

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: Nicole Forrest, Clark Realty Capital

DATE: July 12, 2006

RE: 2950 Tilden Street, NW - Description of the Project Design and Community Outreach

A. Project Design

During the 2950 Tilden Street Zoning Commission hearing on June 22nd, Tilden 800 LLC was pleased to submit new plans for a 5-story option in response to the Office of Planning's report. Due to time constraints at the hearing, we were unable to present details of the revisions. As such, we would like to take this opportunity to explain the 5-story option which is a plan Tilden 800 LLC would be proud to develop on our site.

Similar to the 6-story plan, the 5-story proposal continues to provide an appropriate transition from the homes on the north side of Tilden Street to the surrounding mid-rise and high-rise buildings in the neighborhood. In this amended plan, we have removed the sixth floor, reducing the height of the building from approximately 66 feet 8 inches to 61 feet 4 inches. Most importantly, the 5-story plan preserves the fundamental design elements of the 6-story proposal and offers new opportunities for design enhancements. The articulation and footprint of the front of the building does not change. We also maintained significant amenities including green surfaces on the courtyard and roof and an ample parking ratio. Removing the sixth floor allows the building to be raised "out of the ground" and set the first floor at grade level, offering

two architectural benefits: a more traditional Washington streetscape with the entryways off the sidewalk and improved light and air conditions for the first floor units.

In order to remove the sixth floor from the building, we made minor adjustments to the plans that maintained the unit count and overall FAR. The 5-story footprint expanded by approximately five feet on the southern and western edges of the building, where changes would least impact surrounding properties. These design changes had minimal impact on our closest neighbor, 3883 Connecticut Avenue (whose Condominium Board has withdrawn its opposition status). The courtyard facing 3883 Connecticut remains 56 feet deep (about the width of a four lane street). The courtyard was shortened by approximately 10 feet on the east and west. This change does not affect the north facing units (those which face the courtyard) in 3883 Connecticut Avenue since the length of the courtyard is still approximately 70 feet.

The 5-story plan includes two roof structures for elevator and stair access to the roof. The penthouses are setback from the roof perimeter to minimize visibility of these elements from street level. Mechanical equipment is still located in the garage of the building. As a result of having two roof structures, the 5-story option would require relief from Section 411.3 of the Zoning Regulations. In addition, the 5-story option would require relief from Section 411.5 of the Zoning Regulations since the elevator override would give the western roof structure differing heights.

While minor adjustments were necessary to mitigate some of the costs of articulation and the parking garage, the 5-story plan largely achieves the same goals as

the 6-story plan. While we continue to believe the 6-story plan to be the most appropriate contextual massing for the site, the 5-story plan is a good solution.

B. Community Outreach

At the June 22, 2006 hearing, attention was drawn to a September 29, 2004 article from the Northwest Current. Of specific question was my quote: “We obviously don’t want to build something the community doesn’t want.” Preceding this statement is another quote from me: “We’re very open to discussion.” Over the course of the last two to three years, Tilden 800 LLC has demonstrated a commitment to working with the community in the design of the Tilden project.

During this PUD process, we have attended multiple single member subdistrict meetings, an ANC meeting and Clark-sponsored town hall meetings. These meetings have resulted in significant design revisions including:

- Reduced unit count
- Reduced FAR square footage
- Reduced building height (3 story reduction)
- Added second level of garage parking
- Expanded our “green” building elements
- Increased the setback from Tilden Street
- Created a courtyard bordering 3883 Connecticut Avenue

- Created a construction management plan
- Increased public amenities including additional landscaping in non-adjacent public space and contributions to local groups

The latest submission of a 5-story plan further demonstrates Clark's commitment to working and responding to community input. Unfortunately, certain groups continue to oppose the project in any form, demanding only townhomes are built on the site. Nonetheless, our progress in working with neighborhood groups in a flexible and open manner is evidenced by the withdrawal of opposition status from the Condominium Association Board of our closest neighbor, 3883 Connecticut Avenue..

Further, as detailed in Exhibit E of the Post-Hearing Submissions, we have worked with the Office of Foreign Missions in order to accommodate the concerns of the Embassy of Kuwait. Tilden 800 LLC made several design changes based on the Office of Foreign Mission and Embassy of Kuwait concerns.

In summary, the submission of our 5-story plan represents not only our responsiveness to the community and the Office of Planning, but also a revised plan that exemplifies continued thoughtful planning and architecture. In particular, the 5-story design still features:

- **Natural transition** – The proposal project allows for a natural transition from the 9-story 3883 Connecticut Avenue building and other high density developments just to the south of the subject property to the 3-story rowhouses to the north of the property and the Kuwait Embassy to the east. The front of the Project (two-

stories and four-stories) relates to the semi-detached homes across Tilden Street, NW. In addition to the building set backs, the proposed building also features three lowrise “arms” containing one-level and two-level residences to gradually introduce the building’s mass to Tilden Street.

- **Augmented terracing** – As in the 6-story plan, the 5-story plan allows for “hanging gardens”, an element crucial to the appearance of the proposed building. As a result of the gentle tiers of terracing – both by its proposed structural layout and landscaping – the proposed building is detailed in a manner that minimizes the visual impact of residential building.
- **Transit-oriented development** - From a sustainability perspective, higher density use, located near transit nodes, is good urban design. The property is in walking distance to mass transportation, including two Metrorail stations. Both the 5- and 6-story plans allow for a greater utility of the property and achieve more efficient and desirable use of the site.

