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July 23, 2007

John T. Epting  
Phone: 202.663.8879  
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**Via Hand Delivery**

Carol Mitten, Chairperson  
DC Zoning Commission  
441 4<sup>th</sup> Street, NW  
Suite 210  
Washington, DC 20001

**Re: Zoning Commission Case No. 06-41 (Square 653, Lot 111) ("Subject Property"); Post-Hearing Submission**

Dear Commissioner Mitten and Members of the Commission:

Pursuant to the Commission's request, enclosed herein is the Applicant's post-hearing submission. By way of background, the Applicant also includes a brief description of the procedural history of this case. On March 31, 2006, the Applicant purchased property at 1345 South Capitol Street, SW. The site was zoned C-2-C and had been specifically excluded from the Capitol Gateway Overlay ("**CG Overlay**"), which had been approved just four years before. Upon purchase of the property, the Applicant prepared its plans for a residential building at the site. The building required relief from the Board of Zoning Adjustment ("**BZA**") for its roof structures and courtyard. Before the Applicant filed an application for relief with the BZA, the Office of Planning filed Zoning Commission Case No. 06-25, proposing to add the Subject Property to the Capitol Gateway Overlay despite its specific exclusion just years before. The Office of Planning also filed Zoning Commission Case No. 04-33A, the mapping portion of the inclusionary zoning ("**IZ**") regulations. The previously proposed maps of the IZ Overlay excluded this site; however, the new case imposed the IZ regulations on the Subject Property.

Inclusion in both Overlays had significant repercussions for the pending project. Specifically, the CG Overlay required a fifteen foot setback from the property line and Zoning Commission review of the building's design and the IZ Overlay required that a significant portion of the units be reserved as affordable. These requirements had not been anticipated when the property was purchased and the building designed; they required substantial revisions to the plans and to the timetable for construction of the

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building. The Applicant spent the next few months redesigning the building to ensure it was consistent with the proposed Overlays. On September 8, 2006, the Applicant filed an application with the Zoning Commission for design review and for variance and special exception relief for various design features of the building.

Over the course of the next several months, the Applicant continued to meet with the Office of Planning and the community regarding its project. The Zoning Commission scheduled a public hearing on the application for February 1, 2007. The hearing was subsequently postponed until February 22, 2007. At the hearing, both the ANC and the Office of Planning testified in support of the project.

The Commission met on April 9, 2007, to take final action on the matter. At that time, the Commission recommended that the Applicant re-file its application as a planned unit development ("PUD") and related map amendment to the C-3-C Zone District. Indeed, the Commission suggested that the Applicant should convert the application to a PUD because it would be "cleanest" and recommended that the "proposal would remain the same but for a PUD-related map amendment to C-3-C." The Commission went on to say that the application would not need "additional proffers because they have...a strong case for environmental amenities and just the overall proposal regarding affordable housing..." and consequently, the application would "have a very easy time of it as a Planned Unit Development..." (May 31, 2007, Transcript pp. 120-122.)

The Applicant did as the Commission requested and re-filed its application as a PUD on April 13, 2007. The Commission waived the setdown requirement for the PUD and scheduled a public hearing for May 31, 2007. The second public hearing went forward as scheduled. Again, the ANC submitted a letter into the record in support of the application, the most closely impacted residential neighbor (Mrs. Fraser) testified in support, and OP testified that it recommended approval of the PUD. The Commission was scheduled to take proposed action on the application at its July 9, 2007, hearing -- 16 months after the purchase of the property and 10 months after the Applicant first filed its application. At that meeting the Commission requested additional information, which is provided herein.

Accordingly, the Applicant provides the following:

- An analysis of the west façade;

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- A review of the term placed on the parking agreement with neighboring property owners;
- An analysis regarding the commitment to provide a decorative fence for neighboring property owners to the north and whether it requires additional relief; and
- Floor plans depicting the placement of affordable units.

#### West Façade

The architectural design is the successful result of a design process that was influenced by several carefully considered factors expressed by the Office of Planning, adjacent Neighbors, the ANC, and the Zoning Commission. The overall design composition, from massing to detail, is a thoughtful and responsive urban architectural design solution that can be appreciated when understood in context with the overall building design as clarified below.

