

March 14, 2019

Via IZIS and Hand Delivery

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

Re: **Zoning Commission Case No. 01-01B; Application of BP/CRF 901 New York Avenue LLC for Modification of Consequence of the Approved Consolidated Planned Unit Development (“PUD”) and Zoning Map Amendment for the Property Located at 901 New York Avenue, NW (Square 372, Lot 34) (the “Property”) – Supplemental Submission**

Dear Chairman Hood:

On behalf of BP/CRF 901 New York Avenue LLC (the “**Applicant**”), we hereby submit this supplemental statement and attached materials in support of the above-referenced request for a modification of consequence to the consolidated PUD and Zoning Map amendment approved in Z.C. Case No. 01-01A/01-01MM/99-6M/88-16C (the “**Approved PUD**”). As discussed in the initial submission, as part of the Applicant’s comprehensive initiative to modernize the existing building for a new generation of tenants and users and to adapt to its evolving neighborhood, the Applicant proposes to update the guidelines and design scheme applicable to the building’s ground-floor retail street presence and signage, as provided under the Approved PUD.

This submission is to provide updated plans with revisions made to the proposed comprehensive design manual (“**Design Manual**”) (Exhibit A) and exterior renovation plans for a new tenant, attached as Exhibit 1 within Exhibit A (“**Tenant Renovation Plans**”). Exhibit A amends and replaces Exhibit 2 in the record submitted on January 31, 2019. These changes have been incorporated based on feedback the Applicant has received in discussions with the Office of Planning and Advisory Neighborhood Commission (“**ANC**”) 2C.

I. Updates to Design Manual and Tenant Renovation Plans

The updated Design Manual and Tenant Renovation Plans include the following revisions:

- Stone piers – No changes will be made to the materials or color of the most prominent vertical columns – the stone piers – that extend from the base of the building to the top. Cladding will not be permitted on these columns. These restrictions will also apply to the treatment of the building’s corners. The horizontal stone façade elements that separate certain areas of the second and third floors in the “anchor storefront zones” as shown in the Design Manual may be clad but may not be removed or painted.
- Additional seating area – The proposed outdoor seating area along the north façade of the building to the east of the K Street entrance has been extended to provide the potential for additional sidewalk café seating, as requested by ANC 2C.¹
- Awning height – All awnings along the Property’s three (3) street frontages will be uniform in height as to the relevant street frontage and no awnings will extend above the upper limit of the grills between the first and second floors.
- Canopy on K Street – The canopy covering the existing outdoor seating area along K Street NW will be designed with a pattern, rather than a uniform color, in order to break down its mass, as depicted in the initial submission. This requirement to provide patterning to breakdown the apparent mass of canopies will apply to all canopies that extend across the stone piers of the building to cover outdoor seating areas.
- Upper level office signage – The Applicant has removed the proposal to permit upper story signage for office tenants, as shown in the original submission.
- Public space signage – No signage will be permitted on fences or walls enclosing sidewalk café enclosures, including the planter boxes shown in the Tenant Renovation Plans, nor on other ground-level projections into public space. Signage will not be permitted on the inclined portion of awnings, but will remain permitted on vertical portions of awnings. Graphics or artwork on inclined portion shall be subject to public space permitting process.
- Confirmation of signage – “Blade” signs will be permitted, but do not extend above the top of the second floor. There will be no signs above the second floor of the building.

The above revisions are designed to further ensure that changes to the building to accommodate future tenants will maintain and respect the overall visual character of the building

¹ As noted in the initial submission, outdoor café and seating areas are located in public space and thus subject to separate review by the Public Space Committee as part of the permitting process. All elements located in public space are included in this application for illustrative purposes only and are subject to change during such public space permit review process.

and the surrounding neighborhood, while still providing the balance of guidance and adaptability needed for the proposed Design Manual to function effectively for future tenants and users. These proposed revisions will improve the building's presence on New York Avenue and K Street and facing onto Mount Vernon Square and will enliven the public space, while enhancing the pedestrian experience. The requested modification to the approved building design is consistent with the intent of the Commission's original PUD approval.

