

**Pre-Hearing Statement of West Half 1 LLC, West Half 2
LLC and West Half 3 LLC for Review of Buildings and
Structures on M and Half Streets, SE**

Zoning Commission Case No. 08-30

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I. Introduction

This pre-hearing statement is submitted on behalf of West Half 1 LLC, West Half 2 LLC and West Half 3 LLC (jointly the “**Applicant**”) for Zoning Commission review and approval of a new structure and new uses on M and Half Streets, SE in the Capitol Gateway Overlay District (“**CG Overlay**”). On November 12, 2008, the Applicant submitted an application for Zoning Commission design review and special exception and variance relief for property located on Lots 33, 802, 840, 841, 850, 857, 864, 865, 868, 871, and 872 in Square 700 (the “**Property**”). The Property is comprised of approximately 87,989 square feet of land area and is located in the CG/CR Zone District. The Applicant hereby submits its pre-hearing statement pursuant to Section 3013.8. It will submit the architectural plans in an appendix under separate cover.

This statement is filed pursuant to Section 1610 of the District of Columbia Zoning Regulations, which requires Zoning Commission review of properties abutting M Street, SE, properties located in Square 700, or properties receiving combined lot development rights. The Applicant also seeks special exception relief with regard to its rooftop structures; and variance relief from the loading requirements of Section 2201.1, the step-back requirements of Section 1607.2, the ground floor retail requirements of Section 1607.3, and the set back requirements of Section 1604.3.¹

Half Street has a unique position within the District of Columbia. It has the opportunity to become an authentic entertainment district. The Applicant seeks to create an environment that stands on its own as a genuine pedestrian mixed-use environment that will serve large crowds that attend baseball games, yet also serves the immediate neighborhood by providing residents additional neighborhood serving retail amenities. This project will convert an underutilized site

¹ Please note that the Applicant has added an additional request for variance relief from Section 1604.3.

to a vibrant and active use that highlights and enhances the epicenter of this immediate area, the Washington Nationals Ballpark (“Ballpark”).

The Applicant is proposing a mixed-use project consisting of residential, retail and commercial office uses along two prominent streets in the CG Overlay: M and Half Streets. The development provides dynamic and active retail and restaurant uses along these streets to enhance the pedestrian experience and to activate the streetscape. The mix of uses, design, height, and density of the project are consistent with, and help further the goals of the CG Overlay.

The Applicant has gathered a team of design professionals to develop a project that will help ensure the Capitol Gateway as a unique residential, commercial and retail area in the District of Columbia. The Applicant has retained StreetSense to create the street level experience, HOK is the architect for the office component of the development and Esocoff & Associates Architects is the architect for the residential portion of the project.

II. Jurisdiction of the Zoning Commission

The Zoning Commission has jurisdiction to grant approval of the proposed development, and the requested special exception and variance relief pursuant to Sections 1604, 1607, 1610, 639, 2201, 3103, and 3104 of the Zoning Regulations.

III. Capitol Gateway Overlay District

The Capitol Gateway Overlay was established in order to promote nine primary goals:

- a. Assure development of the area with a mixture of residential and commercial uses, and a suitable height, bulk and design of buildings, as generally indicated in the Comprehensive Plan and recommended by planning studies of the area;

- b. Encourage a variety of support and visitor-related uses, such as retail, service, entertainment, cultural and hotel or inn uses;
- c. Allow for continuation of existing industrial uses, which are important economic assets to the city, during the extended period projected for redevelopment;
- d. Provide for a reduced height and bulk of buildings along the Anacostia riverfront in the interest of ensuring views over and around waterfront buildings, and provide for continuous public open space along the waterfront with frequent public access points;
- e. Require suitable ground-level retail and service uses and adequate sidewalk width along M Street, SE, near the Navy Yard Metrorail station;
- f. Provide for the development of Square 702-706 and Reservation 247 as a ballpark for major league sport and entertainment and associated uses;
- g. Provide for the establishment of South Capitol Street as monumental civic boulevard;
- h. Provide for the development of Half Street, SE as an active pedestrian oriented street with active ground floor uses and appropriate setbacks from the street façade to ensure adequate light and air, and a pedestrian scale; and
- i. Provide for the development of First Street, SE as an active pedestrian oriented street with active ground floor uses, connecting M Street, the Metro Station, and existing residential neighborhoods to the Ballpark site and the Anacostia Waterfront.

11 DCMR 1600.2

IV. Description of Property

The Property is located east of South Capitol Street in Southeast Washington. It is bound by Van Street, SE to the west, Half Street, SE to the east, N Street, SE to the south, and M Street, SE to the north. It is located one block north of the Washington Nationals' Ballpark and west of

Monument Realty's development in Square 701 (which was approved by the Zoning Commission in ZC Case Nos. 06-46 and 06-46A). An entrance to the Navy Yard Metrorail Station is located just to the east of the Property, across Half Street.

V. Description of Project

The Applicant proposes to develop the Property with a mixed-use development that includes approximately 260-300 residential units, approximately 370,000 square feet of office space, and approximately 53,800 square feet of retail uses located predominantly on the ground floor (the "Project"). Retail and restaurant uses are proposed for all of the ground floor space in the Project (other than lobbies for the residential and office components and service uses) with retail possible on the second or concourse (P1) levels of the Project in select locations should it be desired by retail tenants. The retail corridor lining Half Street will include "destination" retail tenants. These tenants will consist of retailers that residents will seek out and travel to Half Street in order to patronize. The retail along Van Street and the Via (described below) will consist of "neighborhood serving" retail. It will include retailers that provide conveniences for neighborhood residents. For example, it may include a dry cleaner or a local pub.

The Project will introduce an east-west 30 foot wide pedestrian oriented street or via ("Via") that bisects the Property into two appropriately sized development parcels. The Via allows for a natural break in the development pattern of the Property and aligns with the private street (Monument Place) on the east side of Half Street to create a central retail and pedestrian node on Half Street (the location of Monument Place was approved in ZC Order Nos. 06-46 and 06-46A).

The residential component of the Project will be located at the southern end of the Property, closest to the Ballpark on the corner of Half Street and N Street. The office component

will be located along M Street and will also include a portion of the structure that is located south of the Via. The office components will be connected across the Via by two enclosed corridors at the third and sixth levels and outdoor terraces on the fourth and seventh levels. The residential, retail and office components of the Project are described in greater detail below.

