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February 8, 2017

VIA IZIS

Zoning Commission for the
District of Columbia
Office of Zoning
441 Fourth Street, NW, Suite 210-S
Washington, DC 20001

Re: MidAtlantic Realty Partners, LLC (ZC Case No. 06-14D) / Additional Drawings

Dear Commission Members:

In connection with the public hearing for the above-referenced application, we respectfully submit for the record the following additional drawings:

1. Sheet A-309 provides additional details on the landscaping, railing and outdoor private space proposed for the rear yard of the apartment building, facing the Metropolitan Branch Trail.

2. Sheet A-113 was revised from the plans previously submitted to show the most restrictive setback angle on the roof. The location of the section cut A/A was changed in order to place it at a 20' setback in plan. Previously this section cut was at an area that was slightly wider.

3. Sheet A-308 shows a roof plan that has been revised to include solar panels. In response to an analysis of the project by its sustainability consultant and with Jay Wilson from DOEE, the Applicant proposes that the residential be certified as LEED Silver v4 and that solar panels be installed on the roof to generate approximately 1% of the residential component's power requirements. The proposed solar panels will meet DOEE's goal of having projects incorporate renewable energy technology into their development plans. These panels are provided in two different locations of the building and will be setback 1:1 from the exterior wall of the building.

4. Sheet A-208 shows the updated Trail Connection Lobby. Specifically, in response to DDOT's concerns, the stair slope, bike trough and bike storage were redesigned to better accommodate cyclists. Also, the drawings confirm that two bicycles can fit into the elevator between the lobby and Level 2 of the building.

Thank you for your considerate attention to this matter. We remain hopeful of the Zoning Commission's favorable review of the application.

Sincerely yours,

A handwritten signature in black ink that reads "Leila Batties" followed by a small monogram "JB".

Leila M. Jackson Batties

cc: Advisory Neighborhood Commission 5E c/o Chair Bradley Thomas
(via email: 5E05@anc.dc.gov)
Commissioner Hannah Powell, ANC 5E-03 (via email: 5E03@anc.dc.gov)
Advisory Neighborhood Commission 6C c/o Chair Karen Wirt
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Mr. Joel Lawson, Office of Planning (via email)
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Mr. Jonathan Rogers, DDOT (via email)