As a consequence of the collaborative design process, the west façade provides a contextual, complementary, and intentionally restrained architectural presence that is appropriate to its residential neighbors as well as contributing respectfully to the overall expressions of the various architectural orientations of the project as a whole. When considered as a transitional element relative to its positioning in the urban fabric, it is clearly an accomplished success. We have attached as Exhibit A a rendering for each of the following views:

#### **South Capitol Street façade (facing the baseball stadium)**

- Defines the street wall in accordance with desires of OP,
- Relates architecturally to the baseball stadium in its choice and configuration of materials and massing in a contemporary, somewhat commercial character, and
- This frontal character, is appropriate for the monumental and commercial nature of South Capitol Street.

#### **O Street façade (view from South Capitol bridge)**

- The O Street corner façade on the south, which will be seen by traffic from the South Capitol Street Bridge, continues the monumental feel desired by the City as part of the South Capitol Street Gateway to the City, and

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- As the façade character transitions along O Street from the activity of South Capitol Street, westward toward Half Street, the compositional forms and materials gradually change to become quieter and more tranquil toward the adjacent lower scale residential properties.

#### **West façade**

- As the materials continue to transition to the rear, west facing façade, a variety of devices are used to respond directly to concerns expressed by OP, the ANC, & the Commission, beginning with the massing:
  - 1) The massing of the building at one time completely fronted the west setback (rear yard) line for the entire western perimeter. In the final design the mass has been redistributed with the taller portions located closer to South Capitol Street and only two narrow wings approaching the rear property line. In addition, the closest point of the facade is now set back further from the adjacent property than required to allow for increased rear yard dimension. The rear yard and both courtyards have extensive landscaping,
  - 2) The massing of the two wings step back at the upper levels to reduce the building height directly adjacent to the adjoining properties and produce elements of smaller and varying proportions. The massing thus assists the transition down from the height of South Capitol Street to the lower residences to the west,
  - 3) The “U” shaped massing in plan was strategically positioned during site planning such that the central courtyard aligns favorably with the backyards of the adjacent properties to provide continuity to the open spaces. This provides a clear continuity of the new open spaces with those defined by the existing buildings,
  - 4) Horizontal banding of split-face, ground-face, and wire-cut masonry of complementary colors and proportions is utilized to achieve a warm façade that is complementary to the town homes adjacent to the Property and respectful to the residential community,
  - 5) The balcony projections and recesses, window size, proportions and groupings, as well as parapet copings and light colored banding, all intentionally reflect proportions, orientations, and themes present in the

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through the center of most of Square 653. The fence would not require zoning relief and would comply with all building codes. The Applicant is providing the fence as a good faith gesture to the community that it intends to be a responsive neighbor.

#### Affordable Housing

The Commission requested a floor plan for the affordable units it is providing. Exhibit A of its June 14, 2007, submission included the requested floor plans. The floor plans are attached to this submission as Exhibit D. The Applicant is reserving 11,250 square feet of the gross floor area for affordable residential use for individuals with an income that is 80% of the area median income. The Applicant arrived at the 11,250 square foot calculation from its proposal in the C-2-C Zone District. The Applicant could only capture 22,500 square feet of the bonus density provided under the inclusionary zoning regulations and its proposal dedicated half of the captured bonus to affordable housing. This is consistent with the pending Zoning Commission case 04-33B, wherein the Office of Planning proposes a text amendment to Section 2603 so that the requirement in the C-2-C and C-3-C Zone Districts reads that the set-aside "shall be the greater of 8% of the gross floor area being devoted to residential use or **50% of the bonus density being utilized** to inclusionary units." (Office of Planning report in Zoning Commission Case No. 04-33B, dated May 4, 2007, page 26)(emphasis added.) Again, this proposal is also consistent with the directive from the Commission not to change the previous proposal, specifically the Applicant's affordable housing proffer. See May 31, 2007, Zoning Commission Transcript, pp. 120-122.