A. Retail Component

One of the primary goals of this Project is to create a highly animated and diverse retail environment with high-quality, authentic materials. The ground plane will incorporate only the highest quality materials into the sidewalk and plaza design to create a space that is thoughtfully composed to be memorable, physically durable and aesthetically enduring. The ground floor retail spaces will have ceiling heights ranging from 14 feet to 18 feet (clear height to structure of up to 20 feet), making them marketable to a wide range of urban retailers. Individual retailers will be encouraged to make their own mark on the streetscape with inboard and outboard tables, chairs, benches, and planters that both reflect and complement their storefronts. The retail strategy for the Project envisions three distinct retail areas: Half Street; the Via; and Van Street.

Half Street will become the next great retail, dining and entertainment district in Washington, DC, with the flexibility to function as a plaza on game days while still accommodating vehicular traffic for the majority of the time. The Half Street retail component will take advantage of the Project's prominence and visibility along M Street by incorporating visible cues to the retail district such as building form, transit, signage, lighting and streetscape. Half Street will become an animated "Main Street" that will include restaurants (which could be entertainment driven, themed, casual, fine dining, quick bite), specialty stores, sports related stores or neighborhood service stores. The Applicant intends to pursue legislation with the District of Columbia City Council to create special electronic signage legislation to help make

this Project, and Half Street in particular, a completely unique destination in the District of Columbia. Examples of the signage the Applicant envisions for this project are included in the Appendix. The electronic signage will provide advertising and live broadcast opportunities throughout Half Street and the Via, adding to the liveliness of the pedestrian experience.

The pedestrian Via has been introduced to the Project to align with Monument Place to create a “four corners” zone of activity. The Via has been designed to be a dedicated pedestrian street that will provide opportunities for local tenants and shop owners. The character of this street will be marked by high ceilings, elegant and animated store fronts, and smaller store footprints. In addition, the Applicant anticipates open-air produce, flower, or beverage markets to be an integral component of the experience along the Via.

Van Street has been designed as a home for local retail, restaurants and businesses – for those ‘in the know’. The base of the structures, since they need to accommodate a number of garage and service portals will make a virtue of that aesthetic and be designed as a more SOHO type of environment where the streets are a lively, offbeat, urbane collection of loading, industrial, showroom, gallery, pub, restaurant and unexpected retail uses.

This development will also redefine the character of N Street, which is proposed to be lined with retail uses along its northern edge. The N Street façade has been designed to not only accommodate retail use but to establish a tone for future development south of the street, which is currently the site of parking garages.

The Applicant seeks flexibility to work with the individual retailers in refining the facades of the retail space. In the Applicant’s experience, retailers require a certain amount of flexibility to establish the storefront as “their own”. To that end, the Applicant proposes the following as a condition of approval for this project:

“The Applicant shall have flexibility with the design of the project in the following areas:

- To vary the location and design of all interior components, including but not limited to partitions, structural slabs, doors, hallways, columns, stairways and mechanical rooms, provided that the variations do not materially change the exterior configuration of the buildings;
- To vary the final selection of the exterior materials within the color ranges and material types (maintaining the same general level of quality) as proposed, based on availability at the time of construction;
- To make refinements to exterior materials, details and dimensions, including belt courses, sills, bases, cornices, railings, and trim, or any other changes to comply with the District of Columbia Building Code or that are otherwise necessary to obtain a final building permit or any other applicable approvals;
- To vary the exterior design and materials of the ground floor retail space based on the preferences of the individual retailer. The Applicant will not permit the individual retailer to modify the building footprint, except for bay projections not to exceed 4 feet from the property line, or reduce the quality of the materials used on the exterior of the ground floor of the Project, as shown in the plans submitted with this application. The Applicant and all tenants of the project will comply with the requirements of Chapter 16, except as otherwise approved by this Order.

B. Residential Component

The residential component, located immediately outside the north gate of the Ballpark, displays a strong architectural quality which is unique in Washington yet derives its power from local building crafts and urban planning traditions. Dramatic forms and striking materials and colors create an iconic image and contribute to the definition of a recognizable place and vibrant new community in Southeast Washington.

The upper reaches of the residential component will provide a compelling sculptural, and memorable crown, an iconic emblem that will say “that’s Washington” to stadium patrons and TV viewers, just as other iconic views at other stadiums do with their respective urban backdrops. It will also act as a place marker, a beacon, from many directions as one approaches this festive enclave from the Frederick Douglass Bridge, M Street or eastward along N Street. The unexpectedly bold crown will contrast with the impression of Washington held by many

visitors - that of being overly conservative, too reserved, timid and lacking in confidence. It will speak to a generation of newcomers who may be here for career reasons but don't yet think of DC as hip and artsy. The building will be an architectural landmark.

The residential component of the Project is configured in two wings flanking an interior courtyard garden at the second floor. The courtyard opens to the south to catch natural light and provide a warm glow through the use of color and gentle undulations. Windows in the courtyard are angled and recessed to allow good views as well as privacy for residents. A second floor lounge and club room will be provided adjacent to the garden terrace.

The residential units are carefully designed to be livable, furnishable, and commodious, essential features which will contribute to the long-term vitality of the greater development and the surrounding emerging neighborhood. Most units are shaped to capture sweeping, as well as framed, views toward the Ballpark and other urban and monumental views, 72% of the units have either a balcony or a terrace. The residential unit types include: studio/jr. one-bedroom (32% of the units); one-bedroom (50% of the units); one-bedroom with den (1% of the units); two-bedrooms (14% of the units); and two-bedroom with den (3% of the units). Large and dramatic units at the south end of the building have uninterrupted direct views into the playing field, and are provided with large expanses of glass to accentuate these views.

A flexible ground floor plan has been created to accommodate a variety of retail uses, while providing a gracious residential entrance. The building entrance, as well as exterior wall and window systems, will be carefully detailed to address acoustics and other concerns generated by the anticipated dramatic street life so that this activity constitutes an amenity and not a nuisance to the residents of the Project.

The roof features a lap pool, several well-defined outdoor rooms of varying sizes for hosting dinner parties, and three private terraces directly accessed by residential units below. The gracious crown shells form emphatic tower elements that elegantly define the generous, but well scaled outdoor rooms. The shells have large openings that provide well-proportioned frames for urban views looking east and west. This framing strategy helps temper the sometimes unfocused and therefore unexceptional panoramas that are so typical of the windswept, overexposed and placeless rooftops too often seen in the city.

