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December 15, 2014

District of Columbia Zoning Commission
441 4th Street, NW
Suite 210S
Washington, DC 20001

Re Zoning Commission Case No 14-15
Application of 1244 South Capitol Residential, L L C ("Applicant")
Post-hearing materials

Dear Members of the Commission.

In response to comments raised by the Commission during the November 13, 2014, public hearing in this case, on behalf of the Applicant we submit the following revised drawings addressing the proposed building's penthouse setback and building signage. To that end, the Applicant requests that these revised drawings replace the applicable sheets from the package of drawings submitted as part of the Applicant's prehearing submission on October 24, 2014, and included at Exhibit 18 of the record.

Per the Commission's direction, the Applicant has undertaken further study of its penthouse setback, which has necessitated modification of building core and structural and mechanical requirements. The Applicant is pleased to submit several revised drawings showing the penthouse structure now stepped back at a 1:1 ratio along the north side of the central courtyard of the building. This updated condition is shown in plan, elevation and perspective renderings in the enclosed replacement sheets. As the Commission will note, the elevator core has been reconfigured and the cooling tower relocated within the penthouse. The amount of accessory recreation space also has been reduced. On a related note, Sheet A310 now includes a table indicating the accessory nature of the interior rooftop recreation space.

As a result of these refinements to the penthouse configuration, should the Commission be satisfied with the revisions shown in the enclosed drawings, the Applicant requests the Commission's consent to withdraw that component of the Application requesting special exception approval regarding required setbacks for the penthouse. The Applicant met with Advisory Neighborhood Commission 6D at its December 8, 2014, public meeting and is pleased to note that the ANC supports the Applicant's modified penthouse. Please see attached ANC support letter dated December 14, 2014.

ZONING COMMISSION
District of Columbia
CASE NO. 14-15
EXHIBIT NO. 27
ZONING COMMISSION
District of Columbia
CASE NO. 14-15
EXHIBIT NO. 27

The reconfiguration of the penthouse has necessitated certain revisions to the finish treatment of the penthouse, where the Commission will note that fenestration has been replaced in certain locations with green walls and architectural louvers. Nonetheless, the penthouse treatment remains at an exceptionally high standard. Portions of the penthouse roof that were earlier proposed for green roof have been repurposed for mechanical equipment, however, much of the green roof lost at the penthouse roof has been recaptured at the roof level, particularly at the northeast corner of the roof, where a bocce court and paved terrace has been replaced with green roof.

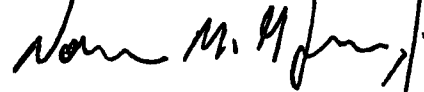
The Commission also requested confirmation that the accessibility handrails showing into the pool on the roof could be provided consistent with the Height Act. Subsequent to the public hearing, the Applicant met with the District of Columbia Zoning Administrator on December 4, 2014, regarding the location of the handrails, and the Zoning Administrator confirmed his interpretation that handrails do not qualify as structures subject to the limitations of the Height Act.

Also, per the Commission's request, as part of the revised elevations provided, Sheets A401, A402 and A403 also have been revised to indicate, through blue hatching, the general areas where the Applicant proposes for building signage to be located along the first and second levels of the building along the three street frontages. For illustrative purposes only, street trees have been removed from these drawings to more clearly show the proposed signage locations. The signs will comply with the District of Columbia Building Code and applicable sign regulations.

Thank you for your consideration of these materials in advance of the January 12, 2015, public meeting.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Norman M. Glasgow, Jr.



Dennis R. Hughes

Attachments

CC Advisory Neighborhood Commission 6D
Office of Planning

#34260701_v1



Near Southeast/Southwest
Advisory Neighborhood Commission 6D

December 14, 2014

1101 Fourth Street, SW
Suite W 130
Washington, DC 20024
202 554 1795
Email office@anc6d.org
Website www.anc6d.org

Anthony Hood, Chairman
Board of Zoning
441 4th Street, NW,
Washington, DC 20001

OFFICERS

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Roger Moffatt

Vice Chairperson
Andy Litsky

Secretary
Stacy Cloyd

Treasurer
Rachel Reilly Carroll

VIA E-MAIL. zcsubmissions@dc.gov

RE: ZC 14-15 1244 South Capitol Residential LLC Capitol Gateway Overlay

Dear Chairman Hood,

At its regularly scheduled and properly noticed public meeting on December 8th, 2014, with a quorum present, Advisory Neighborhood Commission (ANC) 6D voted 4-0-0, to send this letter supporting the developer's change at 1244 South Capitol