The Applicant will locate the affordable units on the first five floors of the building. None of the units will be clustered in one particular location. This is consistent with statements the Office of Planning made in Zoning Commission Case No. 06-35, where the Office of Planning stated, "[a]nd to be fair to developers OP has tried to recognize that a lot of the higher market rate units are on the top floors and that it does serve to kind of cross subsidize the affordable units. So, we've not pushed for those affordable units to be placed in the higher half or third of the building. As long as they are evenly distributed within the bulk of the building." (Transcript for November 13, 2006 Public Meeting, p. 35.) To that end, the Applicant is providing one unit on the first floor, two units on the second floor, four units on the third floor, three units on the fourth floor and two units on the fifth floor. At least one affordable unit will be located on the north, south, east, and west ends of the building to diversify the views available to the units. Floor plans depicting the location of the affordable units are attached as Exhibit D.

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### Conclusion

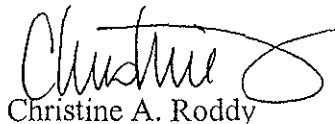
This application has weathered a lengthy and arduous procedural history. It has received the support of the Office of Planning and the Advisory Neighborhood Commission ("ANC"), which must be afforded "great weight" by the Zoning Commission under the law. It has received the support of the immediate neighbors. Most importantly, this application has satisfied the legal standards of a case subject to design review by the Commission, the legal standards for variance and special exception relief and, most recently, the legal standards for a PUD and related map amendment. The Applicant has also responded to each of the issues raised by the Commission on February 22, April 9, May 31, and July 9, 2007.

The extended process and the imposition of both Overlays has made this project much more expensive than the Applicant ever anticipated at the time it purchased the Property. The Applicant has exhausted all design possibilities for this project and a re-design of the west elevation simply is not a possibility at this point. With that said, however, the Applicant is pleased with the new renderings and believes it captures what it is proposing better than the renderings previously submitted. The letters in support from members of the community most affected by the application testify to the same. The Applicant is proposing a quality building that will be a vast improvement over the existing site. See photographs of existing site attached as Exhibit E. The Applicant respectfully requests that the Commission take proposed action to approve this application without further delay.

Sincerely,

A handwritten signature in black ink, appearing to read "John Epting", with a stylized flourish at the end.

John T. Epting

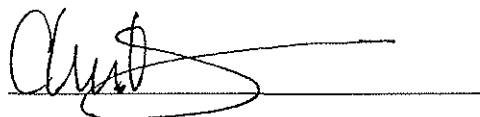
A handwritten signature in black ink, appearing to read "Christine", with a large, sweeping flourish at the end.

Christine A. Roddy

Attachments

### Certificate of Service

I certify that on July 23, 2007, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.

A handwritten signature in black ink, appearing to read 'Christine', is written over a horizontal line.

Christine Roddy

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

## Exhibit A







SOUTH FACADE MAINTAINS CHARACTER OF S. CAPITOL ST. FACADE WHILE TRANSITIONING TO MORE RESTRAINED ARCHITECTURE OF WEST FACADE

MASONRY BACKGROUND FIELD TRANSITIONS BETWEEN MATERIALS OF S. CAPITOL ST. FACADE & WEST FACADE TOWARDS RESIDENTIAL NEIGHBORHOOD

DECORATIVE HORIZONTAL MASONRY BANDING AT BASE PILASTERS

S. CAPITOL ST. FACADE DEFINES STREET WALL & RELATES TO STADIUM ARCHITECTURE. PROJECTED BAYS MAXIMIZE VIEWS ALONG S. CAPITOL ST.





PRECAST COPING  
COMPLEMENTS CORNICE  
ELEMENT OF ADJACENT  
RESIDENTIAL BUILDINGS

BUILDING MASS  
TRANSITIONS FROM  
HEIGHT AT S. CAPITOL  
ST. DOWN TO LOWER  
SCALE OF ADJACENT  
RESIDENTIAL BUILD-  
INGS

BALCONY PROJECTIONS  
& RECESSES COMPLE-  
MENT ADJACENT RESI-  
DENTIAL BUILDINGS

HORIZONTAL METAL  
SIDING ON ADJACENT  
RESIDENTIAL BUILDINGS

WINDOWS ARE  
SIMILAR TO  
PROPORTION  
& GROUPINGS  
OF ADJACENT  
RESIDENTIAL  
BUILDINGS

HORIZONTAL MASONRY  
BANDING RECALLS PROPOR-  
TION & TREATMENT OF S.  
CAPITOL ST. BASE PILAS-  
TERS & RELATES TO SCALE  
& MATERIALS OF ADJACENT  
RESIDENTIAL BUILDINGS.  
SOLID EXTERIOR WALL AS  
REQUIRED BY CODE