2950 Tilden Street is the product of design evolution shaped by smart growth principles, architectural excellence, and community input. The iterative PUD process has helped produce a design that is compliant with the DC’s Comprehensive Plan, provides optimal neighborhood transition, and is architecturally significant and environmentally sensitive. Our project will be an amenity to the District at this unique transit-oriented site, presenting new home ownership opportunities, offering green-design characteristics, adding to the affordable housing stock and providing contributions to important

community amenities. We will continue to demonstrate our commitment to the community and our enthusiasm for our 6-story plan or the modified 5-story version.

Thank you for your continued consideration of our project.

ZONING TABULATIONS

SQUARE: 2234
LOT: 800
SITE AREA: 34,686 SF

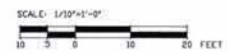
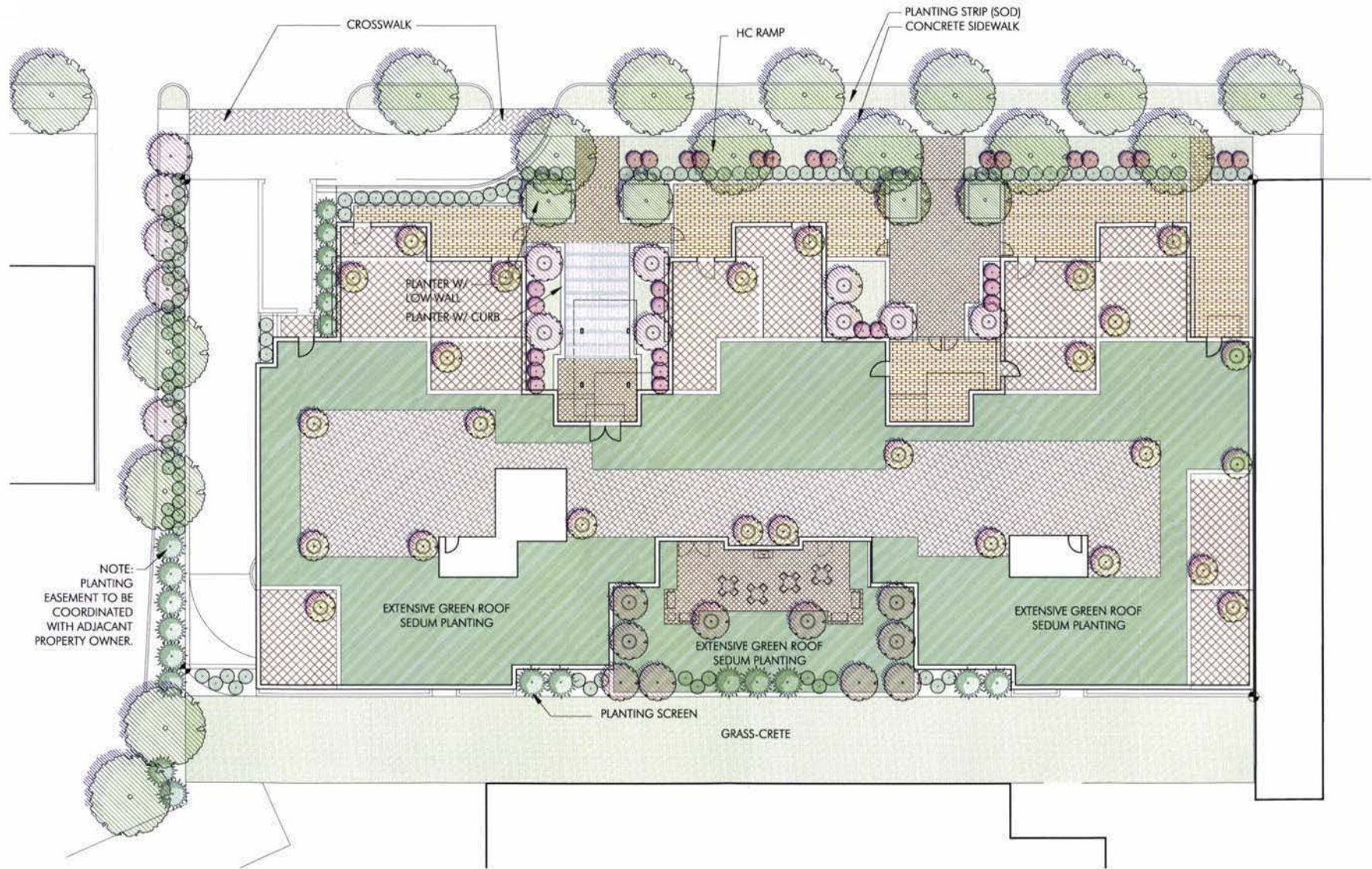
	R5-C w/ PUD DEVELOPMENT STANDARDS REQUIRED / PERMITTED	PROPOSED PUD PROVIDED
USES	ALL PROPOSED USES ARE PERMITTED	RESIDENTIAL APARTMENTS
FAR	4.0 (138,744 SF)	2.52 (87,500 SF)
LOT OCCUPANCY	75% OF SITE AREA OR 26,014 SF	18,400 SF (53%)
BUILDING HEIGHT	75'-0" + 5% = 78'-9"	61'-4" (AT HIGHEST POINT)
PENTHOUSE HEIGHT	18'-6"	17'-0"
PENTHOUSE AREA	0.37 FAR	.005 FAR
SIDE YARD	NONE REQUIRED	0'-0"
REAR YARD	4" PER 1'-0" HEIGHT = 20'-6"	21'-8"
COURTS	3" PER 1'-0" HEIGHT = 17'-5"	25'-8" MIN.
PARKING	1 SPACE PER 3 UNITS = 17 SPACES	GREATER THAN 2.0 SPACES PER UNIT MIN. = 110 SPACES
LOADING	1 @ 20'	1 @ 30' (DELIVERY LOADING)