COMMISSIONERS

SMD 1 *Sam Marrero*
SMD 2 *Rachel Reilly Carroll*
SMD 3 *Stacy Cloyd*
SMD 4 *Andy Litsky*
SMD 5 *Roger Moffatt*
SMD 6 *Rhonda Hamilton*
SMD 7 *David Garber*

ANC 6D supports the developer's change to the penthouse to reduce the setback to 1-to-1. This will make the mechanical equipment less visible from the street and has the effect of removing the variance request.

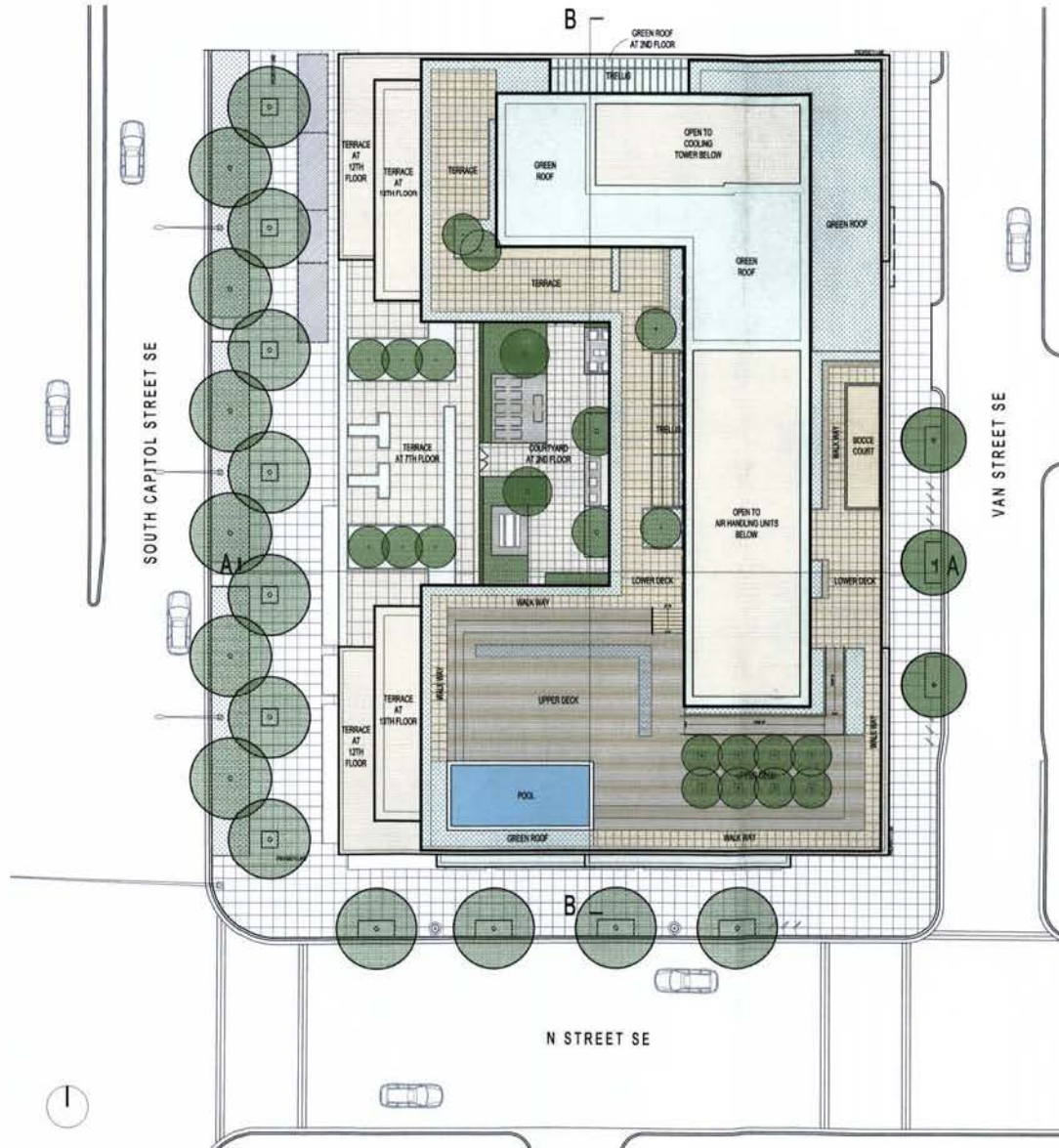
Should you have any questions, please let me know

