

CHRISTINE MOSELEY SHIKER
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June 28, 2007

VIA HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

2007 JUN 29 AM 9:15
DC OFFICE
PROCESSED

Re: Post-Hearing Submission – Waterside Mall
Modification to First-Stage PUD Approval and
Application for Second-Stage PUD
Zoning Commission Case No. 02-38A

Dear Members of the Commission:

On behalf of the Applicant in the above-referenced case, enclosed please find twenty copies of the following documents in response to questions raised during the Zoning Commission hearing on the above-referenced matter:

Lighting in Metro Plaza

An important aspect of the project is the town square space known as the Metro Plaza. The Metro Plaza is illuminated by several sources of light, including the following: luminaires designed by the District Department of Transportation for 4th Street, SW, running through the center of the PUD site; fixtures on the Metro Escalator Canopy installed by WMATA; pole fixtures designed for the East Plaza along the north; and integrated light fixtures in the benches and water features in the center of the Metro Plaza between the bosque of trees.

The Zoning Commission raised a question as to whether the amount of lighting in the Metro Plaza would provide sufficient illumination. As a result, the Applicant re-evaluated the lighting plan for the Metro Plaza and proposes the addition of four new pole fixtures along the eastern edge of the plaza to supplement the illumination levels in the space. The additional fixtures will provide an average

ZONING COMMISSION
District of Columbia

CASE NO. 02-38A
EXHIBIT NO. 80
ZONING COMMISSION
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of 1.0 to 2.0 footcandles of illumination below the bosque of trees while maintaining the dramatic lighting effect that fixtures integrated into the benches and water features are intended to provide. A plan showing the revised lighting is attached as Tab A.

Roof Terraces on East and West Residential Towers

The Applicant strongly believes that providing the ability for residents to measure the individual energy consumption associated with their HVAC usage is a key conservation strategy. The use of individual package HVAC units is integral to this approach. The US Green Building Council supports this concept in their LEED Core & Shell Reference Guide, which states, "In tests of commercial and residential situations, individual tenant responsibility for utility charges has resulted in conservation. The goal of tenant sub-metering is to provide tenants with an incentive to save electricity. Sub-metering allows tenants to account for their electricity consumption. This way tenants can see a return on any energy saving investments they make."

The Applicant has researched ways in which the individual package HVAC units could be stacked or enclosed in order to provide for a roof terrace on both of the towers. However, the manufacturer warranties for the units are voided by atypical mounting configurations. Thus, given the dimensions of the existing building structure, the inability to stack or reconfigure the units and maintain equipment warranties, and the belief that Tenants should be able to measure their own energy consumption, roof terraces are unfortunately not feasible on the residential towers.

Should the Commission have any questions or need additional information, please do not hesitate to have Office of Zoning staff contact me.

Very truly yours,



Christy Moseley Shiker

Enclosures

cc: Parties to Case (***See Attached Proof of Service***)
Jennifer Steingasser, Office of Planning (Via Hand; w/enc)
Matt Jesick, Office of Planning (Via Hand; w/enc)

Zoning Commission for
District of Columbia
June 28, 2007
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PROOF OF SERVICE

I hereby certify that on June 28, 2007, a copy of the foregoing Applicant's Post-Hearing Submission was served on the following parties:

Advisory Neighborhood Commission 6D
25 M Street, S.W.
Washington, DC 20024

Via Hand Delivery

Max Skolnik
ANC Commissioner
700 7th Street, SW #610
Washington, DC 20024

Via Hand Delivery

Tiber Island Cooperative Homes, Inc.
429 N Street, SW
Washington, DC 20024
Attention: Paul Greenberg

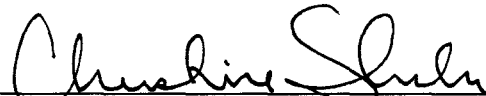
Via Hand Delivery

Michael McGovern
Hanson & Molloy
1320 19th Street, NW, Suite 300
Washington, DC 20036