ASSUMES 49 RESIDENTIAL UNITS

NOTE: ALL REQUIRED SPACES ARE STANDARD SIZE

FAR TABULATIONS

LEVEL	TOTAL RESIDENTIAL FAR BY FLOOR
TERRACE	4,179 SF
1ST FLOOR	18,400 SF
2ND FLOOR	18,400 SF
3RD FLOOR	16,602 SF
4TH FLOOR	16,207 SF
5TH FLOOR	13,712 SF
TOTAL	87,500 SF



PARKER RODRIGUEZ, INC.
Landscape Architecture
1000 15th Street, NW
Washington, DC 20004
Tel: 202.331.1111
Fax: 202.331.1112

LANDSCAPE PLAN

LOT 800 of square 2234
2950 TILDEN STREET, NW
WASHINGTON, DC

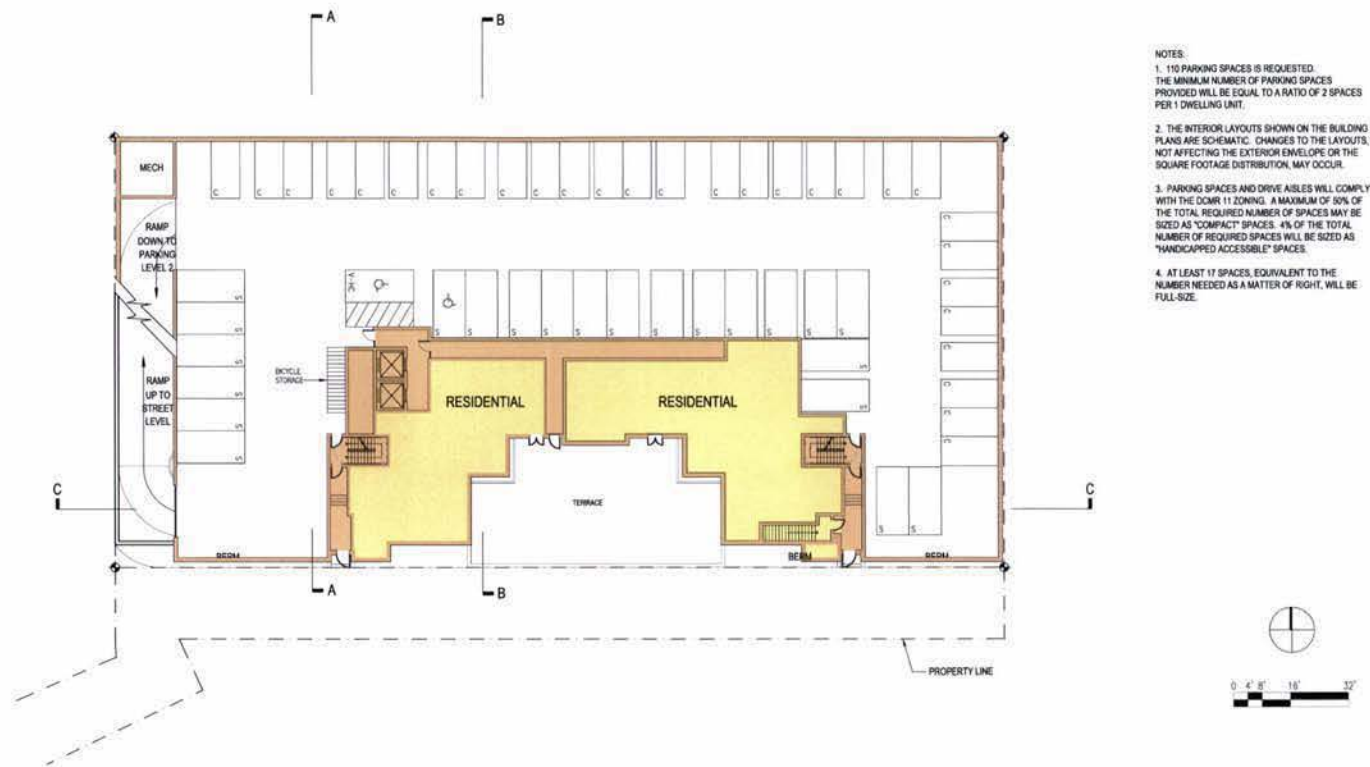
Revision & Date:

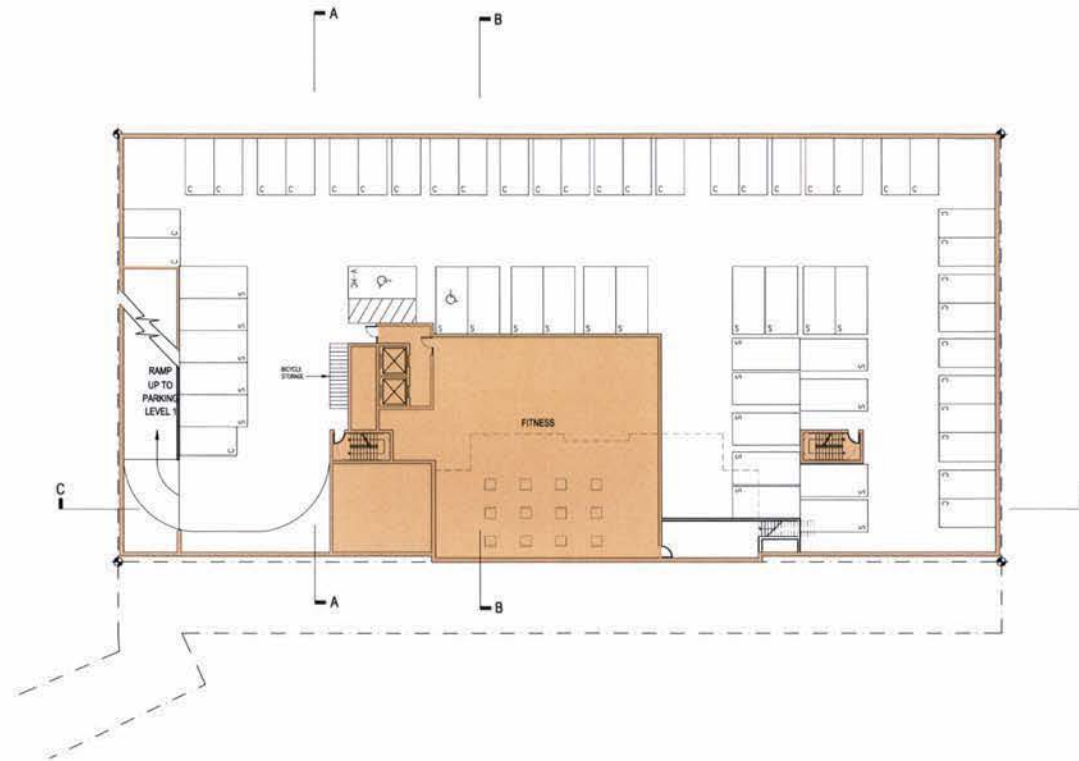
05.12.04 PRELIMINARY
03.01.08 PSD Submission

Drawn by:
SL, JF
Designed by:
SL, JR
Checked by:
SL, JR
Date:
MARCH 1, 2008
Scale:
1" = 30'-0"

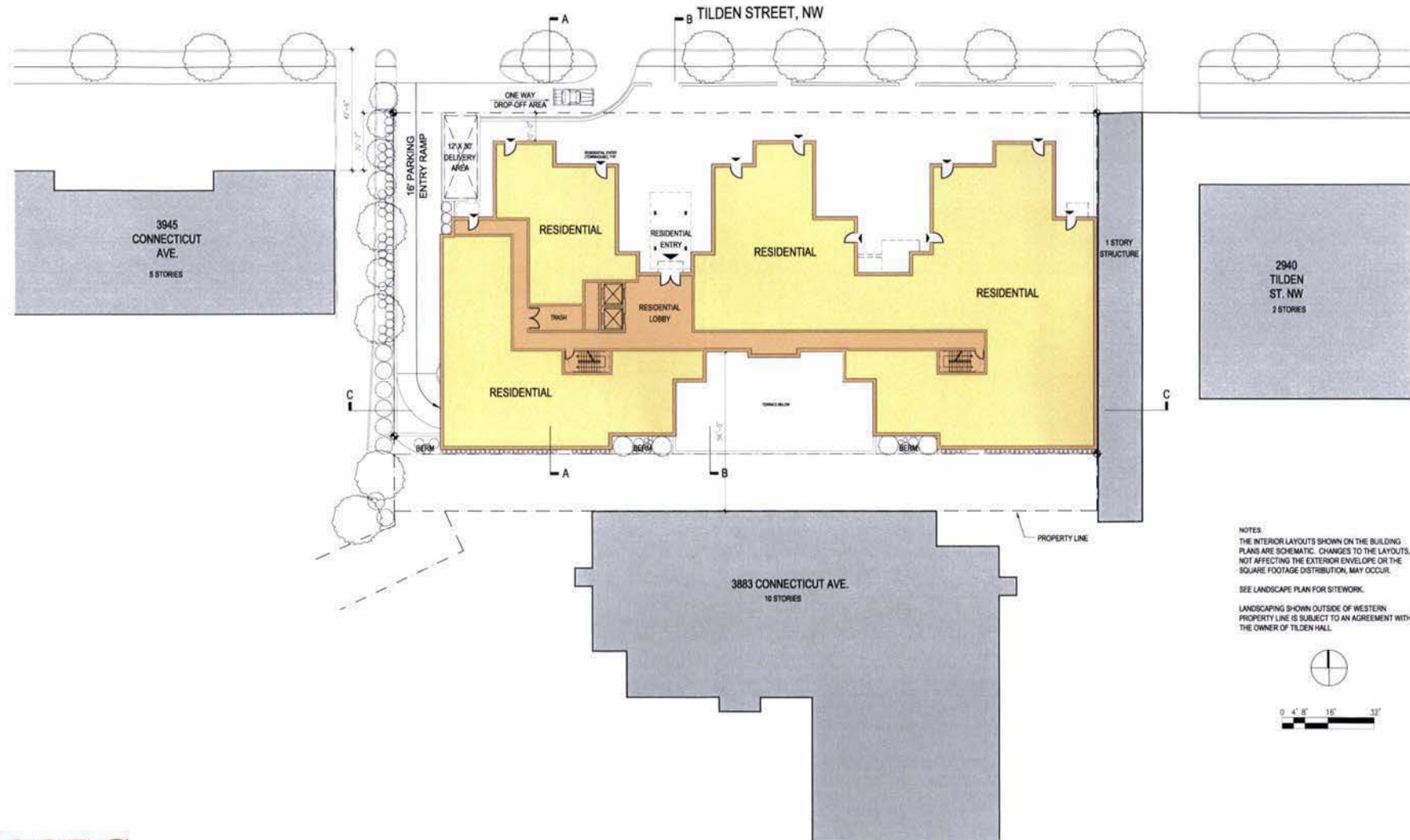
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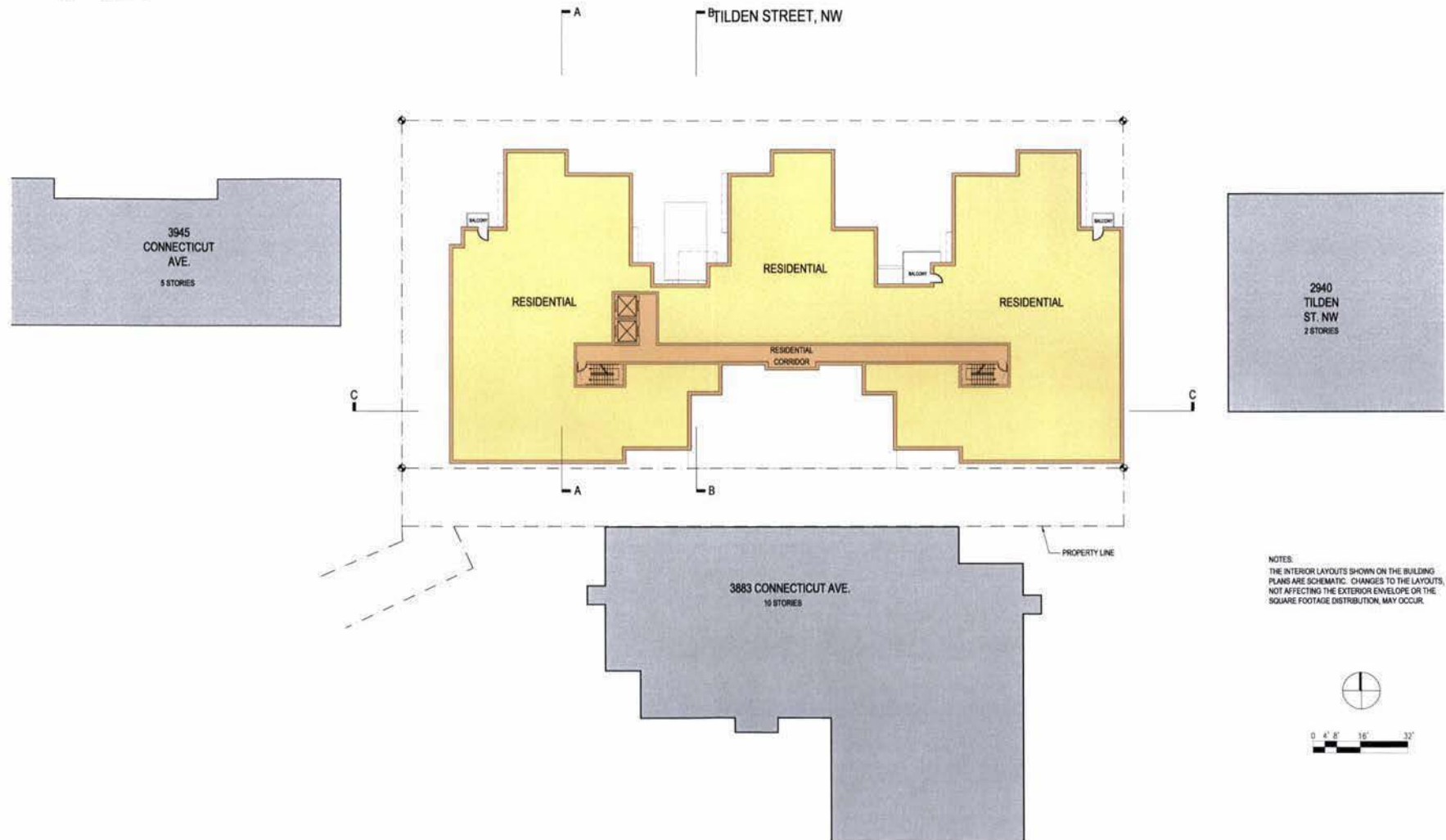


