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August 19, 2011

VIA HAND DELIVERY

Mr. Anthony J. Hood
Chairperson
District of Columbia Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Zoning Commission Case No. 11-08: Supplemental Submission for 2700 16th Street, NW (Square 2578, Lot 26)

Dear Chairperson Hood and Members of the Commission:

The Applicant in the above-referenced case hereby supplements the record with the enclosed information pursuant to Section 3013.8 of the District of Columbia Municipal Regulations. Enclosed herein are the following:

- Updated architectural plans (Exhibit A);
- Benefits and Amenities Package (Exhibits B and C);
- ANC Resolution (Exhibit D);
- Expert resumes and outlines of witness testimony (Exhibit E).

Updated Architectural Plans

Attached as Exhibit A is a complete set of architectural plans. The plans remain largely unchanged. The most significant change, however, is that the height of the building has been reduced to 83 feet, 4 inches in height. The Applicant reduced the floor-to-floor height of each floor, which led to an overall reduction of five and one-half feet in building height. The southwest corner of the building was further reduced to 56 feet, 10 inches. The reduction in building height further minimizes the development's impact on neighboring residential buildings, including the rowhouses on the west side of Mozart Place. The height reduction also addresses comments from the Commission during the setdown meeting concerning the perceived bulk and height of the building due to the proposed penthouse structure. The Commission noted

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that the angled roof gave the perception of a greater overall building height. Despite the fact that the penthouse was consistent with the Zoning Regulations, including the set back requirements, the entirety of the proposed penthouse now fits within the permitted height envelope for a building in the R-5-D Zone District.

The Applicant has also refined its site plan with respect to the courtyard relief that it seeks. Attached in Exhibit A is a depiction of the proposed courts, including one non-conforming court, for which the Applicant seeks relief. The site plan of the existing landmark makes it challenging to design an addition that respects and responds to the landmark by providing an interesting, articulated design, without creating non-conforming courtyards. Nevertheless, there is a significant amount of open space on the Property (including five conforming courtyards) and the non-conforming courtyard will still provide sufficient amounts of light and air for the residential units.

Another modification that the Applicant is considering concerns access to and from the garage. The Applicant is currently proposing ingress to the garage from an existing curb cut along Fuller Street and egress from the garage from a new curb cut proposed for Mozart Place. The curb cut on Mozart Place also accommodates trash and loading for the project. The Applicant met with the District Department of Transportation and understands that they oppose the curb cut on Mozart Place given its proximity to two existing curb cuts on the neighboring property. DDOT maintains that this configuration will create pedestrian-vehicular conflicts and will ultimately threaten pedestrian safety. While the Applicant disagrees with DDOT's conclusions, it is studying the feasibility of providing both ingress and egress to the garage from Fuller Street rather than Mozart Place. To do so would require eliminating the ramps in the garage and converting it to a mechanized parking system. The Applicant is currently studying the practicality of doing this as it would have significant impacts on the operation of the garage, as well as loading and trash removal.

Benefits and Amenities

The Applicant's benefits and amenities proposal has also been refined since its initial application. Its proposal includes the following proffers:

- Preservation of a historic resource: The Applicant is preserving the Italian Embassy, an important landmark along the 16th Street corridor. One of the primary features of the landmark that the Applicant is preserving is important interior space that could otherwise be eliminated and converted into multiple units. Instead, the Applicant is incorporating them as common areas.
- Two-bedroom affordable units: The Applicant acknowledges that providing affordable housing is not a benefit or amenity, but it believes that providing two-bedroom units is. By providing more two-bedroom units than other units, the Applicant is affording families the opportunity to live in the building.

- **Employment Agreement:** At the request of the ANC, the Applicant has entered into an Employment Agreement that requires the Applicant to fill at least 12 trainee positions with qualified District residents. It also requires the Applicant to host job fairs and recruit residents living within the boundaries of ANC 1C during the construction of the project. A copy of the agreement is attached as Exhibit B.
- **Construction of a Commercial Kitchen for the Festival Center:** The Applicant has agreed to construct a commercial kitchen for the Festival Center, which is a mission-based organization in the Adams Morgan Neighborhood that provides services to that community. The estimated cost of providing the kitchen is approximately \$250,000. A copy of the agreement is attached as Exhibit C.
- **Tree Fence Buy-In Program:** The Applicant is committed to establishing a Tree Fence Buy-In Program in conjunction with the Reed-Cooke Neighborhood Association. The Applicant will commit to sell and install up to 625 tree fences for sidewalk tree boxes in the Reed-Cooke Neighborhood. It was able to negotiate a reduced price of \$250 per fence, rather than the market rate of \$700 per fence, which results in a benefit of over \$280,000 for the community, if all of the tree fences are purchased. In addition to the reduced price, the Applicant will make a monetary contribution of \$50,000 to the program. In total, the Applicant's efforts will result in a maximum benefit of approximately \$330,000 for the community.

Community Outreach

The Applicant has met with the Advisory Neighborhood Commission several times and the benefits and amenities package was developed largely in consultation with the ANC. The ANC voted unanimously in support of the application at its public meeting on July 6, 2011. It will consider the Applicant's proposal to participate in the Tree Fence Buy-In Program at its public meeting on September 7, 2011 and reserves the right to amend its support based on the outcome of that meeting. A copy of the ANC's resolution is attached as Exhibit D.

Presentation

The Applicant will require 60 minutes for its presentation to the Commission. It will present three witnesses: (1) Patrick Cooke, an expert in architecture; (2) Dan Van Pelt, an expert in traffic engineering; (3) Will Lansing, a representative of the property owner. Resumes for the expert witnesses are attached as Exhibit E as well as outlines of witness testimony.

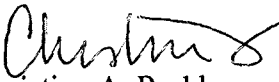
Conclusion

The Applicant looks forward to presenting this application to the Commission at the public hearing scheduled for September 8, 2011. It believes that the proposal satisfies the

requirements of Chapter 24 and that it is in the best interests of the community, as well as the District.

Sincerely,


Allison C. Prince


Christine A. Roddy

Certificate of Service

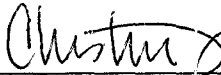
I hereby certify that a copy of the foregoing document has been sent by hand delivery or first class mail to the following addresses on August 19, 2011:

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