C. Office Component

The design intent of the office component is three-fold:

- To create a beacon or visual marker at the neighborhood level for the entire Half Street retail and entertainment zone. The tall mesh screen element at the corner of M and Half Streets “claims” this important corner, creating an identity and excitement. This identity is critical to making Half Street a memorable place and a success.
- To create an exciting visual and three-dimensional response to the M Street Metro Station entrance, Monument Realty’s project across Half Street, and the Ballpark. The forms and massing of the Project are highly articulated and include strong geometric forms and angles as a response to the unique features of this block and the surrounding structures.
- To create and contribute to a sense of richness and urbanity at the pedestrian level. Local materials like ashlar cut stone, brick, and patina green metal are drawn from those historically used in Washington, but are used in a crisp and modern way. These materials help to create an identity and a memorable place.

Additionally, the scale of the materials is traditional and human which is important when creating a new neighborhood where little context currently exists.

The expression of the office exterior skin is seen as a background with a series of “events”. The background is an elegant, modern version of the classic industrial brick warehouse. Tall glass windows punctuate a horizontally expressed brick, with either masonry or metal spandrel panels. The brick color is either a terra-cotta or soft red depending on location. The “events” consist of several large scale geometric shifts in the massing. The largest of these is the angled aged patina green metal clad box that seems to skewer the larger office piece – it forms the middle of the façade on M Street to mark the office entry and then pokes through on Half Street, greeting Metro riders on their way to the Ballpark. It terminates at the Via, cantilevering out over the sidewalk, with a multi-story framed view toward the Ballpark. This patina green metal box is topped by a covered roof terrace which extends the form above the roof.

The southern office component has a similar, smaller patina green metal piece. The corner of M and Half Streets is identified by a sleek glass and metal wall, with a stainless steel mesh screen element reaching above the building roof, marking the entry to the Half Street retail and entertainment neighborhood. Van Street is treated in a quieter manner, as bay projections are used to punctuate and add articulation and relief to the façade and offer views up and down Van Street.

D. Zoning Parameters of the Project

The Project will have a floor area ratio (“FAR”) of 8.01 (3.2 residential, 4.2 office, and 0.6 retail)², a maximum building height of 110 feet, and will provide approximately 566-607

² The Applicant will enter into a combined lot development (“CLD”) agreement, pursuant to Sections 1602.1(a) and (e) of the Zoning Regulations, to achieve this density and mix of uses.

parking spaces (it will also include approximately 147 bicycle parking spaces). The Project will consist of a single building for zoning purposes. More detailed information is provided in the Zoning Tabulations chart included in the Appendix filed under separate cover.

VI. The Applicant Satisfies the Burden of Proof for Zoning Commission Review of Buildings, Structures, and Uses and for Special Exception and Variance Relief

Pursuant to Section 1610.3 of the Zoning Regulations, the Applicant must demonstrate that the application satisfies the requirements of Section 3104 as well as the specifically delineated requirements of the CG Overlay (Section 1604 for buildings that have frontage on M Street, and Section 1607 for buildings on Half Street south of M Street). The Applicant satisfies this standard as follows.

A. The Applicant Satisfies the Special Exception Standard with Regard to Zoning Commission Review Under the CG Overlay Regulations

1. The Proposed Design Is in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps

There is a two pronged test to justify the request for special exception relief. An applicant must demonstrate that the project is in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and that it will not affect adversely the use of neighboring property in accordance with the Zoning Regulations and Zoning Map. The CG Overlay outlines a number of considerations that should be weighed in determining if an application is in harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps.

- a. The project is consistent with the requirements of Section 1610
 - i. The proposed building will achieve the objectives of the CG Overlay District as set forth in Section 1600.2. (Section 1610.3(a))

The Project will achieve the objectives of the CG Overlay District that are set forth above. The Applicant is proposing a mixed-use development that will include a significant residential component, commercial office space, and a variety of preferred retail uses. The height and density of the building are within the parameters for the CG/CR Zone District and are consistent with its high density residential and high density commercial designation under the Comprehensive Plan.

Most importantly, the Project is designed to highlight Half Street as an active, pedestrian-oriented street. The Applicant is proposing a mix of retail uses that will support and sustain the revitalization of Half Street. The retail will serve both the residents of the community as well as attract individuals who are discovering the neighborhood for the first time while attending a game at the Ballpark. The Applicant intends to make Half Street a truly hallmark destination in the District. The Applicant proposes brick sidewalks along Half Street and Belgian Block pavers for the street. The retail uses at the ground plane will include projections of up to four feet into the public space to add variety and texture to the retail uses. The treatment of the ground plane and the proposed projections are included in the Appendix. The Applicant will continue to work with Monument and the District Department of Transportation (“DDOT”) to create a coordinated streetscape for this important Street leading into the Ballpark. As noted above, the Applicant intends to pursue legislation with the District of Columbia City Council to create special electronic signage legislation to help make this Project a completely unique destination in the District of Columbia.

- ii. The proposed building will help achieve the desired mix of uses in the CG Overlay District as set forth Sections 1600.2(a) and (b), with the identified preferred uses specifically being residential, hotel or inn, cultural, entertainment, retail, or service uses. (Section 1610.3(b))

This development will incorporate residential, retail, and service uses, which is consistent with Sections 1600.2 (a) and (b). Nearly half of the development will be dedicated to these preferred uses. The 260-300 residential units will include a mix of unit types, described above, that will attract a diverse resident base while the retail will be designed to accommodate entertainment and retail uses.

- iii. The proposed building will be in context with the surrounding neighborhood and street patterns. (Section 1610.3(c))

The Project is consistent with the higher density development encouraged around the Navy Yard Metro Station. The Property is surrounded by existing and proposed office, hotel and residential buildings, making the Project's mixed use program complementary to adjacent land uses. The development will encourage pedestrian activity along Half Street through the inclusion of ground floor retail, a curbless streetscape environment, and by prohibiting curb cuts along all surrounding streets except Van Street. The development will serve effectively as the gateway between the Navy Yard Metro Station and the Ballpark.

The design of the Project is intended to be different, yet entirely complementary to the surrounding neighborhood. The contemporary design of the office component of the Project, with the numerous projections and recesses along the building's façade, is contrasted with the relatively flat façade of the buildings on the east side of Half Street. This contrast will add interest and liveliness to the streetscape experience along Half Street as pedestrians enter and exit the Ballpark. The proposed building design respects the existing street grid and is in context with the surrounding neighborhood and street patterns. As noted above, the Project introduces the Via directly across from Monument Place in order to create the "four corners" of retail activity.