Sincerely,

Roger Moffatt
Chairman, ANC 6D
Near Southeast/Southwest

CC Dennis Hughes dennis.hughes@hklaw.com

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MIXED USE DEVELOPMENT
1244 SOUTH CAPITOL ST. SE

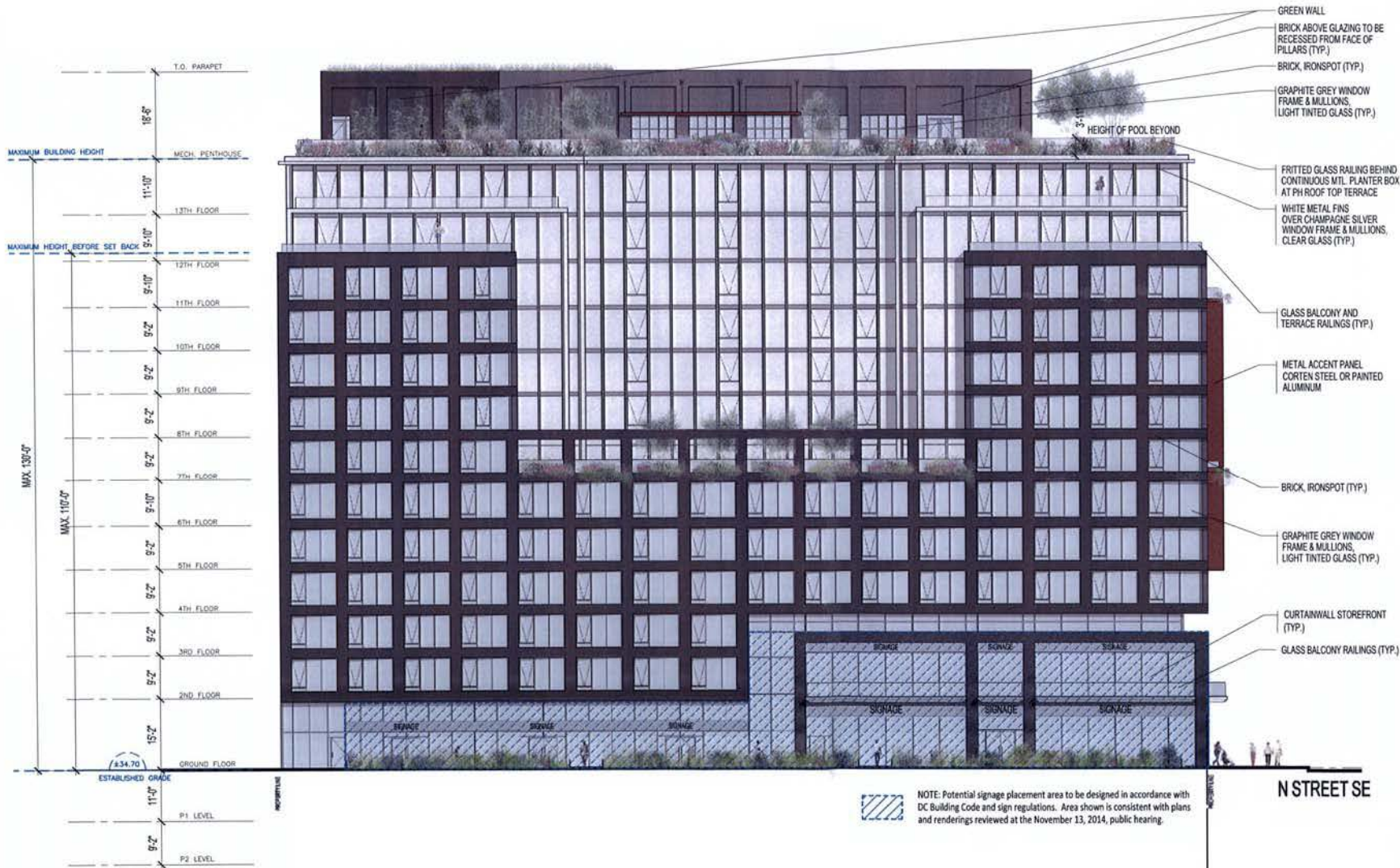
CITY OF WASHINGTON DC

SITE / ROOF PLAN

Project No.: 1406
Scale: 1" = 30'
Date: DECEMBER 15, 2014
Drawn by: HPA

Drawing No.:

