

**ZONING COMMISSION CASE NO. 06-10D -**

**APPLICANT'S RESPONSE TO THE OFFICE OF PLANNING'S REQUEST FOR  
ADDITIONAL INFORMATION**

This document addresses the requests for additional information that were identified in the Office of Planning's report, dated March 25, 2019.

**Clarification of overall lot occupancy and FAR with and without public streets and alleys, distinguishing between those that would remain open and those proposed for closure**

This information is provided in the attached materials. Please note that the Applicant's interpretation of the Zoning Regulations is that the area of the property that is used for private streets is included in the calculation of lot occupancy and is only excluded for the calculation of FAR.

**Clarification of proposed square footages and FARs of particular uses, noting the size of particular uses both with and without space that does not count towards FAR**

This information is provided in the attached materials.

**Clarification of whether the applicant is committing to LEED Gold Certification for Building B**

Consistent with Condition Nos. 17-19 of ZC Order No. 06-10, the Applicant will continue to pursue certification of the entire PUD under the USGBC LEED ND rating system. The Applicant does not intend to pursue LEED Gold Certification for Building B.

**Submission of additional illustrations of the relationship between Building A and the proposed Building B, particularly a ground level view from the to-be-closed 4th Street to Building A**

This information is provided in the attached materials.

**Submission of larger-scale drawings of façade details**

This information is provided in the attached materials.

**Submission of diagrams showing the distribution of residential unit types throughout the east and west wings of Building B**

This information is provided in the attached materials.

### **The addition of balconies to residential elements**

The Applicant agrees to include balconies in the residential elements of the project. A plan depicting the potential location of balconies on the residential building is provided in the attached materials. The Applicant requests design flexibility to alter the final location and depth of the balconies, based on input from the Office of Planning.

### **List amenities focused on project residents**

The Applicant notes that the residential buildings in Block A included many amenities for the residents. Those amenities include:

- Lounge with kitchen;
- Rooftop pool and lounge;
- Clubroom and gaming area;
- Business center;
- Fitness center featuring a cardio and weights area;
- Yoga studio and personal training studio; and
- Three outdoor courtyards featuring a Zen garden and bocce court.

The Applicant's experience is that these amenity spaces are not fully utilized and there is significant capacity for these spaces to be made available to the residents of Block B.

Residents of Block B will also have access to the following services:

- Concierge service;
- Complimentary coffee and tea bar;
- Package retrieval and notification system;
- Referral services for dog walking/pet care, cleaning, and personal training; and
- 24-hour maintenance guarantee.

The Applicant believes that the most significant amenity that will be provided to the residents of Block B is living along the vibrant and active flexible/shared pedestrian street, lined with retail, cafes/restaurants and public gathering spaces.

### **Clarification of where the proffered dog run will be relocated after it is eliminated by the future re-alignment of Kennedy Street**

At this time, there are no plans to relocate the dog run after the re-alignment of Kennedy Street occurs.

### **Clarification of whether additional retail leases have been signed for Building A**

Approximately 55% of the retail spaces in Block A are leased. The current users include a pharmacy, urgent care, and retail spaces. A large fitness center operator (24 Hour Fitness) has signed a lease and is expected to open by the end of 2019. The focus for the remaining space is on restaurant and service (salon/spa, dry cleaner, optical, dental) uses.

**Additional detail about wayfinding elements for pedestrians and emergency vehicles**

This information is provided in the PowerPoint presentation.

**Clarify amount of solar panels to be provided**

The Applicant does not anticipate any solar panels being provided in Block B. In order to satisfy Green Area Ratio (GAR) and Stormwater requirements, it is necessary to maximize the amount of roof area that will be covered with Green Roof systems.

**Landscape plan of Kennedy Street realigned**

This information is provided in the attached materials.