

MEMORANDUM

TO: District of Columbia Zoning Commission

FROM: *JL for* Jennifer Steingasser, Deputy Director

DATE: June 29, 2015

SUBJECT: Supplemental Report for ZC #05-38B, Marina View
Modification of an Approved PUD and Related Map Amendment

The Zoning Commission held a public hearing on this application on June 11, 2015. This memo provides an update on the status of the Office of Planning's (OP's) previous comments based on information presented by the applicant at the hearing and in their supplemental submission of June 22. Once the outstanding issues are resolved, OP can recommend approval of the project.

	Comment	Updated Status
1	The final Order and any final plans should state that the maximum FAR would be 3.32, not 3.40.	OP will work with OAG to ensure that the Order reflects the accurate floor area.
2	Semi-solid doors and sconce lights should be included for all ground floor residential units, including those facing the pocket parks	In all earlier versions of the plans, the ground floor units facing the interior pocket parks included an entrance directly to the park. At the public hearing the applicant presented revised plans that removed the doors. Not proposing exterior doors for those units is an opportunity lost, as access to the pocket parks or even a private terrace would be a significant amenity for future residents.
3	At the recessed portion on 6 th Street, OP is concerned that the buildings would read as too flat, with no relief around the windows.	This concern has not been resolved. As seen in the precedent images on Sheet A-18e of Exhibit 24A, the flat façades can increase the appearance of lower quality construction which can impact the perception of the building from public space.
4	The material color at the upper level terrace should remain the same as the fiber cement siding used throughout the building, and the columnar spacing should reflect that on lower floors.	The supplemental materials propose a potential array of neutral colors for the upper terrace. The applicant should commit to a specific color or limit the range of possible colors; OP recommends either the bone white or white colors for the frame around the terrace.

	Comment	Updated Status
5	The applicant should increase the sustainability of the project.	The applicant has responded to the memo from DDOE and has maintained their proposed LEED level for the design.
6	The application should comply with IZ.	Based on information provided at the hearing, the applicant appears to be complying with IZ.
7	Provide more information about how the Pei buildings load and how the retail trash is handled.	To date the record does not provide adequate information about how someone moving into or out of the Pei towers would access the loading docks. It appears that residents and their goods would pass through the pocket parks, but that is not clear from the information provided.
8	The applicant should provide a single comprehensive and updated list of benefits.	The applicant has submitted to the record a complete list of proffers (Exhibit 39).

JS/mrj