- iv. The proposed building will minimize conflict between vehicles and pedestrians. (Section 1610.3(d))

The proposed design promotes a safe and efficient pedestrian experience, especially along Half Street and M Street which are two primary pedestrian corridors within the CG Overlay. Per the CG Overlay regulations, no new curb cuts will be established along Half or M Streets. The proposed building will eliminate seven existing curb cuts along Half and M Streets. Access to parking and loading for the entire development will be from Van Street. Eliminating curb cuts along the main pedestrian corridors will reduce the possibility of vehicular and pedestrian conflicts.

- v. The proposed building will minimize unarticulated blank walls adjacent to public spaces through façade articulation. (Section 1610.3(e))

The elevations included in the Appendix depict the proposed building facades. The proposed building facades are highly articulated and defined on each elevation, thus minimizing unarticulated blank walls adjacent to public spaces. The façade articulation is accomplished through use of bays, building materials, and display windows along the ground floor. The projections proposed in this Project truly maximize what is special about this area, the Ballpark. The proposed projections of the office component provide direct views into the stadium for multiple office tenants.

- vi. The proposed building will minimize impact on the environment, as demonstrated through the provision of an evaluation of the proposal against LEED certification standards. (Section 1610.3(f))

The building has been designed to meet LEED certification standards for new construction. Some of the key “green” features include items such as green roofs, water saving fixtures, high performance glass, sun shading devices, recycled building materials and LED

lighting. A preliminary LEED checklist for the Project is included as Exhibit D. In addition, the environmentally sustainable residential development creates a livable transit-oriented community adjacent to the Navy Yard Metro Station, with a significant amount of bicycle parking. The residential component's configuration results in shallow dwelling units which rely on natural ventilation and take advantage of natural lighting and views to promote a healthy and energy efficient lifestyle.

- vii. The building or structure shall provide for safe and active streetscapes through building articulation, landscaping, and the provision of active ground level uses including retail, entertainment, cultural, and pedestrian concourse space. (Section 1610.5(a))

The proposed building design encourages pedestrian activity along its Half Street, Via and M Street facades and provides safe and active streetscapes. This is achieved through building articulation; thoughtfully landscaped spaces; the provision of ground floor retail; variable height retail expressions along Half Street, the Via, M Street and N Streets; variable depth retail bay projections; and electronic signage. In keeping with the pedestrian activity along those facades, the Applicant provides access to its garage and its loading area from Van Street in order to minimize vehicular and pedestrian conflicts.

- viii. The building or structure shall provide for safe and convenient movement to and through the site, including to public transit, the Ballpark, and to the Anacostia Riverfront. (Section 1610.5(b))

The primary pedestrian pathway will be along Half Street which is an important link between the Navy Yard Metrorail Station and the Ballpark. The ground floor retail provided along Half Street, as well as the significant electronic signage, will make for an interactive and exciting pedestrian experience for those attending a ballgame as well as those who are simply seeking a shopping experience. Additionally, the landscaping, lighting, the transparent display

glass of the ground floor retail, and overall increased activity will enhance the pedestrian safety. Just as the development of Half Street encourages pedestrian activity to reach the Ballpark, it also provides safe and convenient access to the Anacostia Riverfront.

- ix. The application shall include a view analysis that assesses openness of views and vistas around, including views toward the Capitol Dome, other federal monumental buildings, the Ballpark, and the waterfront. (Section 1610.5(c))

As depicted in view analyses included in the Appendix, the Project will not detract from area views, but will enhance them. Importantly, the Project does not block the view of the Capitol, other federal monumental buildings, the waterfront, or the Ballpark. Rather, the superior design of the Project will provide a favorable view for tenants and residents of neighboring buildings, and visitors to the Ballpark.

- b. The project is consistent with the requirements of Section 1604
 - i. No driveway may be constructed or used from M Street to required parking spaces or loading berths in or adjacent to a new building. (Section 1604.2)

The proposed design does not include any curb cuts along M Street. All of the parking and loading for the project will be accessed from Van Street.

- ii. The streetwall of each new building shall be set back for its entire height and frontage along M Street not less than fifteen (15) feet measured from the face of the adjacent curb along M Street, SE. (Section 1604.3)

The streetwall of the office building is set back fifteen feet for the entirety of the first floor. The Applicant is seeking relief to allow certain elements of its façade to extend into the fifteen foot setback above the second floor. The proposed design punctuates the streetscape along M Street and varies the uniformity of the streetwall with calculated articulation. The design is described in more detail below and in the Appendix.

- iii. Each new building shall devote not less than thirty-five percent (35%) of the gross floor area of the ground floor to retail, service, entertainment, or arts uses ("preferred uses")...such preferred uses shall occupy 100% of the building's street frontage along M Street, except for space devoted to building entrances or required to be devoted to fire control. (Section 1604.4)

Sixty-nine percent (69%) of the gross floor area of the ground floor is dedicated to preferred uses. The preferred uses occupy 100% of the building's street frontage along M Street with the exception of the space devoted to the office building lobby.

- iv. For good cause shown, the Commission may authorize interim occupancy of the preferred use space required by Section 1604.4 by non-preferred uses for up to a five (5) year period; provided, that the ground floor space is suitably designed for future occupancy by the preferred uses. (Section 1604.5)

The Applicant is not seeking relief to place a non-preferred use in the space dedicated to preferred uses.

- v. Not less than fifty percent (50%) of the surface area of the streetwall of any new building along M Street shall be devoted to display windows having clear or low-emissivity glass except for decorative accent, and to entrances to commercial uses of the building. (Section 1604.6)

At least fifty percent of the streetwall along M Street will be devoted to display windows having clear or low emissivity glass.

- vi. The minimum floor to ceiling clear height for portions of the ground floor level devoted to preferred uses shall be fourteen (14) feet. (Section 1604.7)

The ceiling height of the ground floor space dedicated to preferred uses varies between 14 feet and 18 feet, but in no instance is it below 14 feet.

- vii. A building that qualifies as a Capitol South Receiving Zone site under Sections 1709.18 and for which a building permit has been applied for prior to August 31, 2001, shall not be subject to the requirements of this section. (Section 1604.8)

This site does not qualify as a Capitol South Receiving Zone.

