

**BEFORE THE DISTRICT OF COLUMBIA
ZONING COMMISSION**

**SUPPLEMENTAL STATEMENT
IN SUPPORT OF APPLICATION FOR
PUD AT 1333 M STREET, SE**

**1333 M Street, LLC
Z.C. Case No. 13-12**

**Square 1025-E, Lot 82
Square 1048-S, Lots 1,801 and 802
RES 129 and RES 299**

November 11, 2014

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LIST OF EXHIBITS

<u>Description</u>	<u>Exhibit</u>
Revised Sheets for Plans titled “Planned Unit Development in Four Phases”	A
Revised Sheets for Plans titled “Consolidated PUD Portion for Phase 1 Only”	B

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I. INTRODUCTION

This statement and attached documents are submitted on behalf of 1333 M Street, LLC (the "Applicant") in support of its application for a planned unit development ("PUD") and related map amendment in conformity with Chapter 24 of the District of Columbia Zoning Regulations (Title 11, DCMR) before the Zoning Commission for the District of Columbia. The subject property is located at 1333 M Street, SE, and is more particularly described as Square 1025-E, Lot 82; Square 1048-S, Lots 1, 801 and 802, RES 129 and RES 299 (the "Property").

This filing supplements the original statement submitted by the Applicant on October 30, 2013, and the prehearing statement filed on August 14, 2014.

The Applicant seeks the Zoning Commission's approval of the following:

(1) First Stage PUD approval for the overall project, which consists of 2.9 acres that will be developed in four phases with approximately 673 residential units and approximately 10,370 square feet of retail uses and a related map amendment for the Property from M to C-3-C; and

(2) Consolidated PUD approval for Phase I of the project, which consists of a 10-story residential tower containing approximately 181,911 square feet, generating approximately 218 dwelling units, an underground parking garage with approximately 67 spaces and approximately 44 surface parking spaces.

The project requires flexibility from the Zoning Regulations as follows:

(1) Flexibility from Roof Structure Requirements. The Applicant requests flexibility from the roof structure requirements of the Zoning Regulations in order to permit multiple roof structures of unequal height and to permit a roof structure setback that is less than equal to its height above the roof. (§§ 411.2 and 770.6(b))

(2) Flexibility for Loading/Building 2. Building 2 of the PUD will require flexibility from the loading requirements set forth in Chapter 22 of the Zoning Regulations. The Applicant proposes one (1) loading berth at 30 feet, one (1) platform at 100 square feet, and one (1) service/delivery space at 20 feet where the Zoning Regulations require one (1) loading berth at 55 feet, one (1) platform at 200 square feet, and one (1) service/delivery space at 20 feet.

(3) Flexibility for Loading/Building 3. Building 3 of the PUD will require flexibility from the loading requirements set forth in Chapter 22 of the Zoning Regulations. The Applicant proposes no loading facilities for this building where the Zoning Regulations require one (1) berth at 55 feet, one (1) platform at 200 square feet, and one (1) service/delivery space at 20 feet. In lieu of on-site loading for this building, the Applicant will request from DDOT an on-street loading zone on M Street in front of the building.

(4) Additional Areas of Flexibility. The Applicant has made every effort to provide a level of detail that conveys the significance and appropriateness of the project's design for this location. Nonetheless, some flexibility is necessary that cannot be anticipated at this time. Thus, the Applicant also requests flexibility in the following areas:

- a. To vary the number of residential units \pm 10%.
- b. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, and mechanical rooms, provided that the variations do not change the exterior configuration of the building.
- c. To vary the number, location and arrangement of parking spaces, provided that the total is not reduced below the minimum level required.
- d. To vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction without reducing the quality of the materials; and to make minor refinements to exterior details and dimensions, including curtain wall mullions and spandrels, window frames, glass types, belt courses, sills, bases, cornices, railings and trim, or any other changes to comply with the District of Columbia Building Code or that are otherwise necessary to obtain a final building permit.

II. SUPPLEMENTAL INFORMATION ON THE APPLICATION

A. Revised Sheets for First Stage PUD

Enclosed are the following sheets, which have been updated/revised for the plans previously submitted entitled *Planned Unit Development in Four Phases*:

Sheet 7: The stormwater management calculations were revised.

Sheet 30: The perspective was revised to more accurately reflect the view towards Virginia Avenue.

Sheet 43: A perspective looking northwest from Anacostia Park (View #7) was added.

B. Revised Sheets for Consolidated PUD

Enclosed are the following sheets that have been updated/revised for the plans previously submitted entitled *Consolidated PUD Portion for Phase 1 Only*:

Sheet 7: The stormwater management calculations were revised.

