

**REUNION SQUARE  
Office Building (“Building 4”)**

**STATEMENT OF THE APPLICANT  
TO THE  
DISTRICT OF COLUMBIA ZONING COMMISSION**

**SECOND STAGE PUD FOR  
SQUARE 5784, LOTS 899, 900 & 1101**

**March 9, 2018**

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## LIST OF EXHIBITS

<b>Exhibit</b>	<b>Description</b>
A	Zoning Commission Order No. 08-07
B	Comprehensive Plan Future Land Use Map
C	Comprehensive Plan Generalized Policy Map
D	Comprehensive Plan Analysis
E	Approved First Stage PUD Architectural Plans and Elevations
F	Proposed Second Stage PUD Architectural Plans and Elevations for Building 4
G	Surveyor's Plat
H	Certificate of Notice, Notice of Intent, and Property Owner List
I	Authorization Letters

## I. INTRODUCTION

Four Points, LLC (the “Applicant”), hereby submits this statement and the attached documents to the Zoning Commission of the District of Columbia (the “Zoning Commission”) in support of its application for second stage approval of a planned unit development (“PUD”) to develop an office building with ground floor retail (“Building 4”) on property located at Square 5784, Lots 899, 900, and 1101 (the “Site”), in accordance with the Zoning Commission’s approval in Z.C. Order No. 08-07. Pursuant to Subtitle A §§ 102.1 and 102.3(a) of the 2016 Zoning Regulations, the second stage PUD has vested development rights under the 1958 Zoning Regulations because the plans submitted herewith are consistent with the unexpired first stage PUD that was approved prior to the effect date of the 2016 Zoning Regulations. As such, all zoning tabulations for Building 4 are based on the 1958 Zoning Regulations.

Pursuant to Z.C. Order No. 08-07, dated September 9, 2013, and effective on October 25, 2013 (Exhibit A), the Zoning Commission approved a first stage PUD and a related Zoning Map amendment from the C-2-A and C-M-1 Districts to the C-3-A District for Square 5772, Lots 827, 829, 831, 880, 984, 1017, and 1019; Square 5783, Lots 829 and 1018; Square 5784, Lots 898, 899, and 900; and Square 5785, Lots 839 and 906 (collectively, the “PUD Site”).<sup>1</sup> The PUD Site is generally bounded by U Street, to the north, Martin Luther King, Jr. Avenue to the east, Chicago Street to the south, and Interstate 295 to the west, all located in the southeast quadrant of the District. Pursuant to Z.C. Order No. 08-07A, dated March 30, 2015, and effective on May 22, 2015, the Zoning Commission approved a second stage PUD and modifications to the approved

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<sup>1</sup> As noted above, Z.C. Order No. 08-07 was approved under the 1958 Zoning Regulations. Under the 2016 Zoning Regulations, which repealed and replaced the 1958 Zoning Regulations on September 6, 2016, the C-2-A District was re-designated to the MU-4 District, the C-M-1 District was re-designated to the PDR-1 District, and the C-3-A District was re-designated to the MU-7 District. This application for a second stage PUD for Building 4 is subject to the development and use requirements of the 1958 Zoning Regulations.

first stage PUD to develop Lot 839 and part of Lot 906 in Square 5785 with a residential building (“Building 1”). “Building 3,” which contains office use, has been completed and is occupied.

In granting first stage approval for the PUD Site, the Zoning Commission found that the first stage PUD advances the purposes of the Comprehensive Plan, is not inconsistent with the Future Land Use Map, complies with the guiding principles in the Comprehensive Plan, and furthers a number of the major elements of the Comprehensive Plan. *See* Z.C. Order No. 08-07, Finding of Fact (“FF”) No. 34. Specifically, the Zoning Commission found that the first stage PUD advances the Comprehensive Plan’s purposes by promoting the social, physical, and economic development of the District through the provision of a high-quality mixed-use development that will increase the housing supply, add new retail uses, create additional employment opportunities, and generate significant tax revenues for the District. *Id.* at FF No. 36. The Zoning Commission also found that the first stage PUD is not inconsistent with many guiding principles in the Comprehensive Plan, and furthers the objectives and policies of many of the Comprehensive Plan’s major elements, as set forth in FF Nos. 38 and 39. Moreover, the Commission found that the first stage PUD carries out the purposes of Chapter 24 of the 1958 Zoning Regulations to encourage the development of well-planned developments, which will offer a project with more attractive and efficient overall planning and design, not achievable under matter-of-right development. *Id.* at Conclusion of Law No. 3.