- viii. Where a preferred use retail space is required under this section and provided, the requirement of 11 DCMR Section 633 to provide public space at ground level shall not apply. (Section 1604.9)

The Applicant is providing the requisite amount of preferred use retail space; thus, the public space requirement does not otherwise apply to this project.

- c. The project is consistent with the requirements of Section 1607.
 - i. Any portion of a building or structure that exceeds sixty-five (65) feet in height shall provide a minimum step-back at twenty (20) feet in depth from the building line along Half Street SE. Pursuant to Section 3104, the Zoning Commission may grant relief from this requirement, to a maximum of fifteen (15) feet in height and eight (8) feet in depth, for the provision of reasonable development footprints. (Section 1607.2)

The Applicant is seeking relief from this section, as described in more detail in Section “C.” The Applicant is proposing an articulated facade that respects the intent of this section, but does not satisfy the requirement. The facade is set back at varying heights and steps out at varying heights – the result is a building with a highly articulated facade that creates an interesting aesthetic for Half Street. As depicted in the Set-Back Study included in the Appendix, the Applicant does not gain any gross floor area with its proposal; in fact, the Project is 15,558 square feet less dense with its proposed facade than a building constructed on the Property that satisfies Section 1607.2, yet does not provide a break in its massing and articulation (as the creation of the Via and the various step-backs provide in the Project). It is important to note that the office component alone is 27,410 square feet less dense as it is proposed than if it were to provide a uniform streetwall up to 65 feet and the requisite step back.

- ii. Each new building shall devote not less than seventy-five percent (75%) of the gross floor area of the ground floor to

retail, service, entertainment, or arts uses (“preferred uses”)... (Sections 1607.3)

The Applicant is seeking relief from this section as well. More detail regarding its request for relief is provided in Section “C” below. The Applicant is dedicating 69% of the gross floor area of the ground floor to preferred uses, excluding the loading and service space dedicated to retail uses. The remainder of the floor is dedicated to office and residential lobby space, making it impractical to provide additional retail space.

- iii. Preferred uses shall occupy 100% of the building’s street frontage along Half Street, SE, except for space devoted to building entrances or required to be devoted to fire control. (Section 1607.4)

Preferred uses occupy 100% of the buildings street frontage along Half Street with the exception of the space dedicated to the office and residential lobbies as well as the fire control rooms.

- iv. The minimum floor-to-ceiling clear height for portions of the ground floor level devoted to preferred uses shall be fourteen (14) feet. (Section 1607.5)

The ceiling height of the ground floor space dedicated to preferred uses varies between 14 feet and 18 feet, but in no instance is it below 14 feet.

- v. For good cause shown, the Zoning Commission may authorize interim occupancy of the preferred uses space required by Section 1607.2 by non-preferred uses for up to a five (5) year period; provided, that the ground floor space is suitably designed for future occupancy by the preferred uses. (Section 1607.6)

The Applicant is not seeking relief to place a non-preferred use in the space dedicated to preferred uses.

- vi. No private driveway may be constructed or used from Half Street SE to any parking or loading berth areas in or adjacent to a building or structure constructed after February 16, 2007. (Section 1607.7)

The Applicant is proposing only one curb cut along Half Street and that is to create the Via. The Via is a pedestrian walkway and will not be used to access parking or loading; thus, it is consistent with this section.

- vii. Where preferred use retail space is required under this section and provided, the provisions of DCMR 11 Section 633 shall not apply.

The Applicant is maximizing the amount of preferred use retail space it can provide; thus, the public space requirement does not otherwise apply to this project.

2. **The Proposed Building Will Not Affect Adversely the Use of Neighboring Property in Accordance with the Zoning Regulations and Zoning Map**

The property to the east of the proposed building has been approved for a mixed-use development of a similar density and height. It will include residential, retail, office, and hotel uses. The property to the north of the site is an office building with ground floor retail. The Project is in keeping with the scale of density and height of the surrounding buildings and fits appropriately into that context. The building has been designed to respect and in the case of the Ballpark, serve, the surrounding buildings. It will not affect adversely these neighboring properties, but will work in concert with them to create a more dynamic community surrounding the Ballpark.

The property to the west of the proposed building is zoned for a mixed-use development of increased height and density. The proposed Via will provide and promote pedestrian access from this property to Half Street. The Van Street facade will include retail storefronts and articulated facades that will enhance the views and experience from the neighboring property.

B. **The Applicant Satisfies the Special Exception Standard with Regard to its Request for Relief for its Roof Structures**

The Applicant is seeking special exception relief pursuant to Sections 3104 and 639 from 11 DCMR Sections 411.3, and 411.5 for multiple roof top structures on the roof of the proposed building, some of which are of varying heights and not sufficiently set back from the exterior walls of the building. In order to obtain relief, the special exception must be in harmony with the general purpose and intent of the Zoning Regulations and Zoning Maps and must not tend to affect adversely the use of neighboring property in accordance with the Zoning Regulations and Maps.

In preliminary conversations with the Office of Planning (“OP”), OP indicated that it believes variance relief is required for the reduced setback of one of the rooftop structures. The Applicant believes that Section 411.11 clearly allows the Commission to approve a request to move the “location” of the structure via the special exception process. Nevertheless, the Applicant believes that the circumstances of this case easily satisfy the variance standard as well. Thus, the Applicant provides an analysis under both the special exception and variance standards in the event the Commission finds a variance is required (the analysis under the variance standard is provided in Section “C” below).

1. The Requested Relief is in Harmony with the General Purpose and Intent of the Zoning Regulations and Zoning Maps

The general purpose and intent of the Zoning Regulations and Zoning Maps is to promote the public health, safety, morals, convenience, order, prosperity, and general welfare. 11 DCMR § 101.1. Specifically, the requested relief must take into consideration the character of the respective districts as well as the suitability of each district for the uses permitted; and must be designed to encourage the stability of districts and of land values. Id. at § 101.2. The relevant sections of the Zoning Regulations provide guidelines, which are described in more detail below, by which to evaluate whether a special exception should be granted.

In this case, the Applicant seeks relief pursuant to Section 639 from Sections 400.7, 411.3 and 411.5. Section 400.7 requires that all roof structure be set back from “all exterior walls a distance at least equal to its height above the roof upon which it is located.” 411.3 requires that, “all penthouses and mechanical equipment shall be placed in one (1) enclosure, and shall harmonize with the main structure in architectural character, material and color.” Section 411.5 requires penthouse walls from roof level to be of equal height, and to rise vertically to a roof.

