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October 6, 2011

VIA HAND DELIVERY

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

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Re: Zoning Commission Case No. 11-08: Post-Hearing Submission

Dear Chairperson Hood and Members of the Commission:

At the public meeting on September 26, 2011, the Zoning Commission asked the Applicant to review and reconsider the design of the courtyard in the northwest corner of the site. The Applicant has reviewed the design of the courtyard and has modified it to minimize the number of units relying solely on the "at-risk" windows for light and air. The Applicant also shifted the location of one of the proposed affordable units to reduce the number of affordable units that are located on the northern courtyard. Attached are plans depicting the modifications that have been made.

By way of background, when the architects initially considered the site, they considered locating the northern face of the tower on the northern property line. The Applicant determined, with input from the Historic Preservation Office, that an 8-story blank, stucco wall at the property line would detract from the landmark and the community. Since the Masonic site to the north may not be redeveloped for several years, or even decades, the wall could potentially remain visible for a long period of time. Given the potential delay in the development of the northern site, the Applicant and the Historic Preservation Review Board agreed that a more dynamic façade was appropriate on the Subject Property.

Upon deciding to provide a more dynamic façade on the northern wall, with operable windows and doors, the Applicant carefully designed the tower "in the round," meaning that all elevations were articulated with equal fenestration, balconies, active-operable windows, and cornices. In addition to believing that an articulated northern wall is an asset for the community,

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ZONING COMMISSION
District of Columbia
CASE NO. 11-08
EXHIBIT NO. 36

the Applicant anticipates that once the Masonic site is developed, the property will likely be subdivided and the development parcel will use Columbia Road as its front and provide a rear yard along the property line with the Il Palazzo. Not only will this provide an active streetscape along Columbia, but it will offer natural light to both the new development along its southern exposure, as well as the tenants of Il Palazzo. It is also entirely possible that the significant Masonic Temple building, designed by Porter and Lochie and built in 1938, will be designated a landmark in the future, which will trigger design review of any addition.

There are many implications for setting the building back further from the northern property line. The proposed setback reduces the interior court to the minimum size feasible with the historic resource. A greater setback would threaten the interior courtyard. The proposed setback also affords the minimum dimensions required for a double-loaded corridor. To set the building back even further and eliminate the double-loaded corridor would eliminate up to 12 of the residential units, which is nearly 11% of the total unit count. Moreover, providing a single-loaded corridor along the northern side would undermine the intent to provide the tower "in the round" since the hallway would be located along the northern side of the building, which would diminish the activation of the northern façade.

The design presented to the Zoning Commission was arrived at with input from the community and the Historic Preservation Office. The Applicant has made some additional adjustments to reduce the number of units that are reliant solely on the "at-risk" windows for light and air and it has reduced the number of affordable units located along the northern courtyard. The Applicant appreciates the Commission's concerns but believes that the proposed design is superior to the alternatives.

Sincerely,



Allison C. Prince

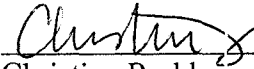

Christine A. Roddy

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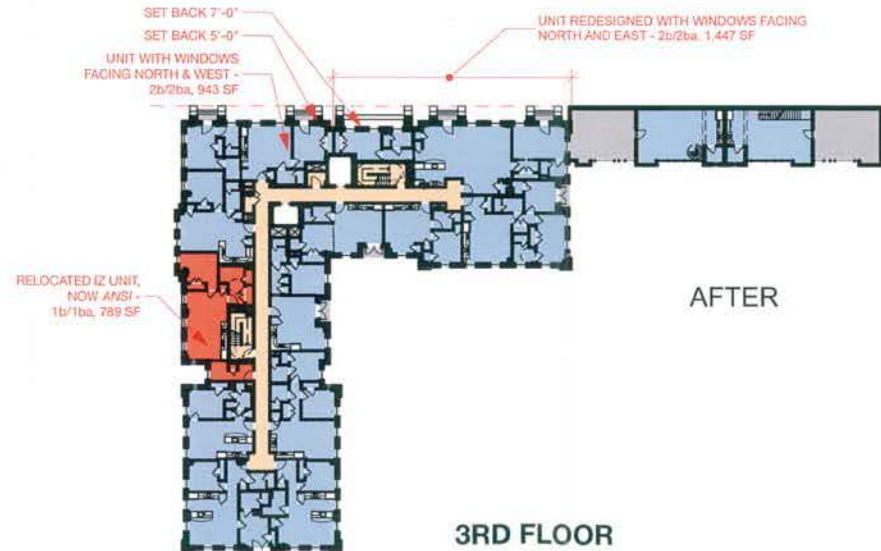