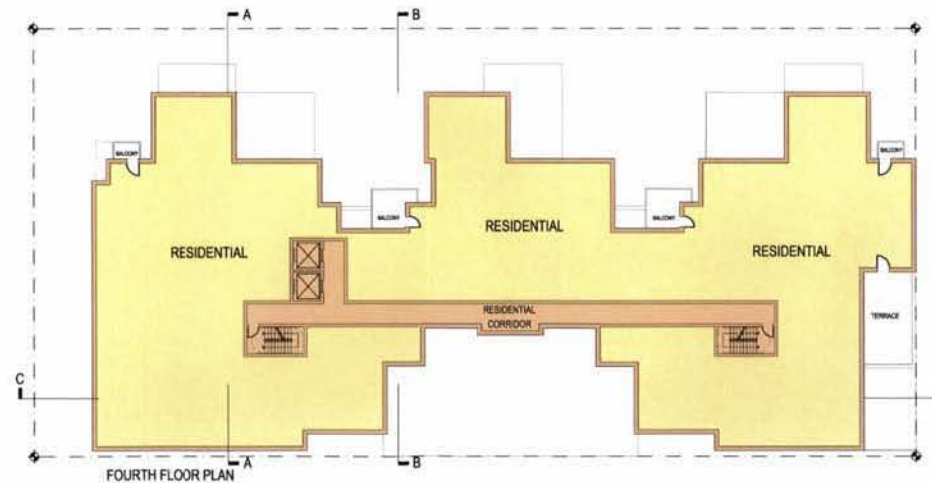
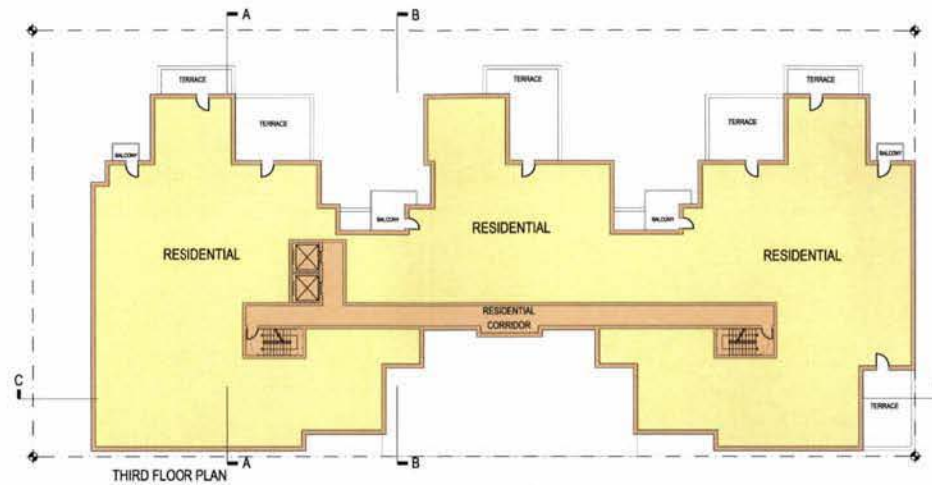