VIEW FROM O STREET SW

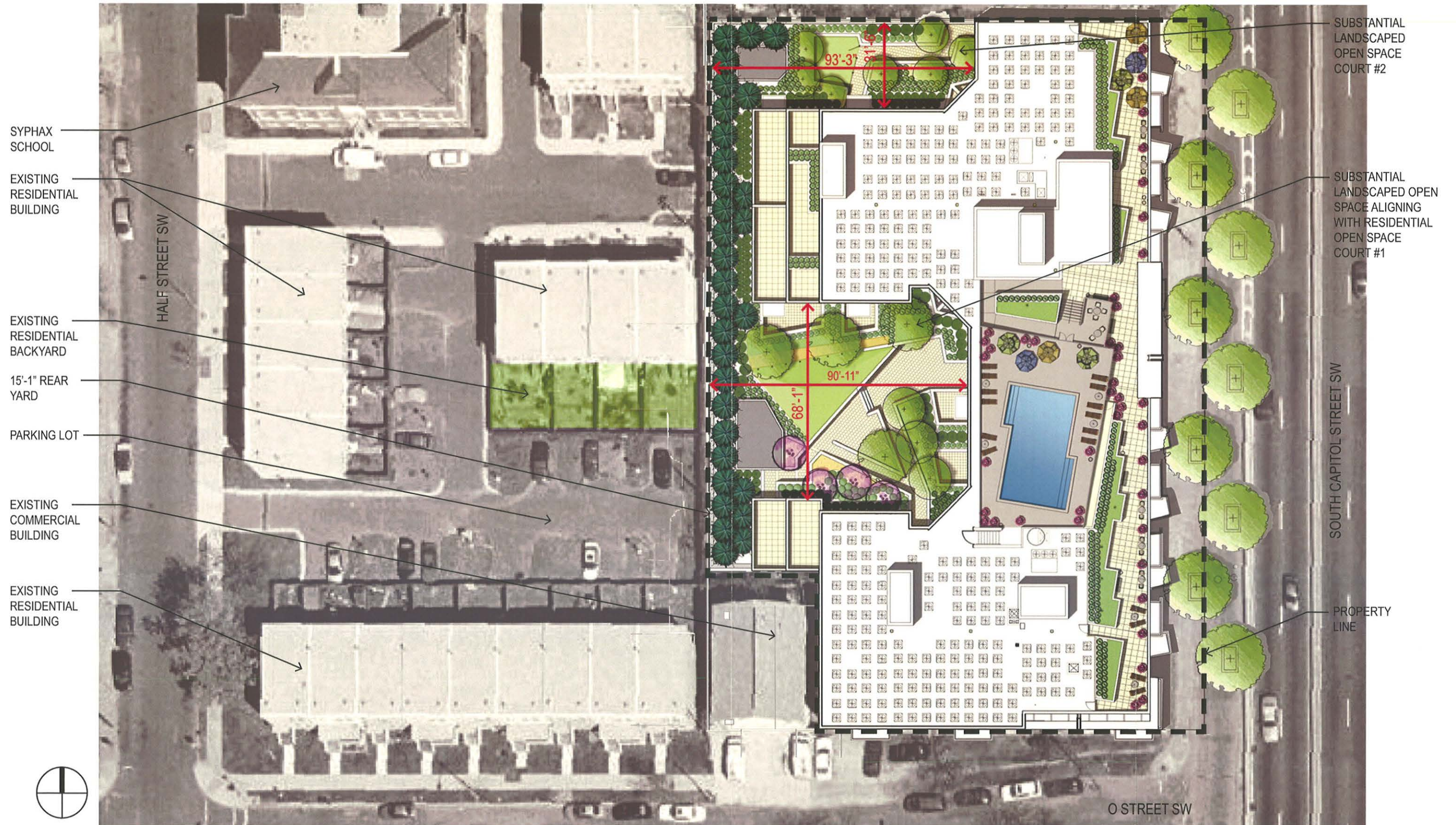














## Exhibit B

*Karl M Fraser*  
4 O Street SW Washington DC 20024

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Dear Director Kress

July 19, 2007

I am writing this letter to the Zoning commission to request the status of party. I am the owner of 4 O Street, SW, Washington, DC 20024. My home is directly across the street from the proposed building, square 653, Lot 111-1325 South Capital Street, SW. The distance between my home and the proposed building is about 20 yards.