The Applicant now proposes to develop Building 4 with approximately 287,705 square feet of total gross floor area devoted to office and retail use. Building 4 will be developed to a maximum height of 90 feet, will contain 324 zoning-compliant parking spaces, and up to 136 tandem parking spaces.

The Site is located in Square 5784, which is bounded by W Street, SE to the northeast, Railroad Avenue SE, Shannon Place, SE to the east, a public alley and private property to the southwest, and Railroad Avenue to the northwest. The Site is designated as mixed-use Medium Density Residential and Moderate Density Commercial on the Comprehensive Plan Future Land Use Map (Exhibit B) and is designated in a Neighborhood Conservation Area adjacent to the Anacostia' boundary of the Central Employment Area on the Comprehensive Plan Generalized Policy Map (Exhibit C). The C-3-A District is identified in the Comprehensive Plan as being compatible with the Moderate Density Commercial designation on the Future Land Use Map. *See* 10A DCMR § 225.9. Moreover, as set forth in Exhibit D, the proposed second stage PUD development of Building 4 is not inconsistent with the Future Land Use Map and the Generalized Policy Map, complies with the guiding principles in the Comprehensive Plan, and furthers a number of the Comprehensive Plan's elements.

Pursuant to Subtitle X § 308.3 of the 2016 Zoning Regulations, “[i]f the Zoning Commission determines a second stage application complies with all of the requirements of the first stage approval, it shall schedule a public hearing on the second stage application. It is the intention of the Zoning Commission that any second stage application that is substantially in accordance with the elements, guidelines, and conditions of the first-stage approval shall be granted a hearing.” Moreover, pursuant to Subtitle Z § 309.2 of the 2016 Zoning Regulations, “[i]f the Zoning Commission finds the application to be in accordance with the intent and purpose of the Zoning Regulations, the PUD process, and the first stage approval, the Zoning Commission shall grant approval to the second stage application, including any guidelines, conditions, and standards that are necessary to carry out the Zoning Commission's decision.” For the reasons

described herein, the second stage application meets the standards of Subtitle Z §§ 308.3 and 309.2 and should therefore be approved.

## **II. APPROVED FIRST STAGE PUD DEVELOPMENT PARAMETERS AND PROPOSED DEVELOPMENT**

### **A. Approved and Proposed Development Parameters**

The Applicant seeks second stage approval to permit the development of Building 4. The approved Architectural Plans and Elevations for the first stage PUD (the "First Stage Plans") are attached hereto as Exhibit E. As part of the first stage approval, the Zoning Commission approved Building 4 to have a maximum building height of 90 feet (not including penthouse) and a maximum density of 4.0 floor area ratio ("FAR"). The density for the overall project is 4.5 FAR. The Zoning Commission also granted relief from the parking and loading requirements for Building 4. See Z.C. Order No. 08-07, Finding of Fact Nos. 29 and 30.

The proposed second stage Architectural Plans and Elevations (the "Second Stage Plans") for Building 4 are attached hereto as Exhibit F. As shown on the Second Stage Plans, Building 4 continues to have a maximum building height of 90 feet (not including penthouse) and a maximum density of 4.44 FAR. The density for the overall project is 4.5 FAR, which is consistent with the first stage approval. Building 4 also includes loading and parking reductions granted pursuant to the first stage approval.

At the time that the first stage PUD was approved, the 1958 Zoning Regulations required 461 parking spaces, and the Zoning Commission granted relief for the Applicant to provide 347 total parking spaces. The Applicant is now seeking flexibility to provide 324 zoning-compliant parking spaces and up to 136 tandem parking spaces, for a total of up to 460 parking spaces in Building 4.



The flexibility requested for Building 4 is to address pending parking phasing issues within the overall PUD Site. The Department of General Services (“DGS”) issued a request for proposals to lease approximately 200,000 square feet of office space and 200 parking spaces in Building 4. The Applicant proposes to provide an additional 25 parking spaces for the remaining office space in Building 4 and ten parking spaces for the proposed retail space in Building 4, thus resulting in a total of 235 parking spaces for the tenants in Building 4.

Building 3, located at 2235 Shannon Place (adjacent to Building 4), is fully leased to DGS. Building 3 does not have below-grade parking and currently utilizes the adjacent surface parking lot (the future location of Buildings 1 and 2), which contains 329 parking spaces. DGS’ lease requires 107 parking spaces for the Building 3 tenants.