1. 110 PARKING SPACES IS REQUESTED. THE MINIMUM NUMBER OF PARKING SPACES PROVIDED WILL BE EQUAL TO A RATIO OF 2 SPACES PER 1 DWELLING UNIT.
2. THE INTERIOR LAYOUTS SHOWN ON THE BUILDING PLANS ARE SCHEMATIC. CHANGES TO THE LAYOUTS, NOT AFFECTING THE EXTERIOR ENVELOPE OR THE SQUARE FOOTAGE DISTRIBUTION, MAY OCCUR.
3. PARKING SPACES AND DRIVE AISLES WILL COMPLY WITH THE DCMR 11 ZONING. A MAXIMUM OF 50% OF THE TOTAL REQUIRED NUMBER OF SPACES MAY BE SIZED AS "COMPACT" SPACES. 4% OF THE TOTAL NUMBER OF REQUIRED SPACES WILL BE SIZED AS "HANDICAPPED ACCESSIBLE" SPACES.
4. AT LEAST 17 SPACES, EQUIVALENT TO THE NUMBER NEEDED AS A MATTER OF RIGHT, WILL BE FULL-SIZE.

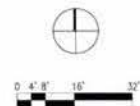


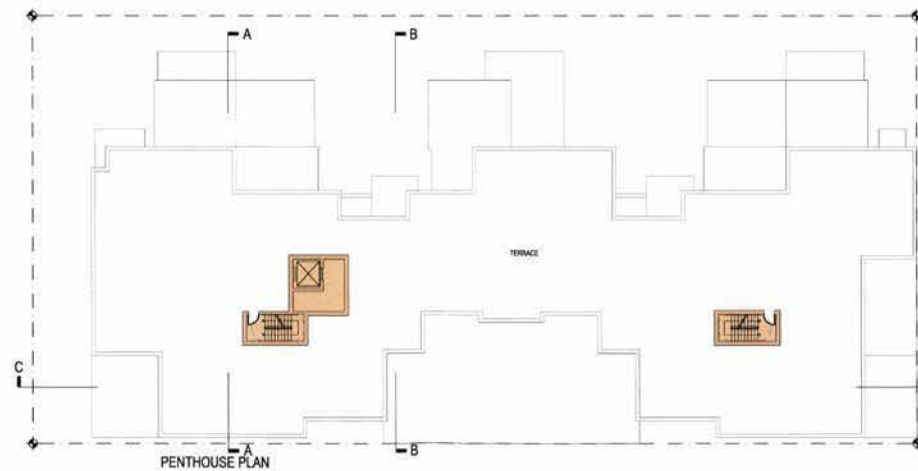
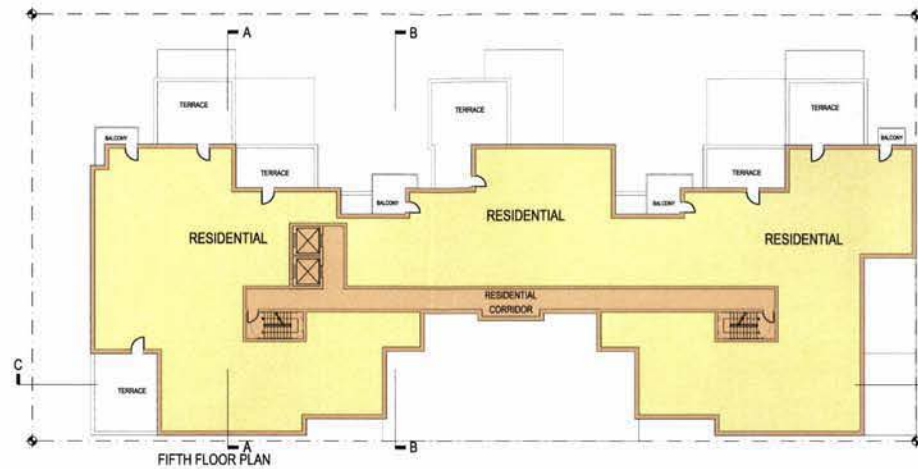
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 SEE LANDSCAPE PLAN FOR SITEWORK.
 LANDSCAPING SHOWN OUTSIDE OF WESTERN PROPERTY LINE IS SUBJECT TO AN AGREEMENT WITH THE OWNER OF TILDEN HALL.





