	1405 E Street SE	Lawrence Willoughby 809 Massachusetts Avenue NE Washington DC 20002-6015