I am writing to give my full support for the proposed Camden development building/project, which will be located directly across the street from my house.

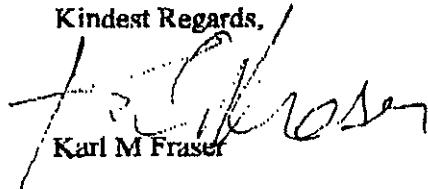
This project will not only enhance the neighborhood's rapidly changing characteristic, but it will also help with the rebirth of our neighborhood. Many new developments are taken shape on the southeast side of South Capital Street and Camden Development is currently the only proposed project on the southwest side of South Capital Street.

In addition, I have also spoke to many of my neighbors in the community and they also support Camden's development. Camden has even stepped up to the plate and agreed to offer us parking in the garage at a reduced rate. In addition, all of our concerns were address and we feel completely satisfied by Camden's response, so that is why I am now backing this project.

Lastly, I have been following the proceeding for the past couple of months and I urge the Zoning commission to approve Camden's application. I know that the Camden project will make a positive impact on our community first, by improving the esthetics of the community and second, by improving the quality of life in the neighborhood.

Again I must reiterate to the zoning commission that I support Camden Development's project and I urge the commission to vote yes on this project. We have been living in this neighborhood, some for nearly 34 years, when this neighborhood was considered an industrial and blighted area and with Camden's new building on our block this will only add to the already growing appeal of our neighborhood.

Kindest Regards,



Karl M Fraser



## Exhibit C



COUNCIL OF THE DISTRICT OF COLUMBIA  
THE JOHN A. WILSON BUILDING  
1350 PENNSYLVANIA AVENUE, NW  
WASHINGTON, D.C. 20004

TOMMY WELLS  
Councilmember - Ward 6  
Chairperson  
Committee on Human Services

Committee Member  
Health  
Libraries, Parks, Recreation and Arts  
Public Services and Consumer Affairs

July 20, 2007

Carol Mitten  
Zoning Commission, Chairperson  
441 4<sup>th</sup> Street, NW  
Room 210  
Washington, DC 20001

Re: Camden Planned Unit Development  
Zoning Commission Case No. 06-41


Dear Chairperson Mitten,

I support the planned unit development being proposed by Camden for the corner of South Capitol Street and O Street, SW and believe that this development will improve not only the existing site, but become an asset for the entire community.

As the Southwest and near Southeast communities undergo a rapid increase in development projects, our shared responsibility is to ensure that development proposals represent high quality and are a value added to the existing community. The building Camden is proposing is well thought out and considers the existing community in its design and its materials. This building will be prominently located along South Capitol Street, across from the new baseball stadium, and will also be located immediately adjacent to rowhouses. I am glad that Camden took these factors under consideration in their design phase and anticipate a building with a façade facing South Capitol Street that respects the commercial nature of the street, and includes a softer façade facing the adjacent residential uses.

I appreciate Camden's efforts to work with the community and understand that they have been responsive to their neighbor's comments. I fully support the project and encourage you to approve it.