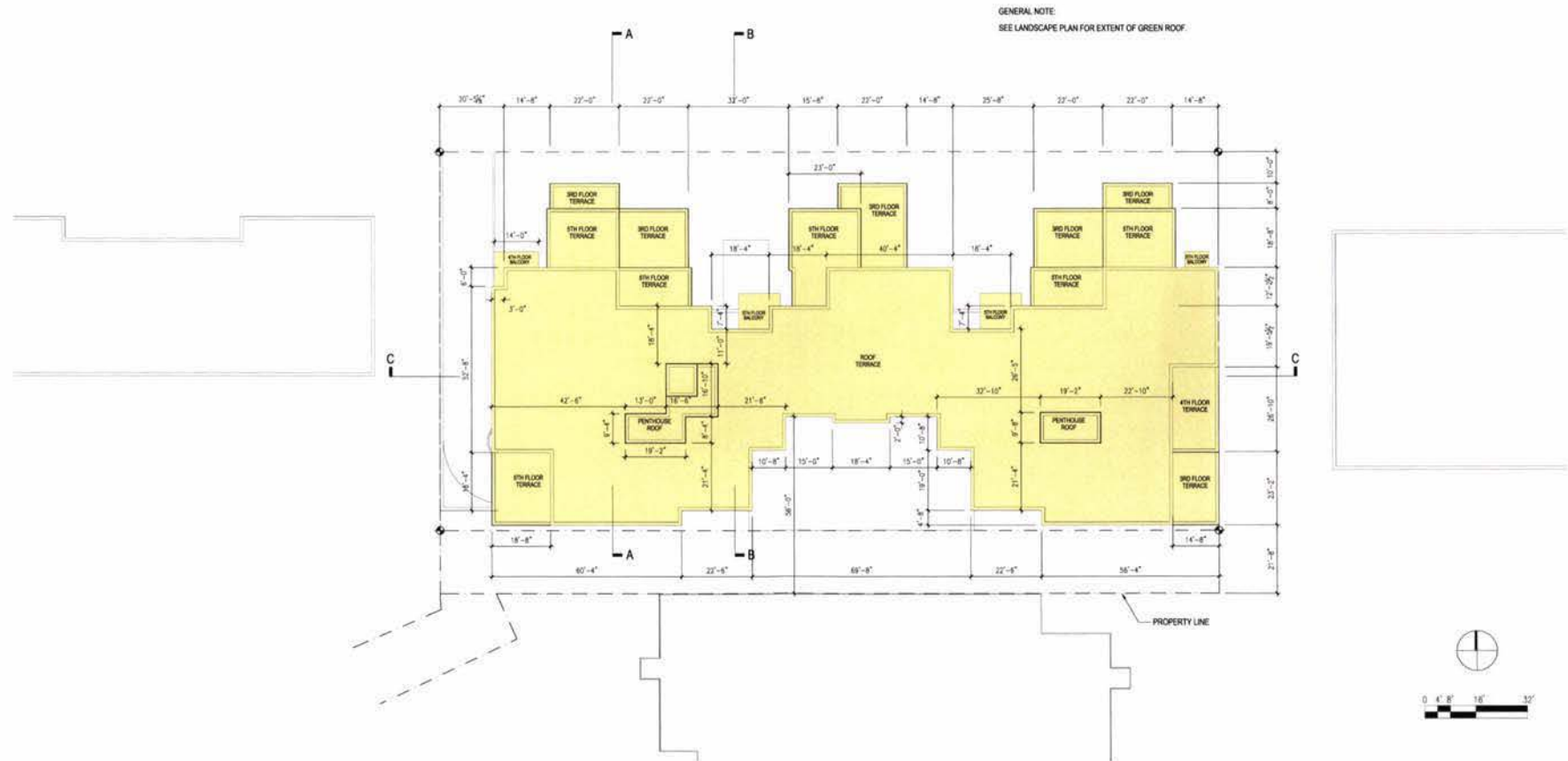
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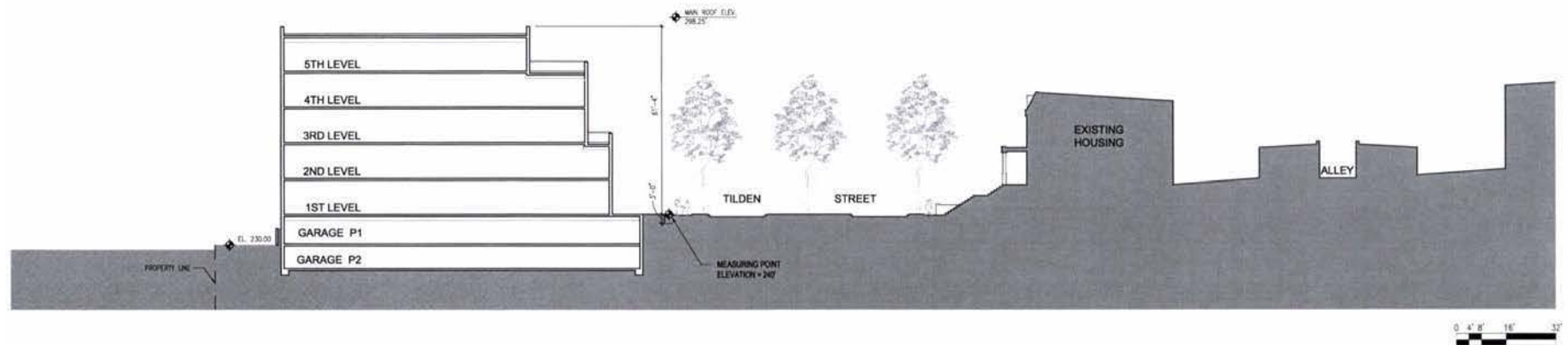


