

September 6, 2016

VIA ELECTRONIC FILING

Ms. Marnique Heath, Chairperson
Board of Zoning Adjustment
441 4th Street NW
Suite 210S
Washington, DC 20001

Re: **BZA Application No. 19343 – Request for Variance Relief from the Public Space, Rear Yard, Open Court, and Parking Requirements of the Zoning Regulations to Construct a Mixed-Use Building at 1355-1357 U Street, NW (Square 236, Lots 64 and 65) (the “Property”)**

Dear Chairperson Heath and Members of the Board:

On July 1, 2016, GS U St LLC (“**Applicant**”) submitted an application (the “**Application**”) for variance relief in order to construct an approximately 85.3 foot tall mixed-use building with retail on the ground and second floors and multi-family dwelling uses above (the “**Project**”) at the Property. The Property is located entirely within the ARTS Overlay of the CR Zone District. Because the Applicant received concept design review from the Historic Preservation Review Board prior to September 6, 2016, this Application is proceeding under the 1958 Zoning Regulations pursuant to Subtitle A, Section 102.3(a) of the 2016 Zoning Regulations, which are newly effective as of the date hereof.

This pre-hearing submission includes the following exhibits attached hereto and filed herewith:

- Exhibit A – Revised statement of the applicant, including statement of existing and intended use of the Property (the “**Revised Statement**”);
- Exhibit B – Reports of the District of Columbia Historic Preservation Office relative to the concept design review of the Project by the Historic Preservation Review Board (the “**HPO Reports**”);
- Exhibit C – Memorandum dated August 16, 2016 to the District Department of Transportation (“**DDOT**”) regarding the Comprehensive Transportation Review of the Project;

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- Exhibit D – Resumes and outlines of witness testimony as expert witnesses for the Project’s architect, Kevin C. Sperry, AIA, and the Project’s transportation consultant, Nicole White, P.E., PTOE; and
- Exhibit E – Revised proposed plans, drawings, photographs, and tabulations for the Project (the “**Revised Plans**”).

I. Community Meetings and Support

The Applicant has engaged in significant dialogue with Advisory Neighborhood Commission 1B (the “ANC”), the ANC in which the Property is located. At the August 15, 2016 meeting of the ANC’s Zoning, Planning and Development Committee (“ZPD”), the ZPD voted to recommend the ANC support the Project and the requested relief, and at its September 1, 2016 meeting, the full ANC voted to support the Project and the relief requested. The Applicant has been in communication with representatives of the owners of the residential building immediately to the rear of the Property as well as others in the neighborhood.

II. Updated Statement of the Applicant

In Section V.B of the Revised Statement attached as Exhibit A, the Applicant sets forth additional justification that the Project satisfies the “practical difficulty” prong of the variance test thereby necessitating the relief requested. The revised Section V.B cites to the HPO Reports, which are included here as Exhibit B for reference. The Revised Statement is otherwise largely identical to the Statement submitted as part of the initial Application. As Exhibit C, the Applicant hereby submits the Comprehensive Transportation Review of the Project as filed with DDOT.

III. Modification and Amendment to Project

The Applicant hereby amends the Application consistent with the Revised Plans attached hereto as Exhibit E. The Revised Plans include additional detail, drawings, context photographs, and justification for the requested relief relative to the plans filed with the Application initially. The overall dimensions and requested relief has not changed relative to the initial Application.

Following conversations with DDOT and the ANC, as part of the mitigation for the requested parking relief, the Applicant has agreed to the following conditions:

1. Reserve one (1) of the Project’s three parking spaces for a vehicle to be made available through a car-sharing service;
2. Include a secure bike-storage room with bike repair facilities in the Project;
3. Provide one (1) year membership to Capital Bikeshare to the initial occupant of each unit in the Project prior to move-in; and
4. Reserve at least one (1) 2-bedroom unit in the Project for an occupant earning no more than 80% of the area median income, as an Inclusionary Zoning unit.

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In addition to these conditions, the Applicant has agreed to make a contribution to the Housing Production Trust Fund.

IV. Witnesses

On behalf of the Applicant, the following witnesses will be available to testify at the public hearing on the Project, which hearing is scheduled for September 27, 2016:

1. Eric May, as a representative of the Applicant;
2. Kevin C. Sperry, AIA, Antunovich Associates, Inc. and
3. Nicole White, P.E., PTOE, Symmetra Design.

Attached as part of Exhibit D please find the outlines of testimony for the two above-listed witnesses.

Please feel free to contact the undersigned with any questions regarding this application.

Sincerely,



David A. Lewis*

Associate

*Not admitted in the District of Columbia

Admitted in Massachusetts only

Enclosures

Cc: Mr. Eric May (*via e-mail only*)
Mr. Kevin Sperry (*via e-mail only*)
Ms. Nicole White (*via e-mail only*)

CERTIFICATE OF SERVICE

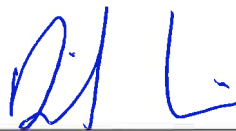
I hereby certify that I sent a copy of the foregoing document to the following addresses on September 6, 2016 by courier or first class mail:

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