Sincerely,

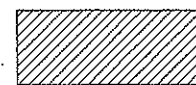


Tommy Wells  
Councilmember, Ward 6

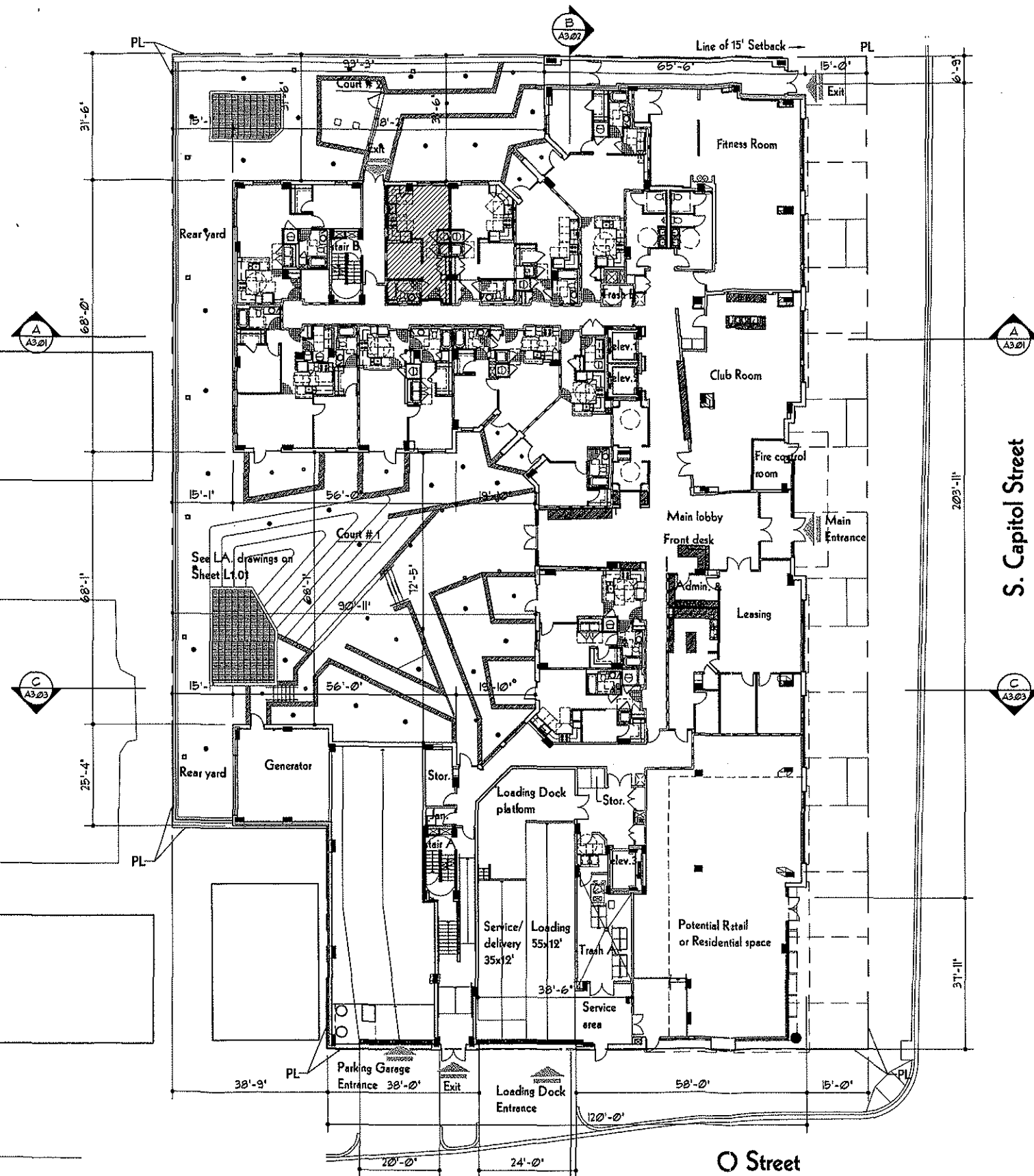
## Exhibit D

Half Street

**Legend**



Hatched Units Represent ADUs



Ground Floor Plan - ADU

June, 2007 Scale: 1/32" = 1'-0"