Buildings 6 and 7 are also fully leased and provide a total of 62 on-site surface parking spaces. In order to serve the existing tenants of Buildings 6 and 7, which include the Department of Youth Rehabilitation Services, General Services Administration, Children’s Hospital, D.C. Superior Court, D.C. Choices, Family Medical Counseling Services, and the Far Southeast Collaborative, an additional 202 monthly parking spaces are provided on the surface parking lot at the future location of Buildings 1 and 2. The Applicant is proposing to provide parking within Building 4 to help meet the parking demands for Buildings 3, 4, 6 and 7, given the existing parking needs and anticipated phasing of the overall development.

Building 4 otherwise complies with all applicable development standards under the 1958 Zoning Regulations. *See Second Stage Plans.*

## **B. Proposed Architectural Program and Design**

Building 4 is located at the convergence of two distinct Anacostia urban grid alignments, which has inspired the concept of a cluster of brick volumes organized around a main glass form or element. While the brick volumes are referencing the typical scale of the commercial and

institutional buildings of the historic Anacostia neighborhood, the glass volume is responding to the larger scale of the context on the west side of the building, that of the Kenilworth Avenue Freeway, the Anacostia park, and the Anacostia River with the city skyline beyond. This design approach is intended to solidify the placement of the new building within the neighborhood while also knitting its geometries to the local scale. This objective is achieved by mediating the main central, glassier volume with the articulation of the brick volumes.

Building 4's volume is comprised of two main components of seven and five stories, organized to create an "L" shape with the main fronts aligned on Railroad Avenue, W Street, and Shannon Place. The south frontage faces an alley while the internal frontages face the existing building at 2235 Shannon Place (Building 3) to create a landscaped courtyard. The five story volume will feature retail on the ground floor and a shared lobby to provide access to both retail and office functions. This area will be the main entrance to the building, with a second entrance provided from the landscaped courtyard.

Service, delivery, and parking garage access (cars and bikes) will be provided on Railroad Avenue near W Street, which is the subject of a pending street dedication application that would widen the right-of-way to 70 feet to provide wider sidewalks and enhanced landscape treatments.

The material selection for the building is consistent with the overall massing diagram. The five-story volume at the corner of Shannon Place and W Street is defined by a brick and metal grid that organizes the facades in a sequence of 10' wide by 12'-6" high bays. This language is adopted to define the transition between the scale of the neighborhood and the seven-story main volume along Railroad Avenue at the north and south elevations, alternating the 10' bays with 15' bays to differentiate the more civic and urban nature of the fronts along Shannon Place and W Street from the other fronts along Railroad Avenue. The articulation of the front, with different heights and

materials, reduces the scale of the larger volume and establishes a gradual transition between the building's seven-story bulk and the scale of the town homes on Chicago Street.

The Railroad Avenue façade is mainly characterized by an articulated window wall system that maximizes views across the river and creates a composition of gently angled glass elements that interact with the sun to create an iconic and vibrant sequence of light reflections, inspired by the dynamic flow of the vehicles on the freeway and of the river. The articulation of the building with different volumes and heights creates an opportunity to provide a sequence of roof terraces that complement the amenity spaces within the building, providing both with landscaped and paved outdoor areas. The roof terrace at the 7<sup>th</sup> floor will provide unique views of the river and the skyline beyond, and the roof terrace at the 5<sup>th</sup> floor will provide an intensive green garden, introducing a strong natural presence, visible also from the adjacent areas of the neighborhood.

### **III. TABULATION OF DEVELOPMENT DATA**

The tabulation of development data for the proposed second stage PUD for Building 4 is included in the Second Stage Plans attached hereto as Exhibit F.

### **IV. FLEXIBILITY UNDER PUD GUIDELINES**

The PUD process was created to allow greater flexibility in planning and design than may otherwise be possible under conventional zoning procedures. As part of the first stage approval, the Zoning Commission granted flexibility such that Building 4 was permitted to provide 347 parking spaces where 461 spaces were required, and three loading berths where four berths and one service/delivery space were required. The Applicant is not seeking any additional zoning relief as part of this second stage PUD application.

