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VIA IZIS AND HAND DELIVERY

D.C. Zoning Commission
441 4th Street, N.W., Suite 210
Washington, DC 20001

Re: **Applicant's Post-Hearing Materials for Z.C. Case No. 08-07A (Second-Stage PUD and Modifications to an Approved PUD)**

Dear Members of the Commission:

On behalf of Four Points, LLC and Curtis Properties, Inc. (together, the “Applicant”), we hereby submit one original and ten copies of the Applicant's post-hearing materials in support of Zoning Commission Case No. 08-07A. The Applicant proposes to construct a six-story, mixed-income residential building at 2255 Martin Luther King Jr. Avenue, S.E. (Lot 839 and a portion of Lot 906 in Square 5785) (“Building 1”). The materials attached hereto respond to the comments raised by the Zoning Commission at the public hearing on December 18, 2014.

(1) Revised Architectural Drawings

Revised architectural drawings (“Revised Drawings”) addressing the Zoning Commission’s comments are attached hereto as Exhibit A. Specifically, the drawings reflect the following changes, as requested by the Zoning Commission:

- a. Fiber Cement and Metal Panels: The Zoning Commission requested that the Applicant either make the proposed fiber cement and metal panels materials the same color and texture, or alternatively, to increase the differentiation between the two materials. In response, the Applicant has revised the coloring of both materials such that the fiber cement and the metal panels will be indistinguishable in terms of color. (See Sheet 26 of the Revised Drawings).
- b. Use of Brick: In response to the Zoning Commission’s request that the Applicant increase the amount of brick on the building’s façade and adjacent sidewalk, the Applicant added brick on the building’s Chicago and Shannon Street elevations

and continued the brick sidewalk from Martin Luther King Jr. Avenue along Chicago Street. The additional brick on the building façade creates a more balanced use of brick around the building and further pronounces the window bays and balconies. The Applicant added new sheets to the revised plans that show the “original” elevations from the PUD application, the “December” elevations shown at the public hearing, and the “revised” elevations, depicting the increased brick areas. The proposed brick is textured red with mixed tones from dark to light, consistent with the historic brick found in the surrounding neighborhood. The brick is highlighted by the window bays clad in the matching bronze cementitious and metal panels. (See Sheets 16-20, 23-26, 38, and 48-50 of the Revised Drawings).

- c. Rooftop Structures: As requested, the Applicant has provided updated plans, elevations, and renderings of the roof of the building. The roof structure is set back approximately six inches from the south exterior wall and has a maximum height of approximately three feet. The roof structure is clad in the same cementitious panels as used on the building facades. (See Sheets 15-19, 22-24, and 28-29 of the Revised Drawings).
- d. Solar Panels: As requested by the Zoning Commission, the Applicant defined the limits of the proposed solar panels on the roof such that they will be set back a minimum of approximately ten feet from the exterior walls of the building and will rise to a maximum height of 3 feet, 11 inches. (See Sheet 15 of the Revised Drawings).
- e. Side Yard: The Zoning Commission requested that the Applicant consider making the side yard accessible to building residents. Approximately 75 percent of the side yard will be retained for stormwater management purposes. The triangular area to the north will accommodate benches and tables for building residents. The Applicant also added a new six foot high black aluminum fence along the side yard between the PUD and the adjacent property to the north. (See Sheets 6-8, 11, 37, and 42 of the Revised Drawings).
- f. Live/Work Units: The Zoning Commission asked the Applicant to study whether the live/work units on the ground floor could appear more like commercial storefronts to activate the streetscape to the greatest extent possible. In response, the Applicant is providing a storefront/unit display area with a 7 foot, 8 inch wide window, plus a smaller 5 foot, 4 inch studio window and a glass door at each unit entry. There will be a movable partition within each live/work unit that separates the live/work space at the front of the unit from the private space at the rear. The Applicant reviewed the size and location of the storefront windows with representatives from the surrounding community, the ANC, and local artists, who supported the design which provides enough glass area for the display of arts and crafts, while balancing the privacy needs of residents, especially during non-business hours.

