

# Holland & Knight

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January 9, 2015

## **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. 14-09 -- Planned Unit Development ("PUD")  
and Related Map Amendment  
9<sup>th</sup> & L Streets, N.W. (Square 369)

Dear Commissioners:

On behalf of QC 369, LLC ("Applicant"), we submit the following supplemental information 20 days in advance of the hearing in the above-referenced case. We address below the issues raised by the Zoning Commission and the Office of Planning at the Commission's meeting on July 28, 2014.

### **1. Design Revisions and Updated Renderings**

With the guidance of the D.C. Historic Preservation Office and the Historic Preservation Review Board ("HPRB"), the design of the building has evolved in several significant ways. First, the scope of preservation has expanded to include the retention, relocation and rehabilitation of the building at 911 L Street, N.W., a pre-Civil War structure. Now eight of the nine historic buildings on the project site will be rehabilitated and incorporated into the design. The front half of 911 L Street (i.e., the first 15 feet of the 30-foot deep building) will be shifted west to abut the historic Lurgan Apartment Building. The new construction behind 911 L is now recessed so that no portion of the new hotel rises above the historic buildings.

Second, the historic buildings on 9<sup>th</sup> Street have been more fully incorporated into the design and activated with uses that will enliven the streetscape. The hotel bar and restaurant areas will now be accessible through the historic 9th Street entrances. Third, the two-story volume spaces initially proposed for 1104 and 1106 9<sup>th</sup> Street have been eliminated and reconstructed upper floors have been reinserted in order to maintain the historic appearance from

the street. Fourth, the overall exterior design of the new construction has been refined by (i) reducing the size of the hotel entrance marquee, (ii) restudying the terra cotta screen wall system on L Street, (iii) refining the articulation and fenestration of the east and north elevations to break down the mass, and improving its ground level relationship to the historic district; and (iv) changing the corner glazed element of the apartment building and strengthening the entrance; and (v) restoring the entrance to the Lurgan apartment building.

The HPRB reviewed the design revisions at its September and October meetings, and unanimously approved the conceptual design plans on October 23, 2014, finding it compatible with the historic district. On December 12, 2014, the Mayor's Agent for Historic Preservation held a hearing on the Applicant's request to demolish in its entirety the building at 913 L Street, N.W. A decision is expected in January 2015.

Updated drawings are attached as Exhibit A to this letter. They include the additional renderings requested in the Office of Planning report dated July 18, 2014, updated roof plans clearly showing the height of roof structures and their setbacks, and traffic circulation plans for the project and access points to the garage and loading facilities. Copies of the HPRB Staff Reports and actions taken are attached as Exhibit B.

## **2. Enhanced Public Benefits**

As described in its initial PUD and related map amendment application, this project will be providing a full range of substantial, real and measurable project amenities and public benefits. The most significant benefit is the provision of approximately 504 new hotel rooms at a lower price range to support the D.C. Convention Center. The project also provides extensive historic preservation where eight of the nine historic buildings on the site will be retained, rehabilitated and incorporated into the design of the new building. Third, the project will feature an extraordinary design that emphasizes the historic buildings with an exceptional a contemporary backdrop, all of which has been deemed compatible with the Shaw Historic District. Fourth, the project will produce approximately 201 new residential units. Fifth, the project will generate significant economic growth and tax revenue for the city. Based on the analysis prepared by Bolan Smart Associates, the principal direct tax revenues to the District resulting from the completion of the project total approximately \$14.6 million per year, as calculated in 2014 dollars. More than 40 percent of the revenue -- \$6.02 million -- is generated by hotel-related use taxes alone. These revenues far exceed what would otherwise be generated on the site with a project built as a matter-of-right under the Zoning Regulations.