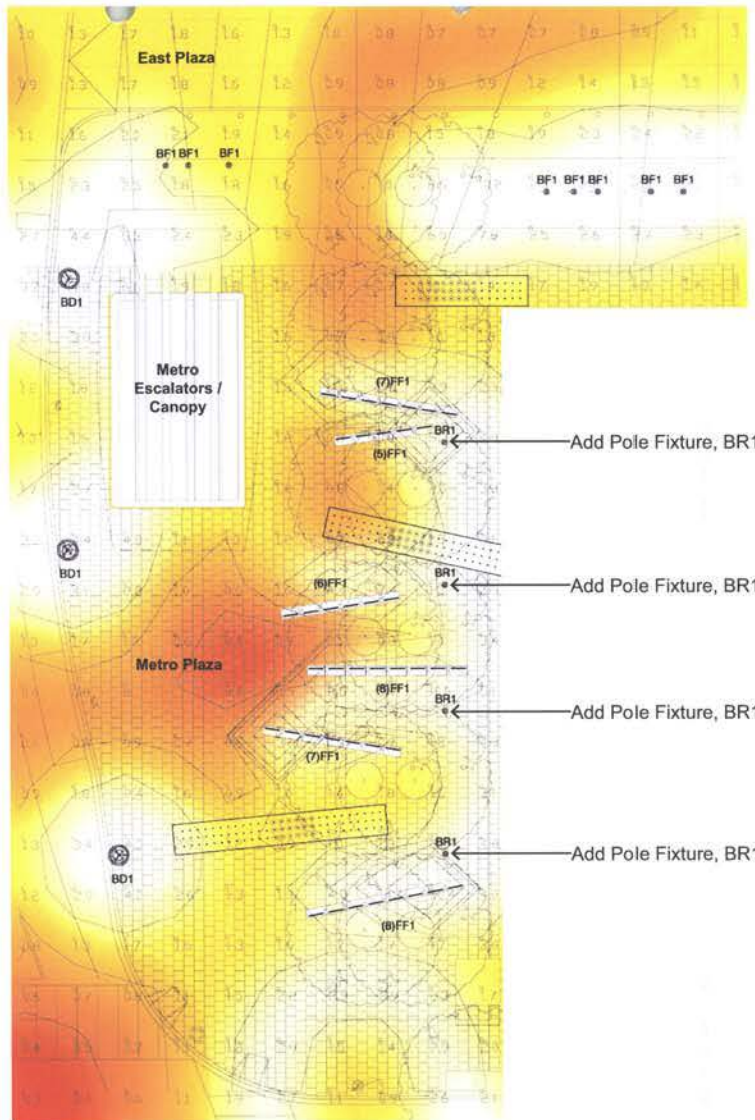
Via Hand Delivery

Carrollsborg Square Condominium Association
1804 T Street, NW
Suite One
Washington, DC 20009
Attention: Henry Baker

Via Hand Delivery


Christine Moseley Shiker, Esq.
Holland & Knight

A



LEGEND - fixtures:

- BD1: Roadway Luminaire per AWI Standards
(The Roadway LED fixture per AWI Standards is currently under development by DDOT, Bega 8309MH fixtures were utilized for the purposes of rendering the anticipated light levels.)
- BF1: Pole Fixture in East Plaza
- BR1: Pole Fixture in Metro Plaza -- PROPOSED
- FF1: Integrated Lighting in Bench

LEGEND - footcandles:

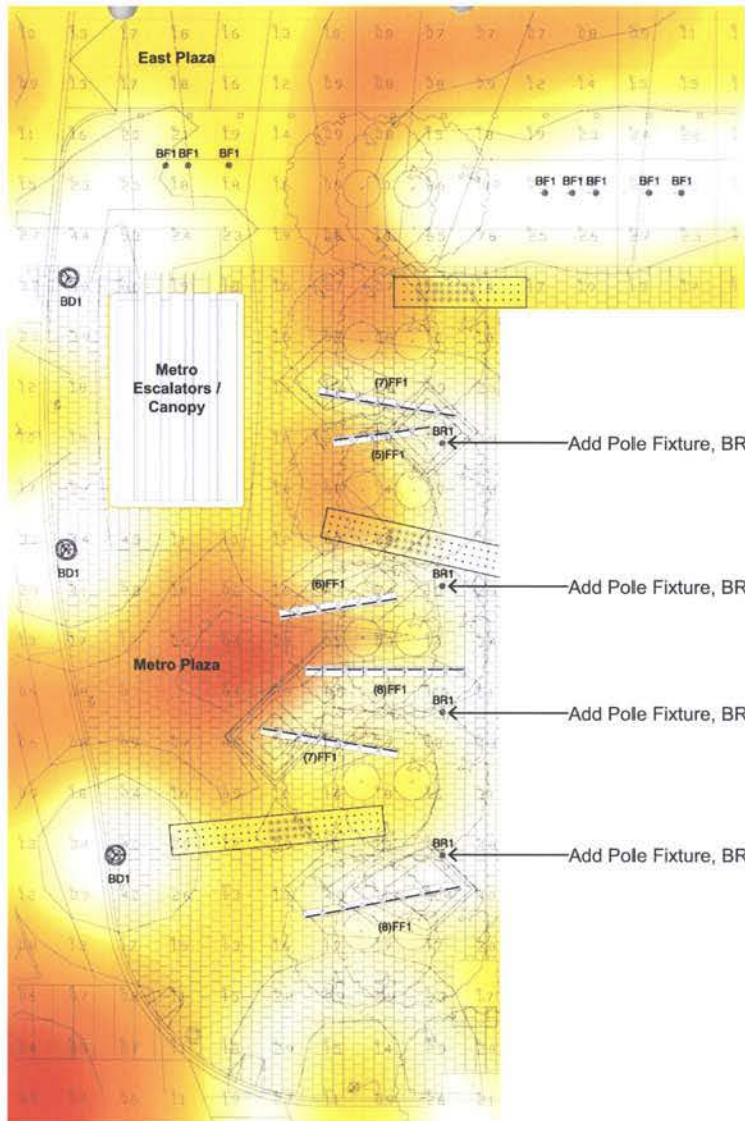
- >2.0 fc
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- 1.0 fc - 0.5 fc
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NARRATIVE:

The Metro Plaza is illuminated by several sources of light: LED luminaires designed by DDOT for the new segment of Fourth Street and fixtures on the Metro Escalator Canopy by WMATA along the west, pole fixtures designed for the East Plaza along the north, as well as integrated light fixtures in the benches and waterfeatures in the center of the plaza below the bosque of trees.

The Applicant proposes to add four new pole fixtures along the eastern edge of the plaza to supplement the illumination levels in the space. The additional fixtures will provide an average of 1.0 to 2.0 footcandles of illumination below the bosque of trees while maintaining the dramatic lighting effect that the fixtures integrated into the benches and waterfeatures are intended to provide.

The diagram to the left illustrates the light levels that are anticipated for the space based on the proposed design.



