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March 6, 2017

VIA IZIS AND HAND DELIVERY

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

Re: MidAtlantic Realty Partners, LLC / ZC Case No. 06-14D
Post Hearing Submission

Dear Members of the Commission:

On behalf of MidAtlantic Realty Partners, LLC (the “Applicant”), we hereby submit the following information requested by the Zoning Commission at the public hearing on February 9, 2017, for the above-referenced case. Enclosed is an updated, consolidated set of architectural drawings for the PUD modification application, which incorporates the changes and comments resulting from the application process. This set supersedes all of the architectural drawings previously filed for the application.

I. Inclusionary Zoning

A. Deeper Level of Affordability and Unit Locations

In order to expand the affordable housing opportunities throughout the PUD, the Applicant proposes to provide a greater level of affordable housing than what is required under the Inclusionary Zoning regulations. Specifically, for the North Tower, of the 8% of residential gross floor area devoted to inclusionary units, 2% will be reserved for households with incomes not exceeding 60% of the area medium income (“AMI”). The remaining 6% will be reserved for households with incomes not exceeding 80% of the AMI.

The locations of the affordable dwellings units are shown on Sheet A-310 of the enclosed architectural drawings. The note on this sheet has been revised to clarify that the actual number of inclusionary units and the mix of units are subject to change if the total number of dwelling units changes within the range of flexibility requested, provided that the location and proportionate mix of the inclusionary units will substantially conform to the layout shown.

B. Contribution for Habitable Penthouse Space

The office use in the South Tower includes approximately 5,203 square feet of habitable penthouse space, which triggers a contribution of approximately \$123,571.25 to the Housing Production Trust Fund (the "HPTF"), as required by 11-C DCMR §§ 1505.12-1505.16.

Pursuant to 11-C DCMR § 1505.14, the assessed value used to calculate the total contribution shall be the fair market value of Lots 821 and 822 within the PUD Site, as indicated in the property tax assessment records of the Office of Tax and Revenue ("OTR") no earlier than 30 days prior to the date of the building permit application to construct the penthouse habitable space.

The contribution is determined by dividing the assessed value per square foot of land that comprises the lot upon which the building is or will be located by the maximum permitted non-residential FAR, and multiplying that amount times the penthouse habitable space to be constructed. 11-C DCMR § 1505.15.

Based on the foregoing the estimated calculation for the required contribution to the HPTF is set forth below:

- 2018 Total Assessed Value Lot 821 and 822: \$26,946,180.00
- Total Land Area Lot 821 and 822: 70,911 sf
 - $\$26,946,180 \text{ total assessed value} / 70,911 \text{ sf} = 380$
 - $380 / 8.0 \text{ max. permitted non-residential FAR in C-3-C PUD} = 47.5$
 - $47.5 \times 5,203 \text{ sf proposed habitable penthouse space} = \$247,142.50$
 - $\$247,142.50 / 2 = \mathbf{\$123,571.25 \text{ total estimated contribution}}$

The actual amount of the contribution will be calculated and submitted no earlier than 30 days prior to the date of the building permit application to construct the penthouse habitable space, as required by 11-C DCMR § 1505.14.

Not less than one-half of the required total financial contribution will be made prior to the issuance of a building permit for construction of the penthouse habitable space, and the balance of the total financial contribution shall be made prior to the issuance of a certificate of occupancy for any or all of the building's penthouse habitable space, in accordance with 11-C DCMR § 1505.16.

II. Update on LEED Proffer

The North Tower will achieve LEED Silver certification under the USGBC LEED v.4, and will also include rooftop solar panels that will generate approximately 1% of the North Tower's power requirements. *See* Sheets A-307 through A-308 of the enclosed architectural drawings showing a revised layout to accommodate the solar panels. The solar panels will meet DOEE's goal of having projects incorporate renewable energy technology into their development plans.

The South Tower, if occupied as an office use, will achieve LEED Gold certification. If the South Tower is constructed for a residential use, the South Tower will achieve LEED Silver certification under the USGBC LEED v.4. While solar panels are not among the sustainable features currently programmed for the South Tower, the Applicant will consider adding solar panels if the tower is constructed for residential use.

III. Building Signage

As requested by the Commission at the public hearing, the Applicant added the general size and location of building signage to the drawings for the South Tower. *See* Sheet A-217 of the enclosed architectural drawings. The Applicant also revised the signage plans to note that the maximum overall dimensions and signage materials will not change from what is shown. *See* Sheets A-217 and A-311 of the enclosed drawings.

IV. Building Materials

The request for flexibility related to the building materials is revised to read as follows:

The Applicant requests flexibility to vary the final selection of the exterior materials within the color ranges and material types as proposed, based on availability at the time of construction without reducing the quality of the materials; and to make minor refinements to exterior details, locations and dimensions, including: window mullions and spandrels, window frames, doorways, glass types, belt courses, sills, bases, cornices, railings, canopies and trim; and any other changes necessary to comply with all applicable District of Columbia laws and regulations or that are otherwise necessary to obtain a final building permit.

V. Technical Updates to Trail Connection Lobby and Interim Trail Drawings


As shown on Sheets A-201A and A-202, the Applicant updated the Plaza and Level 2 grade elevations at the entry to the Trail Connection Lobby to follow current design grades. As suggested by the Commission, the Applicant also removed the trees on the inside curve of the

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interim trail connection on Sheet L-104 in order to improve visibility. See Sheet L-104 of the enclosed architectural drawings.

Thank you for your considerate attention to this matter. We remain hopeful of the Zoning Commission's favorable consideration of the application.

Sincerely yours,

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Enclosure

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