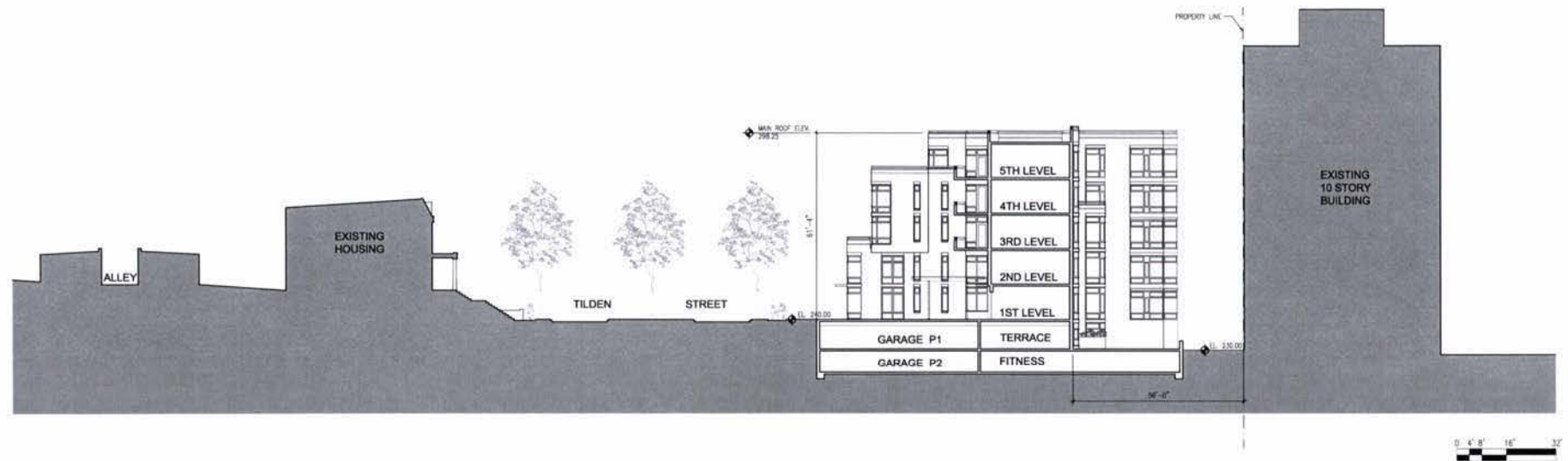


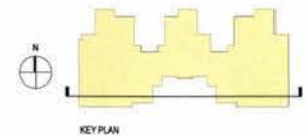
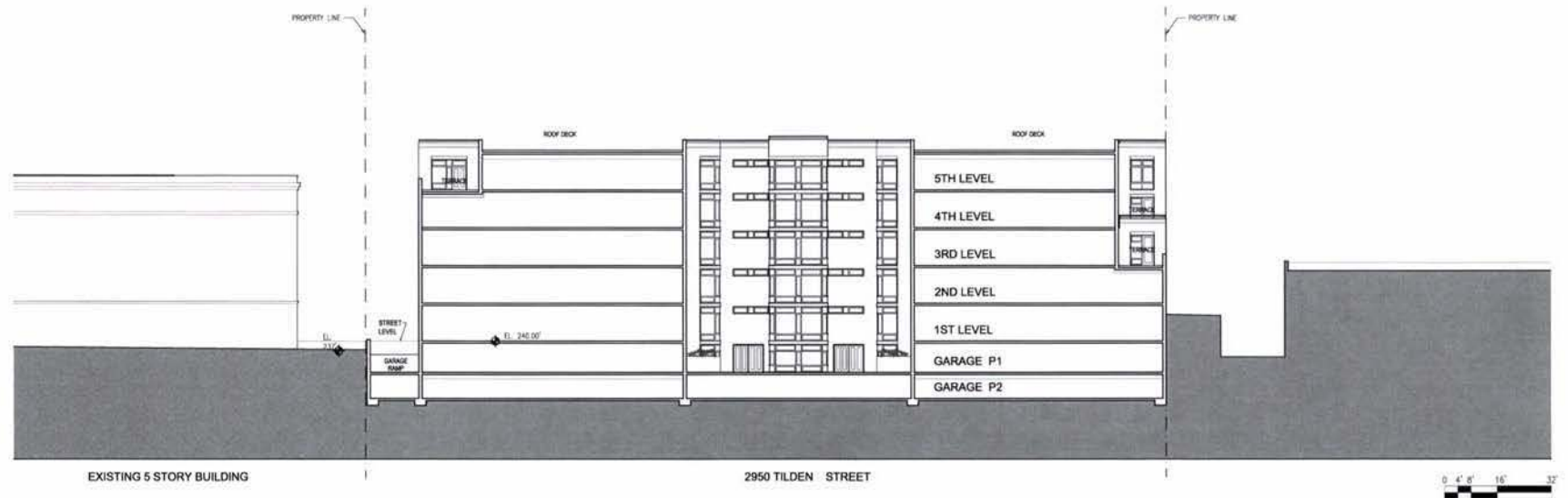
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SEE LANDSCAPE PLAN FOR EXTENT OF
GREEN ROOF.











EXTERIOR MATERIALS
EXTERIOR WALLS - CAST MASONRY OR MASONRY
WINDOWS - COATED ALUMINUM WITH CLEAR GLASS



EXTERIOR MATERIALS:
EXTERIOR WALLS - CAST MASONRY
OR MASONRY
WINDOWS - COATED ALUMINUM WITH
CLEAR GLASS