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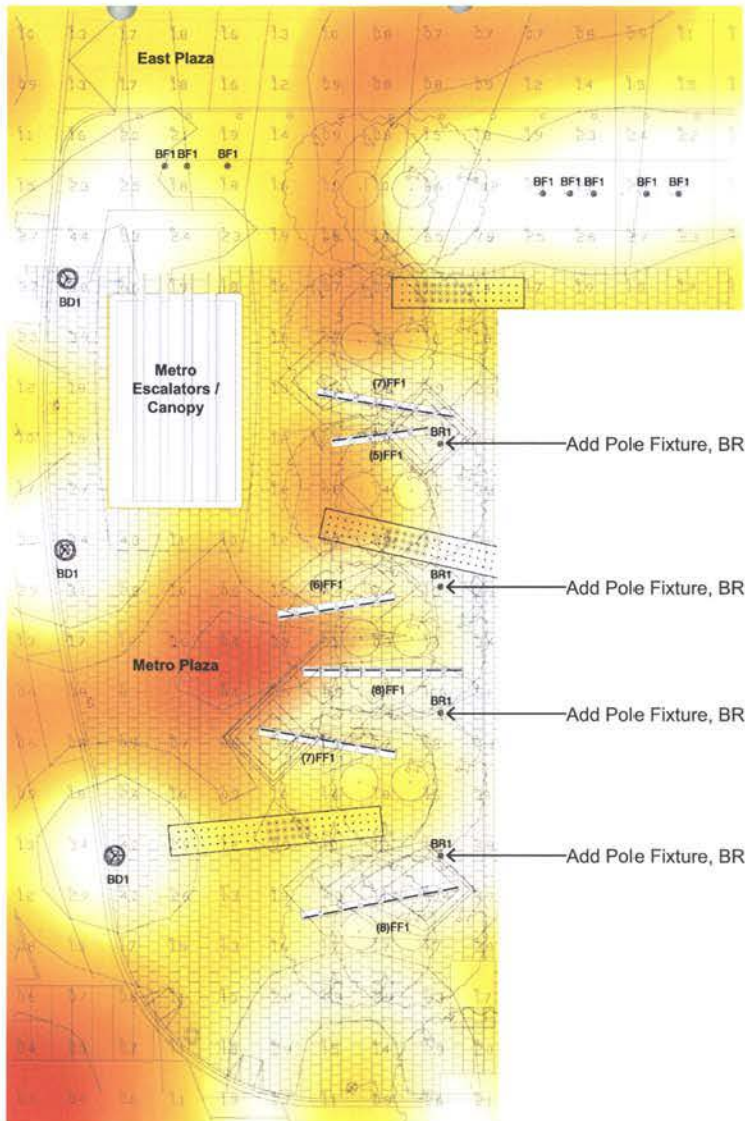
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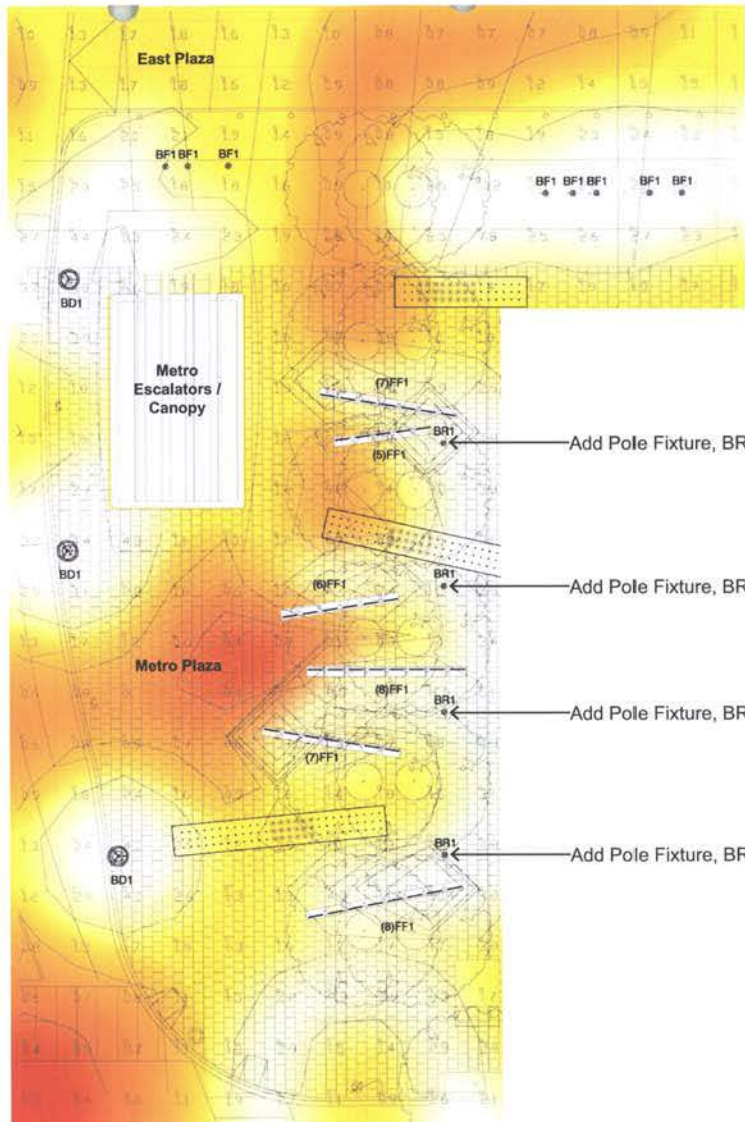