Section 411.11 of the Zoning Regulations provides, however, that “[w]here impracticable because of operating difficulties, size of building lot, or other conditions relating to the building or surrounding area that would tend to make full compliance unduly restrictive, prohibitively costly, or unreasonable, the Board of Zoning Adjustment shall be empowered to approve, as a special exception under § 3104, the ... *location, design, number*, and all other aspects of such structure..., even if such structures do not meet the normal setback requirements...; provided, that the intent and purpose of this chapter and this title shall not be materially impaired by the structure, and the light and air of adjacent buildings shall not be affected adversely.” 11 DCMR § 411.11. (emphasis added).

a. Setback

The Applicant is proposing five rooftop structures, two of which will not be set back from the exterior wall at a 1:1 ratio with their height. The penthouses for the residential stair cases are each 18 feet, 5 inches in height, but are set back approximately 14 feet, 5 inches and 13 feet, 6 inches, respectively. It is impractical to locate the structures further from the edge of the roof because their location is dictated by the hallways provided in the floor plan. Setting the structures further back would require the hallways to be set further back, which would create shallow units on the exterior edge of the building. Moreover, the Building Code requires

stairways at certain locations, which is another driving factor in locating the stairways, further complicating the ability to satisfy the 1:1 set back.

b. Multiple Enclosures

The building will provide five rooftop structures: two for stair enclosures and three for elevator overruns. The rooftop enclosures provided for the elevator overruns are permitted pursuant to Section 411.4 of the Zoning Regulations; however, the stair enclosures are in excess of those permitted by the Zoning Regulations. The stair enclosures, however, are required by the Building Code. The stairways are located on each arm of the residential building to provide a means of egress in the event of an emergency; otherwise, the hallways dead-end and residents would be forced to traverse a considerable distance for an exit. Further, the stairways are required under the Code to provide access for the individuals using the rooftop amenities. The availability of the stairways will allow for easy access to both the roof and building exits in the event of an emergency.

The stairways and the elevator overruns cannot be located in a single enclosure because the Building Code requirements necessitate that the stairways be located in specific locations, which do not coincide with the location of the elevator core. To create a single penthouse for both the elevators and stairways would result in unnecessarily large penthouses and would greatly reduce the amenity space on the roof. It would also reduce the quality of the amenity space provided because it would provide an imposing view for the residents using the rooftop space, as well as the second floor courtyard.

c. Penthouse with Varying Heights

The penthouses will vary in height because they serve different purposes. The penthouses for the elevator overruns will be 18 feet, 6 inches in height, while those housing

mechanical equipment or stairways will be 18 feet, 5 inches. The Applicant is making an effort to diminish the impact of the penthouses by decreasing their height where possible. The penthouses would be unnecessarily large otherwise.

2. The Requested Relief Will Not Adversely Affect the Use of Neighboring Property

The additional penthouses and their varying height and reduced set back will not adversely affect the use of neighboring property. To the contrary, the Applicant is reducing the possibility of adversely affecting neighboring property owners by providing separate penthouse structures and a structure of varying heights rather than creating a single, overly large structure. The structures that are not sufficiently set back from the exterior walls are located above the interior courtyard of the residential building and will not be evident from neighboring property. Nevertheless, those structures are still set back a considerable amount albeit, not the requisite 18 feet, 5 inches. It is noteworthy that the properties immediately adjacent to the building are predominantly commercial uses of a similar density and height, thus minimizing the possibility of affecting residential units with the proposed rooftop structures.

C. The Applicant Satisfies the Variance Standard for the Requested Loading Relief, CG Overlay Relief, and Rooftop Relief (if required)

The Applicant seeks variance relief pursuant to (1) Section 2201.1 of the Zoning Regulations from the loading requirements, (2) Section 1607.3 from the ground floor retail requirements, (3) Section 1607.2 from the step-back requirements, and (4) Section 1604.3 from the set-back requirements along M Street. In the event the Commission determines that a variance for rooftop structures is required rather than special exception relief, as outlined above, the Applicant also seeks variance relief for its rooftop structures. Section 2201.1 requires the Applicant to provide 4 loading berths at 30 feet deep and 2 loading berths at 55 feet deep as well as 3 loading and delivery spaces; Section 1607.3 requires the proposed building to devote at least

75% of the gross floor area of the ground floor to retail, service, entertainment or arts uses; Section 1607.2 requires that the building step-back twenty feet along Half Street above a building height of 65 feet; and Section 1604.3 requires the building to be set back 15 feet along M Street for the entire height of the building. In order to satisfy the standards for area variance relief, the Applicant must satisfy a three-part test:

- (1) the property must be subject to an extraordinary or exceptional situation or condition;
- (2) a practical difficulty will result if the applicant is required to satisfy the strict application of the Zoning Regulations; and
- (3) no harm to the public or to the zone plan will occur as a result of the approval of the variance application.

See Gilmartin v. District of Columbia Bd. of Zoning Adjustment, 579 A.2d 1164, 1167 (D.C. 1990). As detailed below, the Applicant meets this test for each area of relief

1. An Extraordinary Or Exceptional Situation Or Condition Is Inherent To The Property

The D.C. Court of Appeals held in Clerics of St. Viator v. D.C. Board of Zoning Adjustment, 320 A.2d 291 (D.C. 1974) that the exceptional situation or condition standard goes to the “property”, not just the “land”; and that “....property generally includes the permanent structures existing on the land [footnote omitted].” *Id.* at 293-294. The Court held that the exceptional situation standard of the variance test may be met where the required hardship inheres in the land, or the property (i.e., the building on the land).

There are a number of unique conditions affecting the Property. The Property is extraordinarily large in size at almost 90,000 square feet and is also very deep (or wide), with an east/west dimension of approximately 150 feet. The project site is located at a very prominent location in the CG Overlay (the intersection of Half and M Streets), which requires a mixture of uses and dictates design features with which the Applicant must comply simply as a result of its

presence on both M Street and Half Street (such as a prohibition on curb cuts on two sides of the project, elevated ground floor ceiling heights, and the requirement to provide a “pedestrian scale” building on relatively narrow streets). The Applicant is also proposing to include three different types of land uses on the Property, which is encouraged by the CG Overlay regulations but raises construction feasibility considerations. Another unique feature of the proposal is that the project incorporates a pedestrian, retail-oriented Via in an effort to coordinate with an alley approved in the Monument project; however, the Via bisects the office building requiring two separate lobbies and loading facilities for the single use. Finally, the Property is located directly north of the Ballpark which requires a building design that is cognizant of the building’s context and respectful of the District of Columbia’s objectives for development in and around the Ballpark.