The Applicant also added a new 2 foot, 6 inch high black aluminum fence along the property line at the front of the building to create a more commercial appearance along Martin Luther King Jr. Avenue. The garden height fencing will protect the planted areas along the street front and provide additional security for the live/work units. (See Sheets 8, 21, 27/27A, and 37 of the Revised Drawings).

- g. Roof Deck: As shown on Sheet 22 of the Revised Drawings, the Applicant has replaced the TV previously depicted on the roof deck with a fireplace. The Applicant also designed all rooftop lighting to face downward to eliminate impact on surrounding residents.
- h. Street Level Perspectives: As requested, the Applicant provided street-level perspectives showing numerous views of the building from Martin Luther King Jr. Avenue and Chicago Street. The perspectives have been enhanced to provide a more realistic view of what the project will look like from street level: the pattern of the brick and bays breaks down the scale of the building, fitting into the overall pattern of the existing buildings on Martin Luther King Jr. Avenue. (See Sheets 19-21 and 23-25 of the Revised Drawings).

(2) Additional Proffers

During the public hearing, the Applicant offered several additional proffers that were not originally part of the PUD's public benefits and project amenities. This letter confirms that the following commitments will be proffered as part of the PUD:

- a. For the life of the project, the Applicant shall dedicate 80 percent of the residential units in Building 1 as affordable dwelling units for households earning up to 60 percent of the area medium income ("AMI").
- b. For the life of the project, Building 1 shall have a Chicago Street, S.E. address and the Applicant shall include in its residential leases a provision that prohibits tenants from obtaining residential parking permits for the property from the D.C. Department of Motor Vehicles.
- c. During construction of Building 1, the Applicant shall comply with a Construction Management Plan (included as part of Exhibit B of this submission) that ensures that disturbance caused by construction of Building 1 is minimal to surrounding residents.

(3) Phasing

Pursuant to Z.C. Order No. 08-07, the Zoning Commission approved a phasing plan for the overall PUD that permitted the project to be developed in three stages. Phase I includes Buildings 1, 3, and 8; Phase II includes Buildings 2, 4, and 5; and Phase III includes Buildings 6 and 7. See Z.C. Order No. 08-07, Finding of Fact No. 32. In accordance with this timeline, the Commission approved the following phasing plan:

1. A second-stage application must be filed for the buildings included in Phase I of the development within two years from the effective date of the Order approving the initial application (October 25, 2013);
2. A second-stage application must be filed for the buildings included in Phase II of the development within four years from the effective date of the Order granting the second-stage approval for Phase I; and
3. A second-stage application must be filed for Buildings 1 and 8 included in Phase III of the development within four years from the effective date of the Order granting second-stage approval for Phase II.

Consistent with the approved phasing plan, the Applicant intends to file second-stage applications for Buildings 3 and 8 no later than October 25, 2015 (two years after the effective date of Z.C. Order No. 08-07), and to file second-stage applications for the remaining Buildings within the above-referenced timeframe.

(4) Community Outreach and Engagement Process

Since the public hearing on December 18, 2014, the Applicant has continued its outreach to community members and stakeholders. The Applicant met with representatives of Advisory Neighborhood Commission 8A, the Concerned Citizens of Anacostia ("CCA"), and the Historic Anacostia Preservation Society ("HAPS") on January 5, 2015. At this meeting, the Applicant discussed many of the issues raised at the public hearing and presented revised architectural drawings incorporating comments from the community, including increased brick, more windows, and fencing around the perimeter of the site. In addition, the Applicant submitted to ANC 8A a proposed Community Benefits Agreement (Exhibit B). The Applicant anticipates that the ANC and stakeholders will support and execute the proposed agreement.

In conclusion, we believe that this submission fully responds to the questions raised at the public hearing, and we look forward to the Zoning Commission's favorable consideration of this application.

Sincerely,


Kyrus L. Freeman
Jessica R. Bloomfield* JB.

Attachments

cc: Advisory Neighborhood Commission 8A (with enclosures, Via U.S. Mail)
Maxine Brown-Roberts, D.C. Office of Planning (with enclosures, Via Hand)
Anna Chamberlin and Ryan Westrom, District Department of Transportation (with enclosures, Via Hand)

*Admitted to practice in Pennsylvania. Practicing in the District of Columbia pursuant to D.C. Court of Appeals Rule 49(c)(8).