A103



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WEST BUILDING ELEVATION
(SOUTH CAPITOL ST. SE)

Project No: 1405
 Scale: 3/64" = 1'-0"
 Date: DECEMBER 15, 2014
 Drawn by: HPA

Drawing No:

A401

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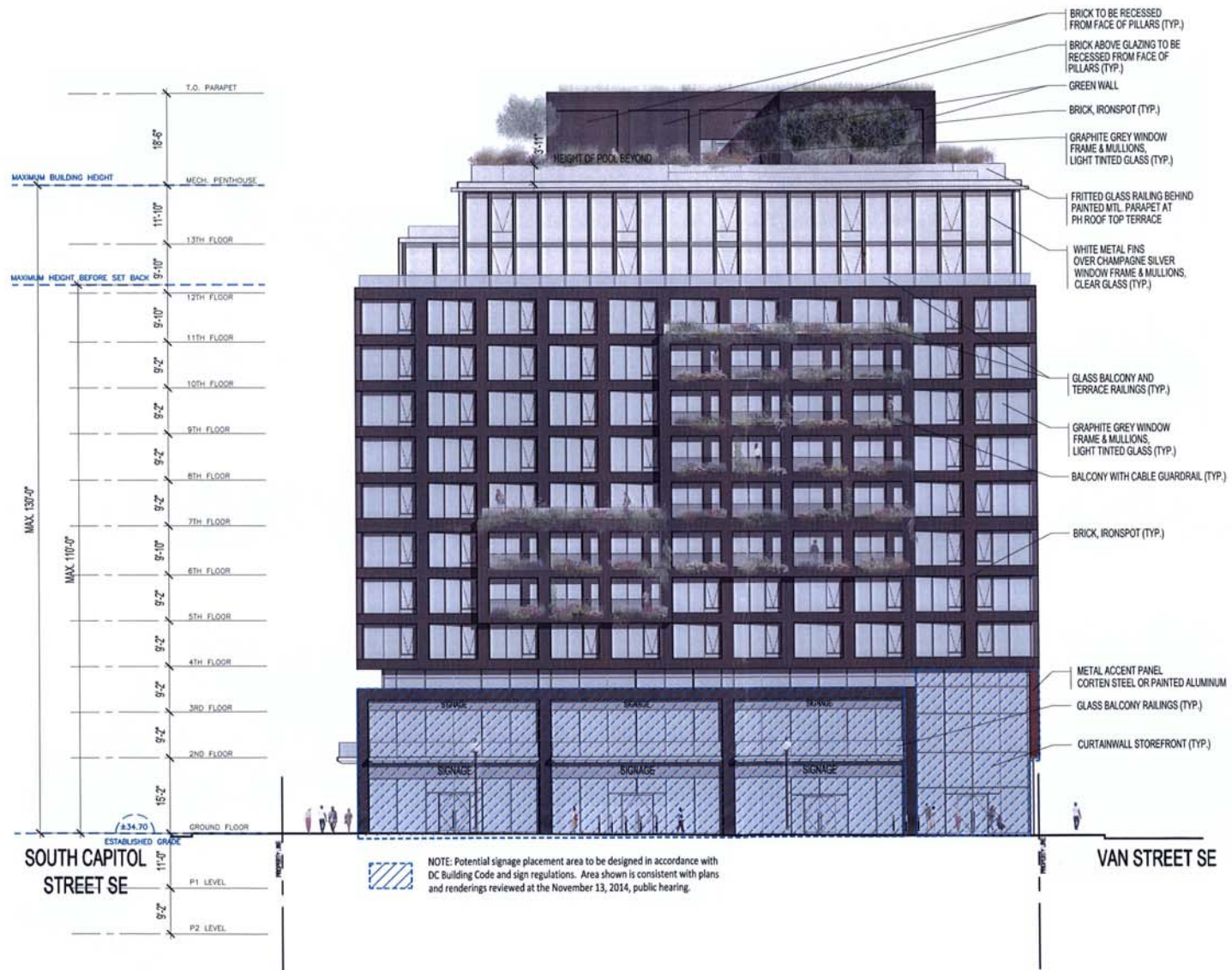
