

March 28, 2016

VIA IZIS

Chairman Anthony Hood
District of Columbia Zoning Commission
441 4th Street NW, Suite 210S
Washington, DC 20001

Re: Z.C. Case No. 15-28 – Applicant’s Pre-Hearing Submission

Dear Chairman Hood and Members of the Commission:

The above-referenced case was set down for a public hearing at the Commission’s February 8, 2016 public meeting. This letter serves as the Applicant’s statement in support of its pre-hearing submission, and the Applicant requests that you schedule a public hearing for as soon as possible.

Additional information and explanations in response to comments from the Commission and OP are provided below.

1. General Project

A. Status of alley closing

The Applicant filed the alley closing application on February 17, 2016. The Office of the Surveyor sent the application out for agency review on March 14, 2016.

B. Status of historic landmark application

The Historic Preservation Review Board gave advisory concept approval to the Project in anticipation of the existing building at 301 N Street becoming a landmark. The final approval was delegated to the staff of the Historic Preservation Office (HPO), so the Applicant will continue to work with HPO staff to make any refinements to the design. Accordingly, the Applicant will file the landmark application if the PUD is approved since this is one of the Project’s significant public benefits. HPO has agreed that filing the landmark application may

occur after PUD approval as long as it is a condition in the PUD order. Accordingly, the Applicant agrees to file the landmark application within 30 days after the effective date of the PUD order.

C. Capacity of utilities to service the Project

The Applicant confirmed that the capacity of the utilities in the area can service the Project. The Applicant met with representatives of DC Water, who confirmed that there are not any problems with capacity to serve the Project. DC Water is not requiring the Applicant to replace any mains for service. Similarly, Pepco confirmed that it will provide new electric service to the Project, but some infrastructure changes to be determined with Pepco may be necessary. Pepco's confirmation is included in Exhibit A.

2. Design and Drawings

A. Penthouse setbacks and illustrations

A portion of the penthouse on the residential structure of 301 N Street, identified on page G9 of the plans in Exhibit D, was previously erroneously described as an "architectural embellishment," but it is a penthouse enclosure. The design of this enclosure extends the dark design element along the building's west elevation from the ground to above the roof in order to enclose the roof-top mechanical equipment. This element of the penthouse may be seen best on pages A15, A23, and A27 of Exhibit D.

The Applicant requests setback relief for the penthouse on the residential structure of 301 N Street (the eastern building); however this will not increase the visibility of the penthouse from public streets. The roof plan on page G9 of Exhibit D shows where the relief is necessary and where it is not necessary. The penthouse abuts a closed court to its west, so a setback in this location is not required. To the east of the penthouse, where the court between the two residential buildings is located, the penthouse will not be sufficiently set back. This court is internal to the buildings but has narrow openings to the alley to the south and the street to the north, thereby making it an open court. Therefore, relief is required, but there is no visual impact from this relief since the orientation of the penthouse and the court does not materially increase the penthouse's visibility from public rights-of-way. This lack of visibility is shown on pages A13, A14, A20, A21, and A25-A30 of Exhibit D. In that sense, the relief request is more of a technicality because of the characterization of the court.

B. Roof plan clarification

The Applicant clarified the roof plan by darkening the lines of the roof edge and penthouse enclosure, as shown on page G9 of Exhibit D. On the elevations, the illustrations include dashed lines showing the setback and added notes where setbacks do not comply. The setbacks comply in all elevation drawings, and only the section drawings on pages A16, A17, A20, and A21 of Exhibit D show where the setbacks do not comply.

C. Penthouse screening material

The penthouse will be screened in the materials as identified page A24 of Exhibit D.

D. Return on the historic building

The return on the historic building is clearly shown on the revised rendering on page A28 of Exhibit D. The design of the façades and massing for 301 N Street residential and hotel buildings are the result of a close collaboration with the Historic Preservation Office.

E. Building articulation

The building's articulation for 301 N has been revised following collaboration with the Historic Preservation Office. Primarily, the Applicant revised the cornice of the north façade and the base of the west façade of the hotel building, as shown on pages A20, A23, and A25-A28 of Exhibit D.

F. Birds-eye view

The birds-eye view of the Project, show on page A31 of Exhibit D, provides another illustration to better understand the Project design and site plan. The Project contains many elements, so this illustration aids in a better overall comprehension.

3. Loading operations and access

The Applicant revised the internal circulation so that every use within the Project, including the retailers, has direct access to the loading facilities without having to cross a lobby. The interior loading access circulation is shown on page G10 of Exhibit D.

4. Revised public benefits and amenities package

Following comments from the Commission, discussions with the Office of Planning and other agencies, and discussions with the community, the Applicant revised its benefits and amenities package and proposes the following:

1. The Applicant will preserve and rehabilitate the original National Capital Press building at 33 N Street NW and incorporate it into the proposed project. The Applicant also will file an application to designate this building as an individually listed landmark.
2. The Applicant will design the residential component of the Project (70+% of the total) to attain LEED Gold certification and the remainder of the Project to attain LEED Silver.
3. The Applicant will reserve 8% of the residential gross floor area for affordable units subject to the requirements of Inclusionary Zoning. Ten percent (10%) of the affordable units will be reserved for families making at or below 50% of the AMI and

will be devoted to units that are two bedrooms or larger. Also, the Applicant will target the marketing of these units to employees of Two Rivers Public Charter School. The remainder of the affordable units will be reserved for families making at or below 80% of the AMI.

4. The Applicant will improve and beautify the south side of N Street in front of the Property, conditioned on approval by DDOT and the Public Space Committee, with a design similar to that included as Exhibit B.
5. The Applicant continues to meet with stakeholders and to study the potential for a new tunnel and entrance for the New York Avenue – NoMa Metrorail station. The Applicant will provide more specificity about this with its supplemental filing.

Sincerely,

/s/ Phil Feola
Phil T. Feola

/s/ Cary Kadlecek
Cary R. Kadlecek

Attachments