2. A Practical Difficulty Exists in Satisfying The Strict Application Of The Requirements Of The Zoning Regulations

The DC Court of Appeals defined “practical difficulty” in Palmer v. D.C. Bd. of Zoning Adjustment, 287 A. 2d 535, 542 (D.C. 1972) as the following: “[g]enerally it must be shown that compliance with the area restriction would be unnecessarily burdensome. [Footnote omitted.] The nature and extent of the burden which will warrant an area variance is best left to the facts and circumstances of each particular case.” In area variances, applicants are not required to show “undue hardship” but must satisfy only “the lower ‘practical difficulty’ standards.” Tyler v. D.C. Bd. of Zoning Adjustment, 606 A.2d 1362, 1365 (D.C. 1992), citing Gilmartin v. D.C. Bd. of Zoning Adjustment, 579 A.2d 1164, 1170 (D.C. 1990). Finally, it is well settled that the BZA may consider “... a wide range of factors in determining whether there is an ‘unnecessary burden’ or ‘practical difficulty’”. Gilmartin, 579 A.2d at 1171, citing Barbour v. D.C. Bd. of Zoning Adjustment, 358 A. 2d 326, 327 (D.C. 1976). See also, Tyler v. D.C. Bd. of Zoning Adjustment,

606 A.2d 1362, 1367 (D.C. 1992). Thus, to demonstrate practical difficulty, the Applicant must show that strict compliance with the regulations is burdensome, not impossible. The Gilmartin case also notes three factors that can be used to determine whether the unnecessarily burdensome/ practical difficulty standard has been satisfied. These include: (i) the weight of noncompliance; (ii) the severity of the variance requested; and (iii) the effect the proposed variances would have on the overall zone plan. The Applicant, as demonstrated below, meets this standard.

a. Loading

The Zoning Regulations require the Project to provide a total of six loading berths and three service and delivery spaces. The office use generates a need for 3 loading berths at 30 feet deep, the retail component generates a need for two loading berths – one at 30 feet deep and the other at 55 feet deep, and the residential component generates a requirement for one loading berth at 55 feet deep. The Applicant is proposing a total of six berths at 30 feet and one service and delivery space at 20 feet. Though the Applicant is providing a sufficient number of berths, it is not providing any berths at 55 feet deep and it is only providing one service and delivery space instead of the requisite three.

This is a unique project where there are three distinct uses, each of which generates a loading requirement. The Applicant is providing a sufficient number of loading berths, but it is providing only one service and delivery space. The residential, retail, and office components each require a separate service and delivery space under the Zoning Regulations for a total of three spaces. The residential, retail and office uses, however, will not generate a need for three spaces. In fact, the loading needs for each use can be satisfied by the one space since loading for these uses occurs at different times. The adequacy of just one space is supported by the Zoning

Regulations - if the entire building were dedicated to either office use, retail use or residential use, rather than a mixture of the three, only one loading space would be required. Moreover, if the Applicant were to provide the additional spaces, it would require more ground floor space in order to accommodate them which would reduce the square footage of preferred retail uses in the Project.

Each of the loading berths the Applicant will provide will be 30 feet deep even though this project generates a need for two berths at 55 feet deep. Providing a 55 foot deep berth, however, is impractical since all loading is required to be accessed from Van Street, which is only 50 feet wide. It would be extremely difficult, if not impossible, for a truck that would require a 55 foot loading berth to access a loading berth from the narrow Van Street.

The Applicant has retained Gorove/Slade Associates to prepare a traffic impact study. This study addresses the sufficiency of the loading facilities that are provided in the Project and states that “the loading facilities proposed can accommodate the projected amount of truck activity.” A copy of the report is attached as Exhibit A. The effect of granting this variance will have no impact on the zone plan, as the Project provides adequate loading facilities to satisfy the expected demand. For these reasons, it is unnecessarily burdensome for the Applicant to satisfy the strict application of the Zoning Regulations’ loading requirements on the Project.

b. Ground Floor Retail

Section 1607.3 requires that each new building devote at least 75% of the gross floor area to retail service, entertainment or art uses. The Applicant is dedicating approximately 69% of the ground floor to preferred uses. Significantly, the Applicant did not include the square footage dedicated to retail service and loading space in calculating this number; otherwise, the Applicant would easily satisfy this requirement. Nevertheless, the Project will include local

restaurants, pubs, clubs, as well as smaller local tenants that meet neighborhood retail and service needs. The Applicant is precluded from achieving the full 75% because a portion of the ground floor must also serve as lobbies for the office use and a separate lobby for the residential use. To require the full 75% would necessitate elimination of either the office lobby or the residential lobby, which would detract from the appeal of the building. In this instance, the severity of the variance requested (6%) is minimal and does not adversely impact the planning goals for the area. The Project still provides a great variety of retail uses that animate Half Street, and the introduction of the Via provides for an additional 300 linear feet of retail storefront within the project. For these reasons, it is unnecessarily burdensome for the Applicant to satisfy the strict application of the Zoning Regulations' ground floor retail requirements on the Project.

c. Step-Back

Section 1607.2 requires a building to step back a minimum of 20 feet along Half Street above a height of 65 feet. The effect of the requirement is to encourage buildings with articulated facades rather than a uniform streetwall and to ensure a pedestrian scale environment. The Applicant is proposing articulations throughout its façade, not just at 65 feet in height. The Project's design includes projections and recessions throughout the building wall, starting at ground level to enhance the pedestrian experience and to create interesting focal points along Half Street. These focal points accentuate the retail plane and have the effect of visually shortening the block. The Applicant is not garnering additional square footage with its design. In fact, the proposed building is 15,558 square feet less dense than would be permitted with the required setback at 65 feet. See the Set-Back study included in the Appendix.