**A7.01**

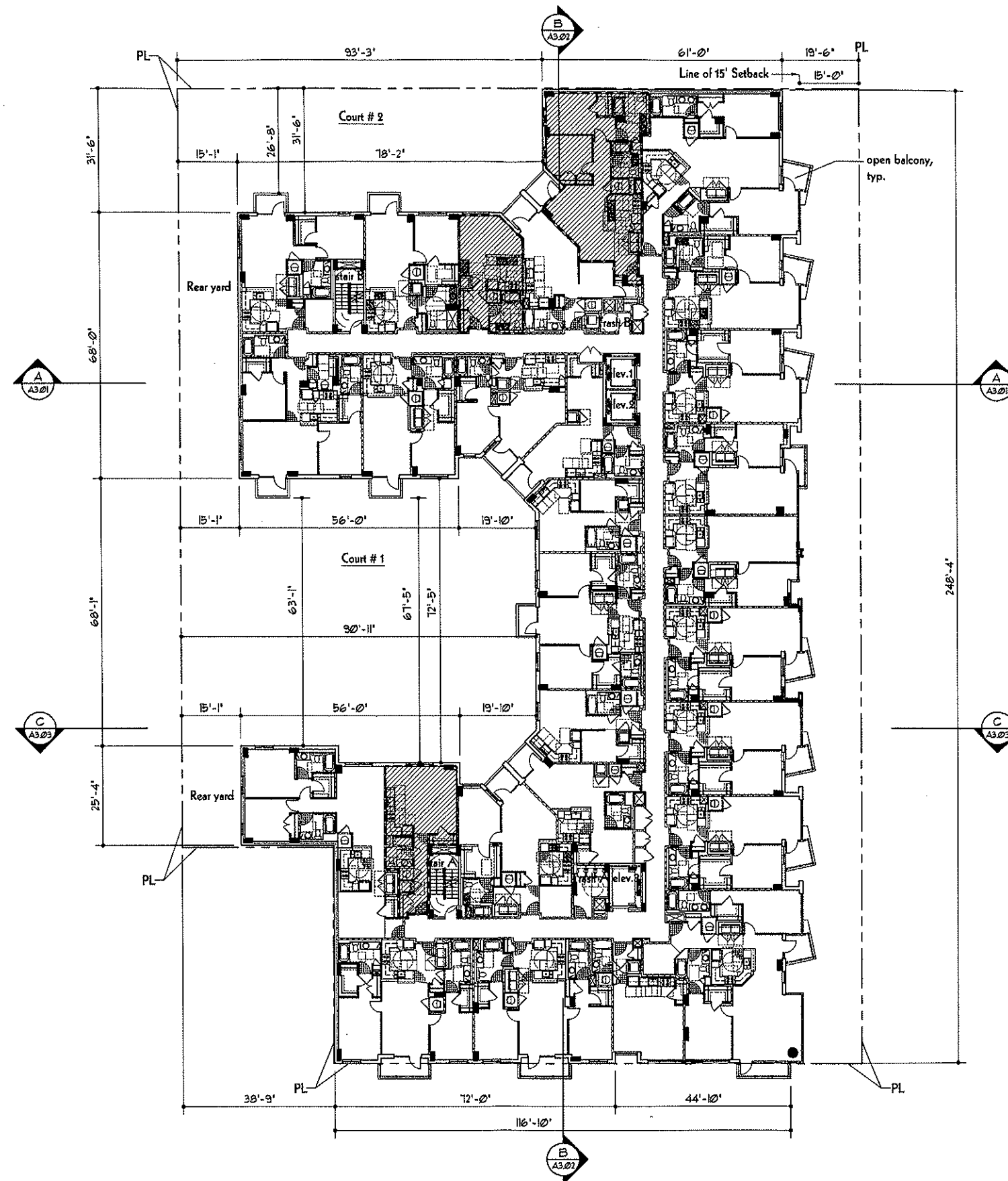


WDG Architecture, PLLC  
1025 Connecticut Avenue NW  
Suite 300  
Washington DC 20036  
tel 202 857 8300  
fax 202 463 2198  
e-mail wdg@wdgarch.com