Christine Roddy

Summary:

All of the units with windows along the North elevation of the tower were studied as a result of the comments from the Commission. As presented to the Commission on September 8th, there were 5 units proposed with all "at risk" windows which included one IZ unit. As a result, the apartment layouts have been redesigned to relocate the IZ unit to the west side of the building and this unit was joined with an adjacent apartment to reduce the number of apartments with all "at risk" windows to 4.

On the 3rd floor, the plans now show the IZ unit relocated to the West side of the building AND will be altered further to make it a type A unit which is wholly accessible, and that north apartment was combined with an adjacent apartment to create a 2 bedroom unit with windows on both the north and east side of the building.

The remaining 4 units with all "at risk" windows are set back up to 7' from the north property line, and are located on the second floor, 4th floor, 5th floor, and 6th floor. The middle 2 bedroom duplex unit on the 7th- 8th floors have windows on both the north and south side of the building.

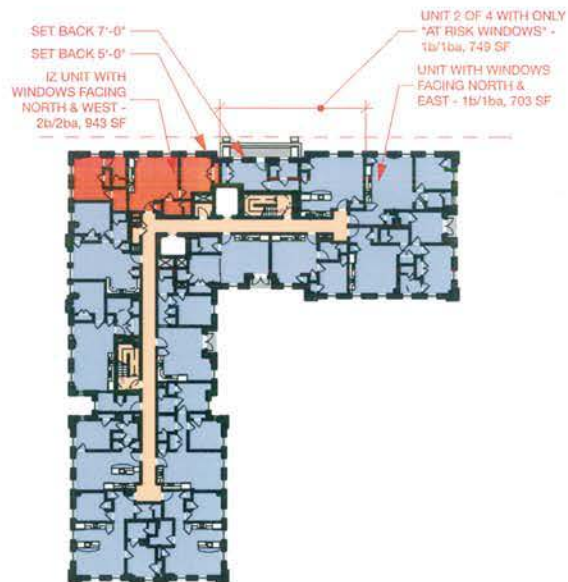


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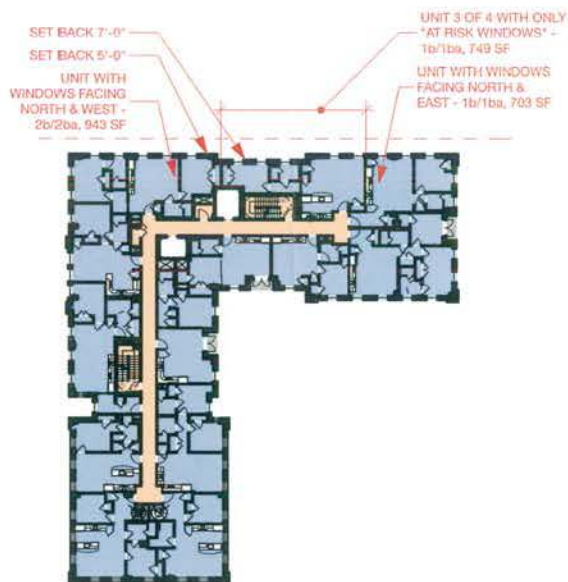
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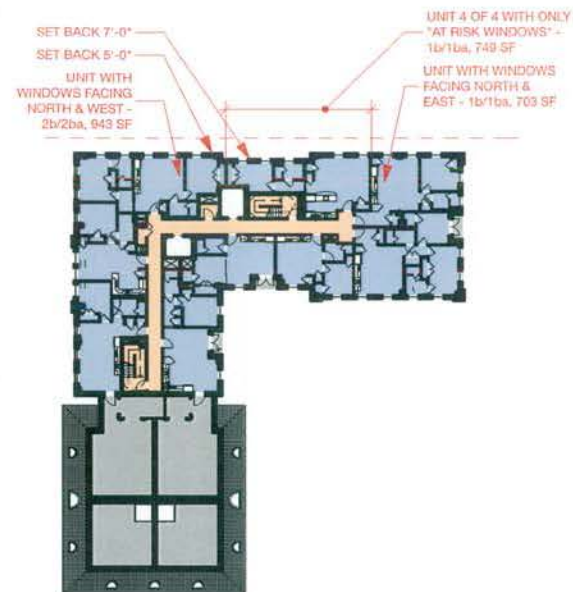
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4TH FLOOR