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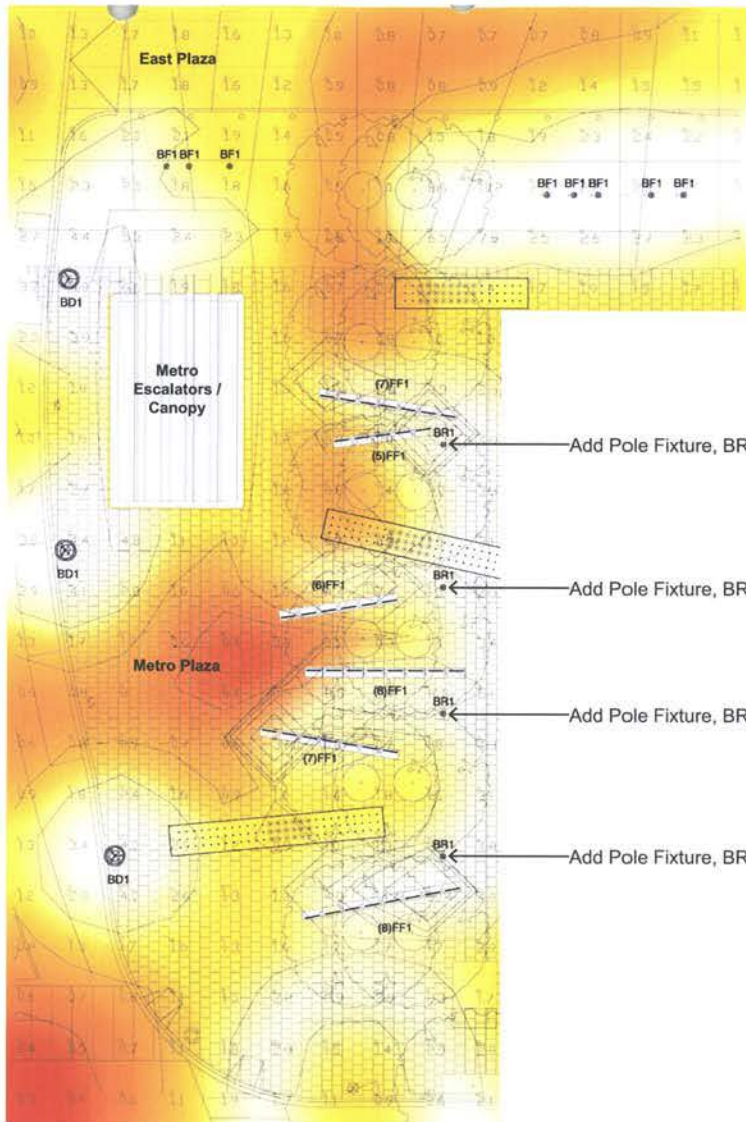
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