CAMDEN SOUTH CAPITOL

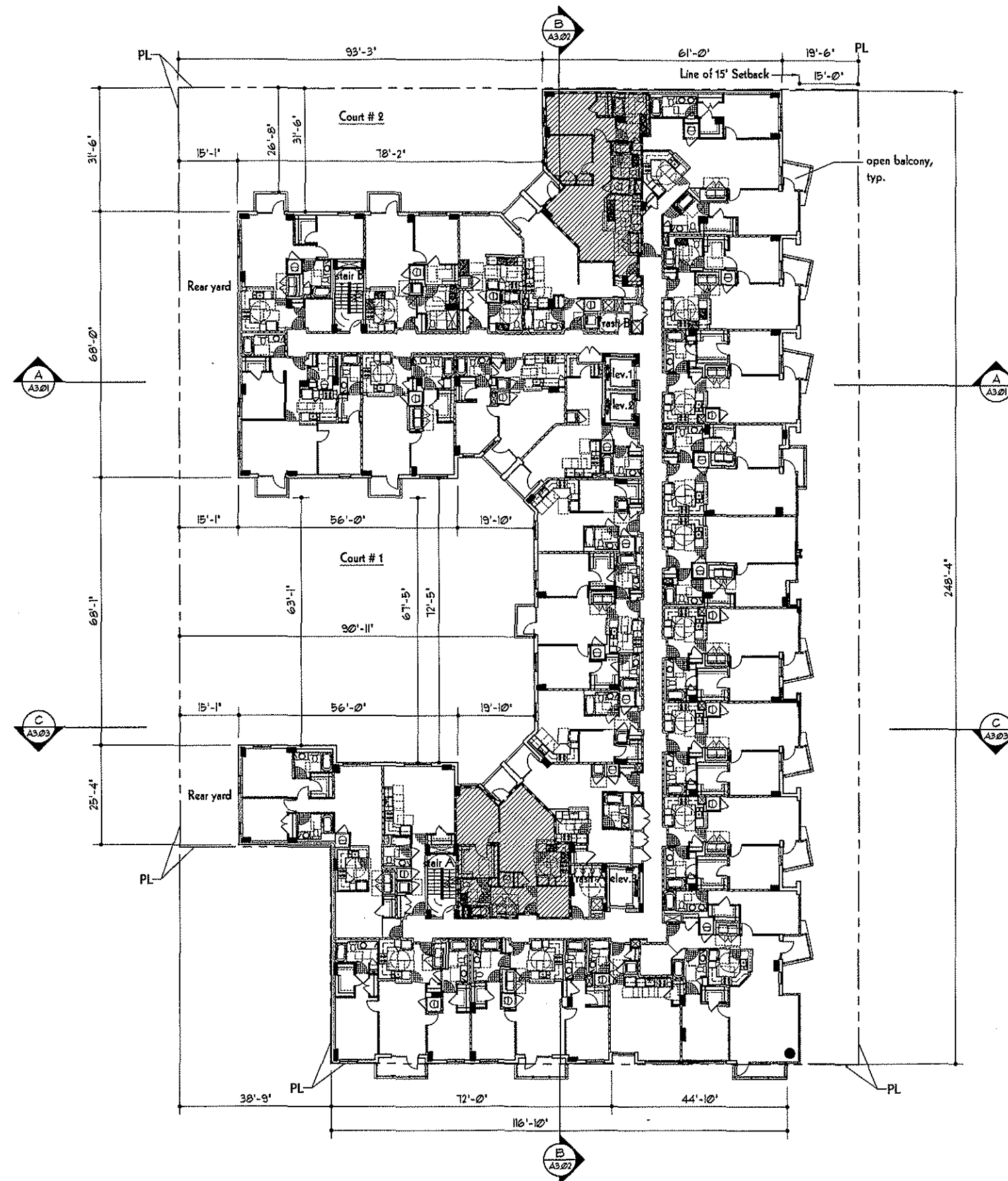
WASHINGTON, DC

WDG PROJECT NO.: WA05078



# Legend

 Hatched Units Represent ADUs



WDG Architecture, PLLC  
1025 Connecticut Avenue NW  
Suite 300  
Washington DC 20036  
tel 202 857 8300  
fax 202 463 2198  
e-mail wdg@wdgarch.com

CAMDEN SOUTH CAPITOL

WASHINGTON, DC

WDG PROJECT NO.: WA05078

5th. Floor Plan - ADU

June, 2007 Scale: 1/32" = 1'-0"

A7.05

## **ADU Unit Analysis**

<b>Unit Type</b>	<b>Floor</b>	<b>Unit Number</b>	<b>View</b>
Studio	1	103	North
One Bedroom	2	203	North
One Bedroom	2	223	South
Studio	3	305	North
Two Bedroom	3	309	West
One Bedroom	3	311	East
Two Bedroom	3	325	South
Studio	4	405	North
Two Bedroom	4	409	West
Studio	4	426	Courtyard
Two Bedroom	5	509	West
One Bedroom	5	524	Courtyard

### **View Analysis**

<b>View</b>	<b># of units</b>
North	4
East	0
South	0
West	0
Courtyard	0

### **Floor Analysis**

<b>Floor</b>	<b># of units</b>
1	1
2	2
3	4
4	3
5	2

### **Bedroom Analysis**

<b>Room</b>	<b># of units</b>
Studio	4
One Bedroom	4
Two Bedroom	4

Exhibit E



**Existing Conditions of Site at 1325 South Capitol Street SW**



**BEFORE:**



**AFTER:**