5TH FLOOR



6TH FLOOR

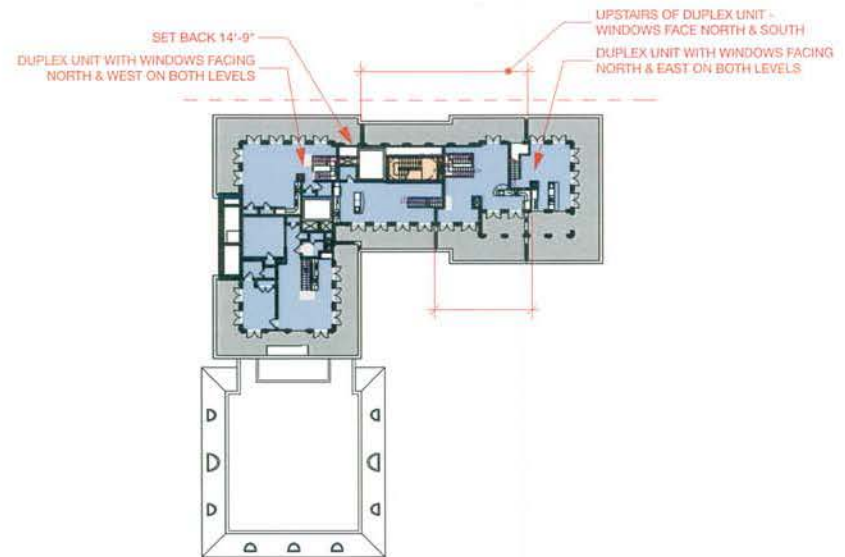
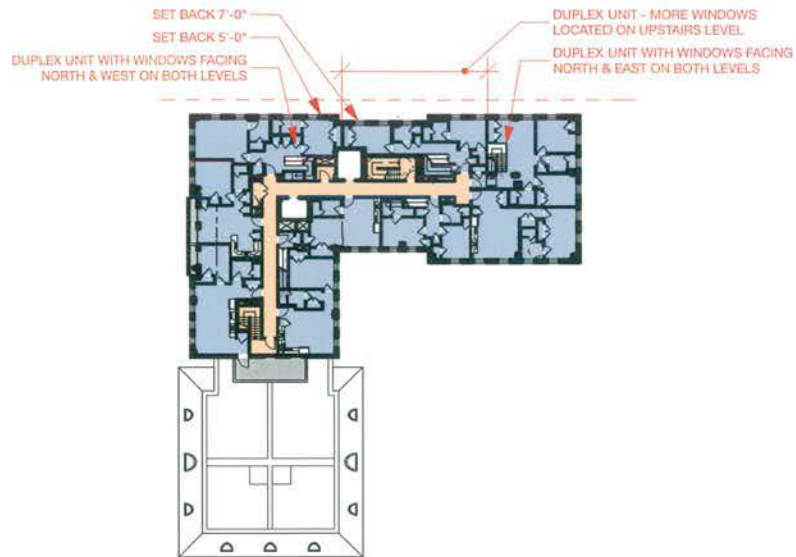


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