II. Update to Conditions

The conditions in the Approved PUD remain unchanged, except that the Applicant requests the following revisions to Conditions 1 and 8 of Z.C. Order No. 01-01A and a new Condition 20 to further set forth the above in order to permit the building design limitations shown on Exhibit A, as set forth below²:

1. The PUD site shall be developed in accordance with the plans prepared by Davis Carter Scott, marked as Exhibits 20 and 44 as modified by the plans contained in Exhibit 2C in Z.C. Case No. 01-01A, **and the plans contained in Exhibit 6A in Z.C. Case No. 01-01B**, and as further modified by the guidelines, conditions, and standards of this Order.

8. **The restrictions and requirements of the comprehensive design manual contained in Exhibit 6A in Z.C. Case No. 01-01B shall, in combination with these conditions, govern the building's retail signage and storefronts, as specified therein.** With regard to retail tenant signage and awnings, the applicant shall be permitted to install a variety of retail tenant signage and awnings via one or a combination of the following methods: (i) colored signage and awnings with applied tenant lettering located on the sign panel and backlighting; or (ii) metal signband with tenant lettering inset into signband and backlighting, as shown in Exhibit 44 **of the original case record as amended by Exhibit 6A of Z.C. Case No. 01-01B.** Awnings may be installed at the ground level of the building. **Awnings along each of the three (3) street frontages shall be of a uniform height as to the relevant street frontage as measured to the highest point at which they are attached and shall not extend vertically above the upper limit of the grills between the first and second floors.** Covering materials may be canvas or similar non-rubberized cloth material, glass, or metal. Vinyl, or other plastic-like sheeting is not acceptable. Awning surfaces may be of any color or pattern. Awning edges shall be straight lines; scallops, curves, fringes, etc. are not acceptable. **Awnings serving outdoor café seating areas may extend across stone piers to create a unified area beneath a singular canopy. Such awnings shall not be a single uniform color but shall be designed with a pattern in order**

² These conditions amend and replace the conditions of the Applicant's cover letter dated January 31, 2019 in the record as Exhibit 2.

to break down their mass. Signage and logos may be placed horizontally in the sign box at the front edge of the canopy. Signage lettering and logos may not be placed on sides, tops, or sloping surfaces of the awnings **while graphics or artwork on the inclined portion of awning canopies shall be subject to public space permitting process.** **Blade signs shall not extend above the top of the second floor, and there shall be no signs above the second floor of the building.** **No signage may be included on the fences, walls, or planters enclosing sidewalk cafes nor on other ground-level projections into public space.** **With respect to the existing stone columns of the building façade and the building’s corners, there shall be no changes to the materials or color of the most prominent vertical columns that extend from the base of the building to the top.** **Cladding of these columns shall not be permitted.** **Grills between such columns in storefront zones, as shown on Exhibit 6A of Z.C. Case No. 01-01B, may be painted.** **Varying materials and painting is permitted within the storefront zones between these columns, up to the top of the grills between the first and second floors within the “in-line storefront zones” and up to the top of the second floor for the “anchor storefront zones”.** **The horizontal stone façade elements that separate certain areas of the second and third floors in the “anchor storefront zones” as shown in the Design Manual may be clad but may not be removed or painted.**

III. Conclusion

As discussed in the initial submission, the proposed modification is entirely consistent with the Zoning Commission’s previous approval of the project and does not rise to the level of a modification of significance. Accordingly, the Applicant respectfully requests approval of the proposed design revisions, as shown in the Design Manual and illustrated by the Tenant Renovation Plans, as a modification of consequence pursuant to Subtitle Z § 703.

If you have any questions or comments regarding the proposed modification, please contact the undersigned. Thank you for your attention to this application.

Respectfully Submitted,

Jeff C. Utz

Jeff C. Utz

Lawrence Ferris

Lawrence Ferris

CERTIFICATE OF SERVICE

I certify that on March 14, 2019, I delivered a copy of the foregoing document via electronic mail, hand delivery, or first class mail to the addresses listed below.



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