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VIA IZIS AND HAND DELIVERY

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

Re: Z.C. Case No. 07-13D – Applicant's Supplemental Information
65 I Street, S.W. (Square 643-S, Lot 801)

Dear Members of the Commission:

On behalf of TR SW 2 LLC (“Applicant”), we submit herewith the supplemental information requested by the Commission during proposed action on the above-referenced case, as discussed below. The revised proffers responding to the comments from the Office of Attorney General are also attached (Exhibit A).

1. Financial Information

The Commission asked the Applicant to provide information on (i) the Applicant's ability to complete the project; (ii) the equity partner for the project; and (iii) the developer for the non-residential (i.e., museum) component of the PUD. Telesis Corporation, one of the entities that comprises TR SW 2 LLC, has a proven track record of completing more than 30 mixed-use and mixed-income housing projects both here in the District and across the country. Since its founding in 1985, Telesis has planned or structured a complex mix of over \$2 billion in public and private financing for the revitalization of urban neighborhoods, and planned or developed more than 15,000 units of mixed income housing along with a range of commercial and civic uses. Telesis has a demonstrated record of completing successful development projects and, as a result, has long-standing relationships with numerous financial institutions. The Rubell Family has both development and extensive financing and investor experience. While lenders are not willing to make financial commitments on projects until discretionary zoning approvals are obtained, Telesis has received expressions of interest from several banks over the last several years about the Randall School project. It has also obtained specific, current letters of interest from M&T Bank and PNC Bank, copies of which are attached as Exhibit B.

With TR SW 2, LLC, the Rubell Family Collection (“RBC”) will take the lead on the museum development. RBC is one of the largest collectors of contemporary art in the world. It developed and currently operates a 40,000 square foot museum in the Wynwood section of Miami, Florida, which has brought revitalization to that neighborhood as well as a new art focus to Miami. With the assistance of the Rubell Family, Miami is now host to "Art Basel," which features premiere artwork from world-renown galleries and museums. The event is held alternatively in Basel, Switzerland, Hong Kong and Miami. RBC's extensive experience and standing in the art and business community helps assure the success of the museum program for the Randall School PUD and the project.

2. Interaction with Advisory Neighborhood Commission 6D

Over the last several weeks, the Applicant has continued its long-standing dialog with members of Advisory Neighborhood Commission 6D. As a result of those interactions, the Applicant and ANC 6D have negotiated an amendment to the 2010 Agreement to reflect the current PUD modification. An unsigned copy of the revised agreement was submitted by ANC 6D on February 18, 2014. The amended agreement is presently being circulated for signature and will be submitted to the record prior to final action. As noted in the ANC letter, the amendments provide technical corrections to the July 12, 2010 agreement; offer a greater level of detail to the Applicant's PUD proffers; adopt a construction management plan; and support residential parking permit restrictions.

3. Penthouse Setbacks

The Commission also expressed concern that the revised penthouse scheme, submitted January 10, 2014, to address issues raised during the hearing, may have reduced required setbacks along the west elevation of the building. The Commission noted that the distance of the penthouse from the exterior wall on First Street had been reduced, suggesting that it may not comply with 1910 Height Act. Because First Street is a closed street, no 1910 Height Act issues are implicated. Nevertheless, the Applicant restudied the setbacks along this elevation, which are shown in Exhibit C.

The January 10, 2014, submission raised the penthouse to the full permitted height of 18 feet, 6 inches, in order to match the height the reflective roof, which houses the elevator overrun. The distance to the west exterior wall, however, was only 14 feet, 6 inches, thereby requirement relief. The revised option now shows the mechanical penthouse roof with a height of 16 feet, 6 inches. It has also been shifted two feet to the east to provide a setback along the west wall equal to its height. The elevator overrun would rise another two feet above the mechanical penthouse. All the penthouses for the building continue to need relief from the setback requirements at the courtyard elevations. The Applicant believes the January 10 penthouse configuration is a better architectural solution but also finds the alternative penthouse plan to be appropriate.

Respectfully submitted,

HOLLAND & KNIGHT LLP

By: *Mary Carolyn Brown*
Norman M. Glasgow, Jr.
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Attachment

cc: Matthew Jesick, D.C. Office of Planning (w/attach. via email)
Advisory Neighborhood Commission 6D (w/attach. per instructions)
Southwest Public Library (hand delivery)
Southwest Neighborhood Assembly (hand delivery)

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