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2300 N Street NW
Washington, DC 20037-1122

Tel 202.663.8000
Fax 202.663.8007
www.pillsburylaw.com

February 21, 2007

John T. Epting
Phone: 202.663.8879
john.epting@pillsburylaw.com

Via Hand Delivery

Anthony Hood, Chairperson
DC Zoning Commission
441 4th Street, NW
Suite 210
Washington, DC 20001

ZONING COMMISSION
District of Columbia
CASE NO. 06-41
EXHIBIT NO. 26

Re: Zoning Commission Case No. 06-41; Supplemental Information

Dear Commissioner Hood and Members of the Commission:

In light of the comments we received from the Office of Planning in the report they filed on February 12, 2007, and from our meeting on February 20, 2007, and in light of our meetings with the adjacent residents and Advisory Neighborhood Commission (ANC) 6D, we thought it helpful to supplement the information we've previously provided the Commission prior to the hearing. Included with this supplemental filing are the following documents:

- Elevations showing the elevation of the rooftop pool. The pool is not elevated above the roof more than four feet. These plans also include a view analysis of the structure from the adjacent property to the west. (Exhibit A);
- An elevation highlighting the first two floors of the building along South Capitol Street. (Exhibit B);
- Additional information regarding the balcony materials. (Exhibit C);
- A section of the proposed building as it stands between the rowhouses and the proposed stadium. (Exhibit D);
- A chart outlining the costs of providing an affordable unit versus the profit made from providing a market-rate unit. Each affordable unit that Camden provides will create a loss of nearly \$300,000; whereas each market-rate unit creates a profit of approximately \$32,000. *It takes nine*

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market-rate units to offset the cost of providing one affordable unit.

Thus, Camden is offering to dedicate 50% of the bonus square footage that it is able to capture to affordable housing, which equates to 11,250 square feet.

Similarly, the Applicant will distribute the affordable units throughout the first five floors of the building. The rental rates for units are an additional \$10/floor per month. For instance, a unit on the 9th floor would cost \$90 more per month than a unit on the first floor. As the attached chart demonstrates, the Applicant is already losing a considerable sum of money by providing the affordable housing and would like to minimize this loss by providing the units on lower levels. To require the Applicant to provide affordable units on the higher floors would further diminish its ability to offset the cost of affordable housing. (Exhibit E);

- An updated roof landscape plan is attached as Exhibit F. The Applicant is committed to maximizing its use of landscaping on the rooftop to increase the amount of green space and to reduce heat island effect. The Applicant is providing large planters along the South Capitol Street edge of the roof. It is not possible to provide an entirely green roof due to access and maintenance issues from locating the condensers for every unit on the roof. Given the Capitol Gateway Overlay's emphasis on the high quality of design, the Applicant has worked to ensure that no condensers will be placed at the ground level and no thru-the-wall units will be used on the façade, but that they all will be placed on the roof. Nevertheless, the Applicant intends to use a high solar reflectance material on the roof surface around the condensers and other available roof areas of rooftop enclosures to maximize its green design efforts by reducing the heat island effect.

Importantly, sixty-three percent (63%) of the roof is either reserved for the condensers or is enclosed; the remaining roof area (8,225 square feet) is used for planters and the pool, which is consistent with green design.

The Applicant is also providing a courtyard and rear yard complete with plantings on the roof of its parking garage, which is entirely in keeping with green design.



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We would also like to take this opportunity to provide additional information regarding some of the other issues that the Office of Planning has raised:

- **Rooftop Kitchen:** The rooftop kitchen will be mechanically ventilated and less than 100 square feet in size and thereby excluded from the definition of “habitable room” as provided for in Section 199 of the Zoning Regulations.
- **Materials:** The Applicant will bring a material board to the hearing on February 22, 2007, to illustrate the color of the materials that will be used, and specifically to demonstrate that the western façade will not be particularly darker than the rest of the building. The Applicant will use the same masonry façade on the western side of the staircase on the northwest portion of the roof as it uses on the western side of the building.
- **South Capitol Streetscape:** The Office of Planning requested additional information regarding the landscaping and use of pavers along South Capitol Street; however, these details are dependent upon what the District Department of Transportation chooses for the remainder of the street. The Applicant is coordinating with DDOT on the materials to be used but it is the Applicant’s understanding that DDOT has not made a final decision as to these details.
- **Court Yard:** The Applicant has studied the possibility of moving the northern arm of the building southward in order to create a conforming court along the northern property line. Such a maneuver would create a “dead-end” corridor greater than 20 feet along South Capitol Street, which would require providing a third staircase for emergency. It creates additional cost, further non-compliance with rooftop structure requirements, and would require a reconfiguration of the floor plan. There is also a strong desire to maintain a geometric relationship between our courtyard and the adjoining property rear yards, such that the southern wall of the northern arm aligns with the southern walls of the adjoining properties. This relationship creates a more unified open space shared by both properties; and consequently, shifting the northern arm southward would disrupt this intent that benefits both properties.



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The Applicant has met with the community on three separate occasions, including its presentation to the Advisory Neighborhood Commission on February 12, 2007. In response to concerns raised by community members, the Applicant has proffered a construction management plan and proposed conditions of approval to alleviate the community's concerns. Copies of these documents are attached as Exhibits G and H, respectively. The ANC voted unanimously to recommend approval of the application.

Finally, the Applicant is attaching as Exhibit I, the resume of Eric Liebmann, WDG Architecture, who will testify as an expert in the field of architecture.

The Applicant looks forward to presenting this application to the Commission on Thursday night and will be prepared to address any questions or concerns the Commission may have at that time.

Sincerely,

John T. Epting

Christine A. Roddy

Attachments



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Shaw
Pittman LLP

Certificate of Service

I certify that on February 21, 2007, I delivered a copy of the foregoing document via hand delivery to the addresses listed below.


Christine Roddy

Joel Lawson
Matt Jesick
Office of Planning
801 N. Capitol Street, NE
Suite 4000
Washington, DC 20002

Natasha Goguts
District Department of Transportation
64 New York Avenue, NE
Washington, DC 20002

ANC 6D
25 M Street, SW
Washington, DC 20024

Karl Fraser
4 O Street, SW
Washington, DC 20024