The Applicant has made every effort to provide a level of detail that conveys the significance and appropriateness of the architectural design for Building 4. Nonetheless, some

flexibility is necessary that cannot be anticipated at this time. Thus, the Applicant requests flexibility from the following areas:

- i. To vary the location and design of all interior components, including partitions, structural slabs, doors, hallways, columns, stairways, and mechanical rooms, and to vary the size of the retail area, provided that the variations do not change the exterior configuration of the building;
- ii. To vary the number, location, and arrangement of parking spaces in Building 4, provided that the total number of spaces is not reduced below 324 zoning-compliant parking spaces;
- iii. 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, locations, and dimensions, including curtainwall mullions and spandrels, window frames, doorways, glass types, belt courses, brick shapes, sills, bases, cornices, railings and trim; and any other changes to comply with all applicable District of Columbia laws and regulations that are otherwise necessary to obtain a final building permit;
- iv. To vary the sustainable features of Building 4, provided the total number of LEED points achievable for Building 4 does not decrease below LEED-Gold;
- v. To vary the final design of retail frontages, including the location and design of entrances, show windows, and size of retail units, in accordance with the needs of retail tenants, and to vary the types of uses designated as “retail” use on the approved architectural drawings to include the following use categories: (i) Retail (11-B DCMR § 200.2(cc)); (ii) Services, General (11-B DCMR § 200.2(dd)); (iii) Services, Financial (11-B DCMR § 200.2(ee)); and (iv) Eating and Drinking Establishments (11-B DCMR § 200.2(j)), and to vary the amount of retail space; and
- vi. To provide egress stair access through the roof of the 5<sup>th</sup> story portion of the building, provided that the egress stair will meet the applicable setback requirements.

## **V. PUBLIC BENEFITS AND PROJECT AMENITIES**

As recognized by the Zoning Commission in Z.C. Order No. 08-07, the Applicant is providing an exceptional number and level of public benefits and project amenities, including urban design and planning, public space improvements, transportation benefits, employment and training opportunities, housing and affordable housing, and environmental benefits (*see* Z.C. Order

No. 08-07, Finding of Fact No. 33). In compliance with Z.C. Order No. 08-07, Condition No. B(1)(m), the Applicant herein provides a detailed description of the specific public benefits and project amenities provided with the second stage application for Building 4.

The development of Building 4 will help transform and invigorate the surrounding community. Building 4 will provide much needed new office space and community-serving ground floor retail, and will be delivered by an experienced development team that has a consistent track record of success in developing mixed-use projects in the District of Columbia. Development amenities include widened sidewalks on W Street adjacent to Building 4, between Railroad Avenue and Shannon Place, which will be extended in subsequent second-stage applications down to Martin Luther King Jr. Avenue. The Applicant will repave Railroad Avenue, between Chicago Street and W Street. The Applicant will also expand neighborhood parking capacity by increasing the number of parking spaces on the PUD Site, thus reducing the strain on on-street parking capacity.

The Applicant will ensure that Building 4 includes a variety of environmental benefits, including street tree planting, energy efficiency, methods to reduce stormwater runoff, and green engineering practices. Building 4 will be designed to achieve LEED Gold certification.

The Applicant has worked with Advisory Neighborhood Commission (“ANC”) 8A, the ANC in which the Site is located, and will continue to work with the ANC and other community stakeholders throughout the PUD application process. The Applicant will submit a final list of public benefits and amenities prior to the public hearing on this case.

## VI. INFORMATION REQUESTED BY THE ZONING COMMISSION

As part of Z.C. Order 08-07, the Zoning Commission required the Applicant to include in each second stage PUD application updated information regarding the proposed development. The following chart details the Zoning Commission's specific requests and the Applicant's related responses.

<p>B.1.A. Detailed architectural plans and elevations that include the information required pursuant to § 2406.12 of the Zoning Regulations.</p>	<p><i>See</i> Second Stage Plans, attached hereto as <u>Exhibit F</u>.</p>
<p>B.1.B. A detailed description of how the zoning requirements for each lot are met, with detailed analysis of all zoning relief requested for each building included in the application.</p>	<p>As set forth above and as shown on the Second Stage Plans, Building 4 complies with all applicable development standards under the 1958 Zoning Regulations other than parking and loading for which relief was previously granted.</p>
<p>B.1.C. A detailed description of all environmental/green building initiatives proposed for each building included in the application, including the level of LEED certification that each building will be designed to achieve, with the understanding that the Applicant has already committed to a LEED Gold equivalent for Building 3.</p>	<p>The Applicant will design Building 4 to include features that are consistent with the US Green Building Council (“USGBC”) LEED v.4 standards at the Gold level. A LEED checklist indicating the sustainable features of the building is included in the Second Stage Plans.</p>
<p>B.1.D. A detailed description of the level of affordability for the proposed affordable units and their location on the floor plans in any building including residential use in the application. The applications shall also include for each residential building a calculation of the amount of gross floor area of affordable housing that is being provided within each building, and a comparison to the amount that would be required by Chapter 26 of the Zoning Regulations under the matter of right zoning that existed on the site prior to</p>	<p>No housing is proposed for Building 4, which is proposed to have office and retail uses.</p>