Through negotiations with ANC 2F, the Applicant has agreed to further enhance the public benefits associated with the project by making financial contributions to three community groups. The Applicant will donate a total of \$45,000 to the following organizations, as follows:

Friends of Gompers Park (10th & L Streets, N.W.)	For the refurbishment of the grass turf (removal of existing turf; regrading for proper drainage; installation of new sod and maintenance), and refurbishment of the flower beds (recreate historic flower beds, amend soil, install metal bed edging, install annuals)	\$20,000
Friends of 10 <sup>th</sup> Street Park (in Square 369)	For park maintenance and new plantings, community bulletin board, additional seating, repair/replacement of light bollard, additional seating, and improvements to soft-play surface	\$20,000
Thomas Elementary Parent-Teacher Association  (12th & L Streets, N.W.)	For the purchase of Imagination Playground Blocks, a nationally recognized educational tool for igniting cognitive development through unstructured play. The extra-large blue blocks come in sets of over one hundred geometric pieces ready for students to build, design, and create. The large blocks support increased physical activity, and are important for ESL learners (~60% of Thomson's population).	\$5,000

### **3. Community Support**

Over the last five months, the Applicant has met numerous times with surrounding property owners, condominium associations, Advisory Neighborhood Commission (“ANC”) 2F and the D.C. Preservation League (“DCPL”). The Applicant is pleased to report that it now has widespread support for the PUD. It received the unanimous endorsement of the Community Development Committee of ANC 2F on December 17, 2014, and the full ANC adopted the CDC recommendation at its regular meeting on January 7, 2015. The Applicant also has support for the PUD from the Whitman Condominium (see letter attached as Exhibit C), DC Events, and from DCPL on the preservation component of the project. The Applicant anticipates that those organizations will be submitting separate letters to the record.

### **4. Compliance with the Requirements of Section 3013**

#### **a. Additional information, reports or other materials (§ 3013.1(a))**

Attached to this letter are the following additional reports pertaining to the proposed redevelopment of the PUD site: (i) Square 369 Building Preservation Plan prepared by EHT Traceries (November 2014); (ii) Fiscal Impact Analysis prepared by Bolan Smart Associates, Inc. (September 2014); (iii) Transportation Impact Study prepared by Gorove Slade Associates

(December 12, 2014); and (iv) Land Use and Planning Analysis prepared by Lindsley Williams, consultant to Holland & Knight. These reports are attached as Exhibits D – G.

b. *List of Witnesses to Testify at the Hearing (§ 3013.1(b) and (c))*

As noted in its prehearing statement, the Applicant intends to call the following witnesses in support of its application:

- Robert Knopf, Senior Vice President, Quadrangle Development, on behalf of the Applicant
- Robert Neal, Cooper Carry Architects (expert in architecture)
- Erwin Andres, Gorove/Slade and Associates (expert in transportation)
- Bradley Job, P.E., AMT, LLC (civil engineering)
- Eric Smart, Boland Smart (expert in finance)
- Emily Eig and/or Laura Hughes, EHT Traceries (experts in architectural history and historic preservation)
- Lindsley Williams (expert in land use, zoning and planning)

Outlines of witness testimony and resumes of those witnesses to be qualified as experts have previously been submitted to the record and can be found at Exhibits 16A and 16B to the record.

c. *Estimate of Time Needed to Present Case (§ 3013.1(g))*

The Applicant expects to require one hour to present its case to the Commission.

d. *Property Owners within 200 Feet; Leaseholders (§ 3013.6)*

A list of the names and addresses of property owners within 200 feet of the subject property was previously submitted to the Commission and can be found at Exhibit 16C to the record. There are no leaseholders associated with the property.

e. *Certification of Compliance with PUD Submission Requirements*

The undersigned further certifies that it has complied with all of the requirements of section 3013 of the Zoning Regulations.

**5. Conclusion**

Based on the materials of record, the additional information submitted herewith, and the testimony and evidence to be presented at the public hearing, the Applicant will demonstrate that

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the PUD and related map amendment meet the test for approval under the Zoning Regulations. We look forward to your consideration of this application.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Whayne S. Quin  
Mary Carolyn Brown

Attachments

cc: Stephen Gyor, Office of Planning (w/attach. via hand delivery)  
Advisory Neighborhood Commission 2F (w/attach. via overnight mail)