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June 22, 2015

VIA IZIS AND HAND DELIVERY

Zoning Commission
of the District of Columbia
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: Z.C. Case No. 05-38B (Mill Creek Residential Trust, LLC – PUD Modification @ Square 499, Lots 855-859) - Applicant's Post-Hearing Submission Materials

Dear Members of the Commission:

On behalf of Mill Creek Residential Trust, LLC, as Applicant in the above-referenced case, we hereby submit the following information requested by the Commission at the June 11, 2015, public hearing on this matter:

1. Description of Proposed LEED Rating and Response to DDOE Report

As requested by the Commission, the Applicant has studied the feasibility of achieving a LEED-Gold equivalent status for the North and South Residential Towers, and has also considered the feasibility of utilizing another LEED rating system as suggested by DDOE. As described in the memo prepared by the project architect attached as Exhibit A, the Applicant and its design team has thoroughly reviewed the recommendations in DDOE report's report; however, the Applicant is unable to commit to LEED Gold or to utilize a different rating system at this point in the process. The Applicant maintains its commitment to achieve LEED Silver, and will continue to pursue sustainable strategies that may increase the LEED points throughout the design, construction, and operations of the project.

2. Loading Operations

As requested by the Commission, the Applicant has studied the feasibility of alternative retail loading operations for the South Residential Tower. First, the Applicant considered providing a time-limited curb side loading zone along 6th Street, which DDOT will not approve. Second, the Applicant considered moving the loading facilities to 6th Street to be closer to the retail space, but DDOT will not approve a new curb cut in this location. Third, the Applicant studied the option of moving the retail space to the east of the project to have direct access to the loading area, but the result would eliminate the street activation created by retail on the corner of

6th and M Streets. Fourth, the Applicant considered incorporating a ground floor service corridor between the loading dock and retail uses, but doing so would eliminate the important visual and physical connection through the building from M Street into the courtyard. Therefore, the Applicant believes that its proposed loading plan with a dedicated elevator from the G1 parking level, combined with the Applicant's implementation of the detailed loading management plan (Exhibit 35), will adequately minimize any on-street impacts associated with retail loading operations in the South Residential Tower.

3. Description of Size and Affordability Controls for the Existing Affordable Units in the Pei Towers

The existing affordable dwelling units in the Pei Towers consist of the following unit types and sizes: (i) two efficiency units at 494 square feet each; (ii) two studio with alcove units at 557 square feet each; (iii) one 1-bedroom unit at 700 square feet; (iv) three deluxe 1-bedroom units at 925 square feet each; and (v) three 2-bedroom units at 1,157 square feet each. Thus, the existing affordable units include a total of 11 units, which translates to 9,048 square feet of net square footage. The existing affordable units are subject to the affordability controls set forth in the Summary of Affordable Housing Program attached hereto as Exhibit B, which provides that the Affordable Housing Program will commence upon the issuance of a certificate of occupancy for the building in which the unit is located, and will run for twenty years thereafter. See p. 2 of Exhibit B.

4. Revisions to Architectural Plans and Elevations

As indicated on Sheets A18h and A18i of the Revised Architectural Plan and Elevation Sheets (the "Revised Drawings") attached hereto as Exhibit C, the Applicant has studied several new color options for the South Residential Tower's sixth floor terrace at the corner of 6th and M Streets. The Applicant requests flexibility to move forward with any of the five color schemes shown on Sheets A18h and A18i. In addition, as shown on Sheet L18 and L20 of the Revised Drawings, the Applicant has provided an enlarged view of the proposed paving and landscaping for the streetscape along M Street, showing the differentiated paving at the lead walk to the residential units, the planter beds and surrounding 2' fence, street trees, and sidewalk. Finally, as shown on Sheets A25, A25b, L14 and L16 of the Revised Drawings, the Applicant has provided park-facing elevations and landscape plans of the North and South Residential Towers. These drawings show the proposed seating areas, planter beds, lawns, other outdoor amenity spaces, and the South Residential Tower's relation to the loading facilities. The sheets also show that the park-facing ground floor residential units do not have individual outdoor terraces or doors facing into the courtyard. An updated conceptual site plan showing the distances from the proposed buildings to the existing buildings is also attached as Sheet L10 of the Revised Drawings.

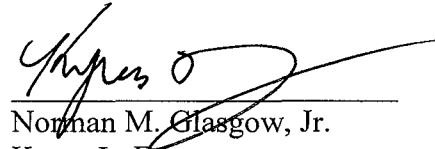
5. Explanation of the Location of Elevators in the South Residential Tower

As requested by the Commission, and as shown on Sheet A26 of the Revised Drawings, the Applicant has provided updated ground floor plans. The ground floor plan of the South Residential Tower shows that the Applicant has moved the elevator and lobby approximately 12

feet to the west in order to provide a greater visual and physical connection through the building and into the courtyard.

Thank you for your considerate attention to these matters.

Sincerely,

A handwritten signature in black ink, appearing to read "Norman M. Glasgow, Jr.", written over a horizontal line.

Norman M. Glasgow, Jr.
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Attachments

cc: Advisory Neighborhood Commission 6D (w/attachments, via U.S. Mail)
Marjorie Lightman, ANC 6D01 (w/attachments, via Email)
Matt Jessick, D.C. Office of Planning (w/attachments, via Hand)