<p>the PUD-related map amendment. In addition, the application shall indicate the number of dwelling units that would have been required to be set aside for low-income families. If that number cannot be identified, the application may use the equivalent amount of gross floor area.</p>	
<p>B.1.E. A detailed description of any shared parking and loading programs for the buildings included in the application.</p>	<p><i>See Section II.A above.</i></p>
<p>B.1.F. An updated Traffic Impact Study with documentation on existing conditions, phase conditions, full PUD build-out conditions of each phase submitted, and out-year projections</p>	<p>The Applicant has retained Gorove/Slade Associates to prepare an updated traffic impact study, as requested by the Zoning Commission. Gorove/Slade will submit a Comprehensive Transportation Review (“CTR”) report to DDOT no less than 45 days prior to the public hearing and to the Zoning Commission no less than 30 days prior to the public hearing. The CTR will incorporate all relevant information requested by the Zoning Commission.</p>
<p>B.1.G. An updated loading and curbside management plan that is consistent with DDOT plans for streetcar implementation.</p>	<p>Gorove/Slade will include an updated loading and curbside management plan within the CTR.</p>
<p>B.1.H. Any necessary updates to the proposed loading access points for the buildings.</p>	<p>The locations of the proposed loading facilities for Building 4 are shown in the Second Stage Plans.</p>
<p>B.1.I. Provide long-term and short-term bicycle parking spaces, including details of the locations relative to entrances.</p>	<p>The Applicant proposes to provide 25 bicycle parking spaces in the garage of Building 4. The bicycle parking will be located and designed to provide convenient accessibility for building employees and visitors. The Applicant will also work with DDOT to provide short-term bicycle parking in the public space adjacent to Building 4.</p>
<p>B.1.J. A comprehensive Transportation Demand Management program for each building specifically indicating the number of vehicle and bicycle parking spaces to be included in each building included in each second stage application, provided that the overall total number of vehicle parking spaces</p>	<p>Gorove/Slade will include a comprehensive transportation demand management plan for Building 4 within the CTR.</p>

<p>is a minimum of 1,486 spaces or the then-applicable zoning requirement, whichever is less.</p>	
<p>B.1.K. An update regarding the status of the proposed street closings and realignments.</p>	<p>The Applicant has filed a street widening application with the Office of the Surveyor. The application is known as S.O. No. 00469 and requests the widening of W Street by easement from 50 feet to 70 feet along the east side of Squares 5784 and 5785, between Railroad Avenue, SE and Martin Luther King Jr. Avenue, SE. The Office of the Surveyor is in the process of finalizing the proposed plats and will then circulate them to the designated agencies and utilities for review and comment.</p>
<p>B.1.L. An identification of any new transportation-related infrastructure needs such as new or updated signal hardware.</p>	<p>Gorove/Slade will identify any new transportation-related infrastructure needs and submit this information to DDOT with the CTR.</p>
<p>B.1.M. A detailed description of the specific public benefits and project amenities provided with the second stage application, the benefits and amenities identified in finding of fact 33 that are being provided with that particular second stage application, the benefits and amenities that have already been implemented, the benefits and amenities yet to be implemented, and an overall status update and timetable for implementation of the benefits and amenities.</p>	<p>See Section V of this document.</p>
<p>B.1.N. A final Construction Management Plan for the overall project.</p>	<p>The Applicant will provide a construction management plan for Building 4 prior to the public hearing.</p>

**VII. CONCLUSION**

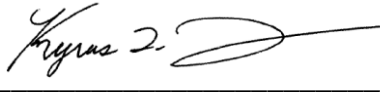
For the reasons stated above, the Applicant submits that this application for a second stage PUD for Building 4 meets the standards of Subtitle X, Chapter 3 and Subtitle Z of the 2016 Zoning Regulations; meets the standards and requirements of the first stage PUD order; is not inconsistent



with the purposes and intent of the Zoning Regulations and Zoning Map and with the land use objectives of the District of Columbia; will enhance the health, welfare, safety, and convenience of the citizens of the District of Columbia and provide significant public benefits and project amenities; and will advance important goals and policies of the District of Columbia. The Applicant therefore respectfully requests that the Zoning Commission set down the application for a public hearing.

Respectfully submitted:

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