Sheet 41: The LEED Checklist was updated to reflect the equivalent to LEED Silver. The Applicant notes that the District promulgated the 2013 Construction Codes of the District of Columbia (Title 12, DCMR), effective March 28, 2014, that is applicable to all new development. These Codes include for the first time a Green Construction Code (Title 12 DCMR 12K). This “Green” Code is one of the most progressive code programs in the Nation promoting sustainable development. It affords the permit applicant several pathways to choose from to achieve compliance with the more stringent, environmentally friendly standards of the 2013 Construction Codes. Compliance with the LEED standard is but one of the stated pathways available to achieve compliance. Many have noted that the Green Code and associated provisions of the Construction Codes 2013 will have a more far reaching and impactful influence on promoting sustainable development in the District than reliance on LEED standards alone. Thus compliance with the Green Code and its associated provisions of the Construction Codes should be sufficient for purposes of the Zoning Commission in insuring that this project when developed will achieve no less than the District’s sustainability goals for new development.

C. **Discussion on Sustainable Design**

The PUD is designed to achieve the equivalent of LEED Silver. The design features for the project that will contribute to achieving the LEED goals include the following systems or equipment:

Water Efficiency

- Plumbing fixtures selected to reduce water usage such as dual flush toilets, faucets with aerators, low flow shower heads that will be EPA WaterSense rated.
- To meet WE Credit 1 the proposed landscape will reduce landscape irrigation by 50%. The planting palette will center on native and drought resistant species (especially in the bioretention, LID basins and bioswales). The use of recycled wastewater from building uses, such as condensate from the mechanical units and captured rainwater conveyed through the runnels in the courtyard plaza, will help reduce irrigation needs.

Energy and Atmosphere

- Split System heat pumps for apartment units meeting Energy Star® criteria and have a high SEER value of 18 or higher.
- Bathroom exhaust fans for the apartments meet Energy Star® criteria.
- Rooftop Units providing the corridor ventilation air selected to have an EER value of 11 or higher to exceed the Energy Efficiency Ratio (EER) required by ASHRAE 90.1.
- LED lighting in public areas to reduce electrical load and HVAC load.
- Occupancy sensor to control lighting in public areas.
- Select HVAC equipment with R-410 refrigerant.

- Provide the ventilation air rooftop unit with a separate sub-meter to track electrical consumption of unit as well as an air measurement device.

Indoor Environmental Quality

- Each apartment unit will have its own thermostat for occupant control.
- Lighting fixtures will have local switches for the occupant overriding control.
- Low emitting materials, such as paints, coatings and flooring systems, will be selected where possible.
- Duct mastic/glue will be specified to have a low VOC content.
- Exterior glazing to maximize views toward the water and city.

Sustainable Site

- The Property and the project will meet many credits under the Sustainable Sites category due to its location and orientation within the District. The site meets SS Credit 1 as we are developing a previously developed site and meets SS Credit 2 by being within ½ mile of a residential area with an average density of 10 units per acre net and within ½ mile of at least 10 basic services with pedestrian access. The site meets SS Credit 4.1 as it is within ¼ mile to the Potomac and Rappahannock Transportation Commission Bus Station for the D300 line.
- The site proposes to meet SS Credit 5.1 by restoring 50% of the site (excluding the building footprint) with native or adapted vegetation (including vegetated roof surface).
- The site proposes to meet SS Credit 5.2 by exceeding local zoning open space requirements by 25%. The numerous bioretention, bioswales, meadow, vegetated roof and hardscape pedestrian oriented spaces proposed for the site will count towards the open space calculation by maintaining a minimum of 25% of the open space in vegetation.
- The site plans to meet SS Credit 6.1 by decreasing the volume of stormwater runoff from the 2-year, 24-hour design storm by 25% (existing imperviousness >50%) and will explore meeting SS Credit 6.2 by implementing best management practices (BMPs) to treat stormwater runoff from 90% of the average annual rainfall.
- The site proposes to meet SS Credit 7.1 at Phase 4 by placing a minimum of 50% of the parking spaces underground. For Phase 1 a combination of hardscape materials with an SRI of at least 29 and shade from tree canopies within 5 years of landscape installation will be used to meet the SS Credit 7.1.
- The site proposes installing a vegetated roof that covers at least 50% of the roof area of all proposed buildings to meet SS Credit 7.2. Building

Innovation and Design Process

- Underground parking to reach 100% by Phase III.

- The project will provide permanent educational displays that illustrate components of Green Building Education.

D. **ANC 6B**

Since filing the prehearing statement, the Applicant has been working with ANC 6B on a Memorandum of Understanding that can be presented as a condition of the approval of the project. The terms of the MOU, as well as updates to the project design were discussed at the ANC 6B Planning & Zoning Committee meeting on November 5th. This matter will be considered by the full commission at a special meeting scheduled for November 19th.

III. CONCLUSION

In accordance with Section 3013 of the Zoning Regulations, this prehearing statement is submitted on behalf of 1333 M Street, LLC in order to provide additional information in support of its application for a planned unit development and map amendment for the 2.9 acres located at 1333 M Street, SE. Based on the information and items contained herein, and the case presented in the original submittal filed on October 30, 2013, and the prehearing statement filed on August 14, 2014, we respectfully request the Zoning Commission's favorable consideration of the Application.

Respectfully submitted,

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