The severity of the variance relief that is requested is not significant. The projections will not diminish views of surrounding landmarks and will not have a negative affect on the light and air for neighboring uses. The granting of this area variance relief allows the Applicant to create a building that is complementary to the surrounding area and is a significant architectural statement for the immediate area and the District of Columbia, all goals of the CG Overlay. For these reasons, it is unnecessarily burdensome for the Applicant to satisfy the strict application of the Zoning Regulations' step-back requirements on the Project.

d. Setback of Rooftop Structure

As mentioned above, the Applicant is not setting back the rooftop structures for the residential building. The structures are 18 feet, 5 inches tall and are set back approximately 14 feet, 5 inches and 13 feet, 6 inches, respectively. Requiring the structure to be set back further would necessitate changing the building floor plans to set the hallways further back, which would cut into the units along the exterior of the building. It would also require waivers from the Building Code since the location of the stairways is a safety issue to ensure easy egress from the building in the event of an emergency. An overhaul of the building's floor plan would bear a financial burden as well as reduce the quality and quantity of the recreation space available on the roof for residents.

e. Setback along M Street

The Applicant is proposing a fifteen foot setback for the first floor of the building along M Street, but it is proposing projections into the required set back above the ground floor. The building is intended to act as a marker and a placemaker, announcing to pedestrians that it is the entrance to Half Street, the retail and entertainment destination in the neighborhood. Requiring a uniform fifteen foot setback for the entire height of the building along M Street would be

burdensome in that it would undermine the Applicant's efforts to create an iconic building providing a sense of place in a developing neighborhood of the District. Similar to its proposal for Half Street, the projection the Applicant is proposing for M Street will create a dynamic façade that will help activate the streetscape. The set back will diminish the impact of the building and counteract the Applicant's architectural efforts in designing the other building facades.

3. No Harm To The Public Good Or To The Zoning Plan Will Occur As A Result Of The Approval Of The Variance Application

Relief can be granted without substantial detriment to the public good and without impairing the intent, purpose and integrity of the Zoning Plan. The proposed design is in keeping with the intent of the CG Overlay regulations and it furthers the objectives of the CG Overlay.

The reduction in service and delivery spaces and the depth of the loading berths will not burden the neighboring road network. There simply is not a demand for three service and delivery spaces; one space is sufficient to satisfy the needs of the building. Thus, there will be no adverse impact on neighboring properties from a back-up of trucks or from trucks loading from the streets. As the attached study reports, "the amount of truck activity is not significant enough to negatively impact through traffic on Van Street." Similarly, there will be no adverse impact from not providing two berths at 55 feet deep. Given the limitations of Van Street with regard to accessing loading, vendors will be forced to use smaller trucks. Because vendors will use smaller trucks, berths with a 55 foot depth will not be necessary.

The Applicant's request for relief from the ground floor retail requirements won't be substantially detrimental to the public good or impair the intent, purpose and integrity of the Zoning Plan. The Applicant is providing as much retail on the ground floor as possible. Sixty-nine percent, or approximately 53,800 square feet of retail uses will be provided. This affords

plenty of flexibility in securing tenants for the building and provides a significant amount of ground floor retail and restaurant space. The community will still have the benefit of retail uses lining Half, M, Van, and N Streets, as well as the new Via (which provides an additional 300 linear feet of retail storefront), which is consistent with the CG Overlay.

The relief the Applicant is seeking from the step-back requirements will not be detrimental to the public good either. The study included in the Appendix confirms that the proposed design does not secure a windfall of additional density for the Applicant. View analyses included in the first submission also confirm that the building will not affect views of federal buildings or public spaces. Instead, the building will create a more exciting and interactive experience for pedestrians along Half and M Streets; otherwise, the only individuals to benefit from the design requirement would be those at greater elevations. The proposed design subtly engages pedestrians and emphasizes the retail experience. The instant proposal allows for an elegant building design that doesn't sacrifice the views for neighboring properties.

Allowing rooftop structures that are not sufficiently set back from the exterior walls of the building will not create harm to the public good. Though the structures are not set back at a 1:1 ratio, they are located above the interior courtyard and are not evident from neighboring properties. Further, the structures are set back at least 13 feet, 6 inches, which makes the severity of the variance request minimal.

Finally, the requested relief from the set back requirements along M Street will not have an adverse impact on the streetscape. The set back is provided at the ground floor to allow for wide sidewalks to promote the pedestrian experience. Pedestrians will be able to patronize the retail spaces with ease but will also be able to experience the punctuations the proposed

projection creates along the streetscape. The projection occurs above twenty feet and helps create the dynamic streetscape that the CG Overlay regulations intended to create.

VII. Hearing Presentation

The Applicant will need approximately one hour to present its application at the public hearing. It will present five witnesses: a representative of the Applicant; the three architects for the residential, office, and retail components of the Project (each will seek to be admitted as an expert in architecture); and the traffic engineering consultant (who will seek to be admitted as an expert in traffic engineering). Outlines of witness testimony are attached as Exhibit B. Resumes of those witnesses that will be offered as experts are attached as Exhibit C.

VIII. Community Outreach

The Applicant presented this application to Advisory Neighborhood Commission (“ANC”) 6D on December 8, 2008. The ANC asked the Applicant to consider certain community amenities but it did not voice any concerns with the design of the proposed building or the requested areas of relief. Per the ANC’s request, the Applicant has agreed to limit the size of delivery trucks to 60 feet or less in order to address the community’s concern with larger trucks driving through the neighborhood. The ANC will vote on the project at its January 12, 2009 public meeting.

IX. Exhibits

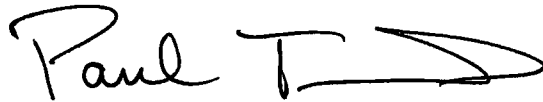
The following exhibits are attached to this submission:

- Exhibit A:** Traffic Impact Analysis
- Exhibit B:** Witness Testimony
- Exhibit C:** Expert Resumes
- Exhibit D:** LEED Checklist for Office Component

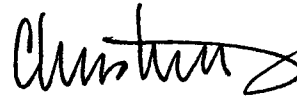
X. Conclusion

For the foregoing reasons, the Applicant asks that the Commission approve this project per the CG Overlay requirements. It also asks that the Commission approve its request for special exception relief for the rooftop structures and its request for variance relief from the loading requirements, step-back requirements, the ground floor retail requirements, and the set-back requirements. We look forward to presenting this application to the Commission on January 29, 2009.

Respectfully,

A handwritten signature in black ink, appearing to read "Paul T. Tummonds", with a stylized flourish at the end.

Paul A. Tummonds

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

Christine A. Roddy