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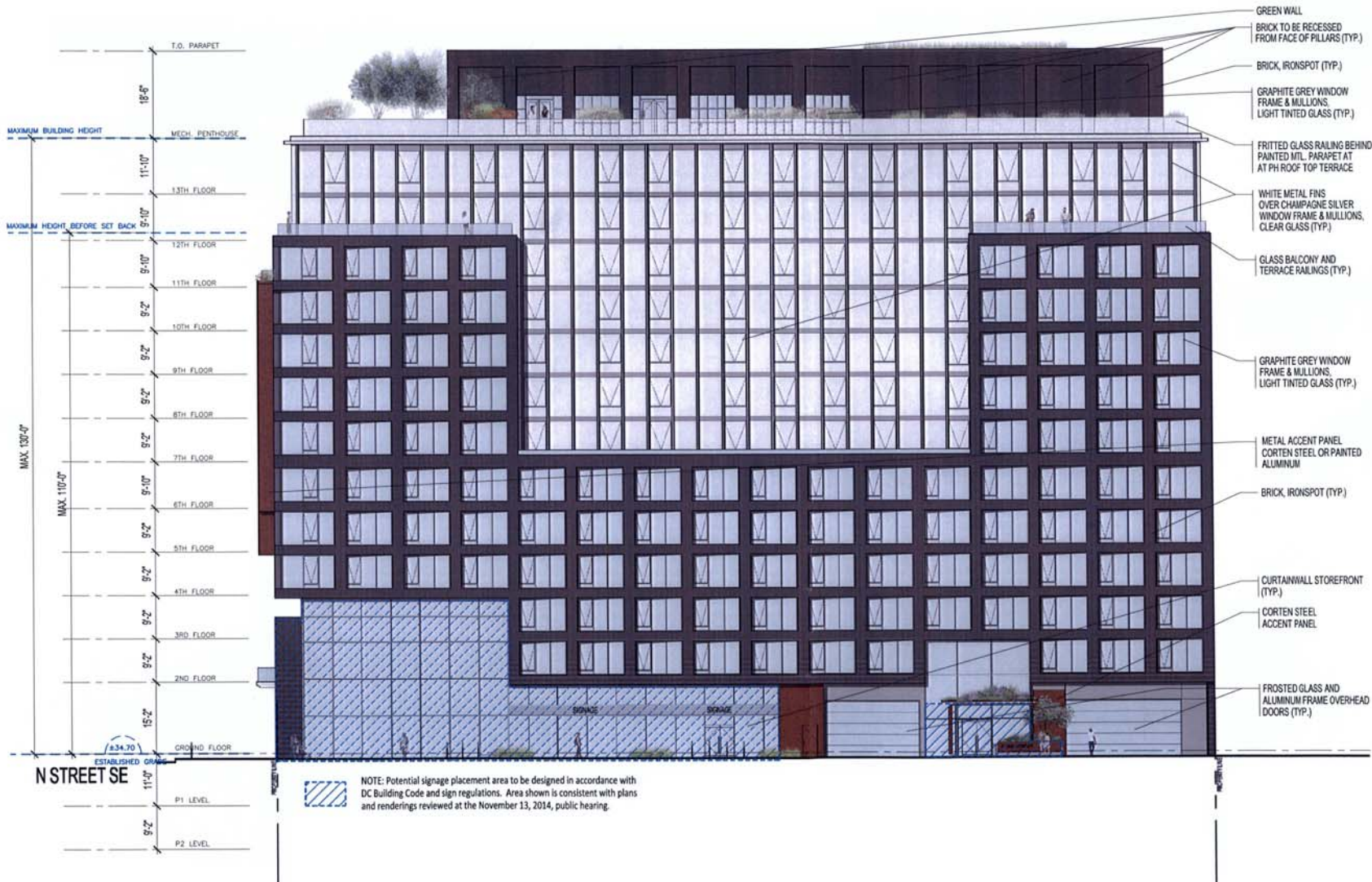
**SOUTH BUILDING ELEVATION
 (N STREET)**

Project No: 1405
 Scale: 3/64" = 1'-0"
 Date: DECEMBER 15, 2014
 Drawn by: HPA

Drawing No:

A402





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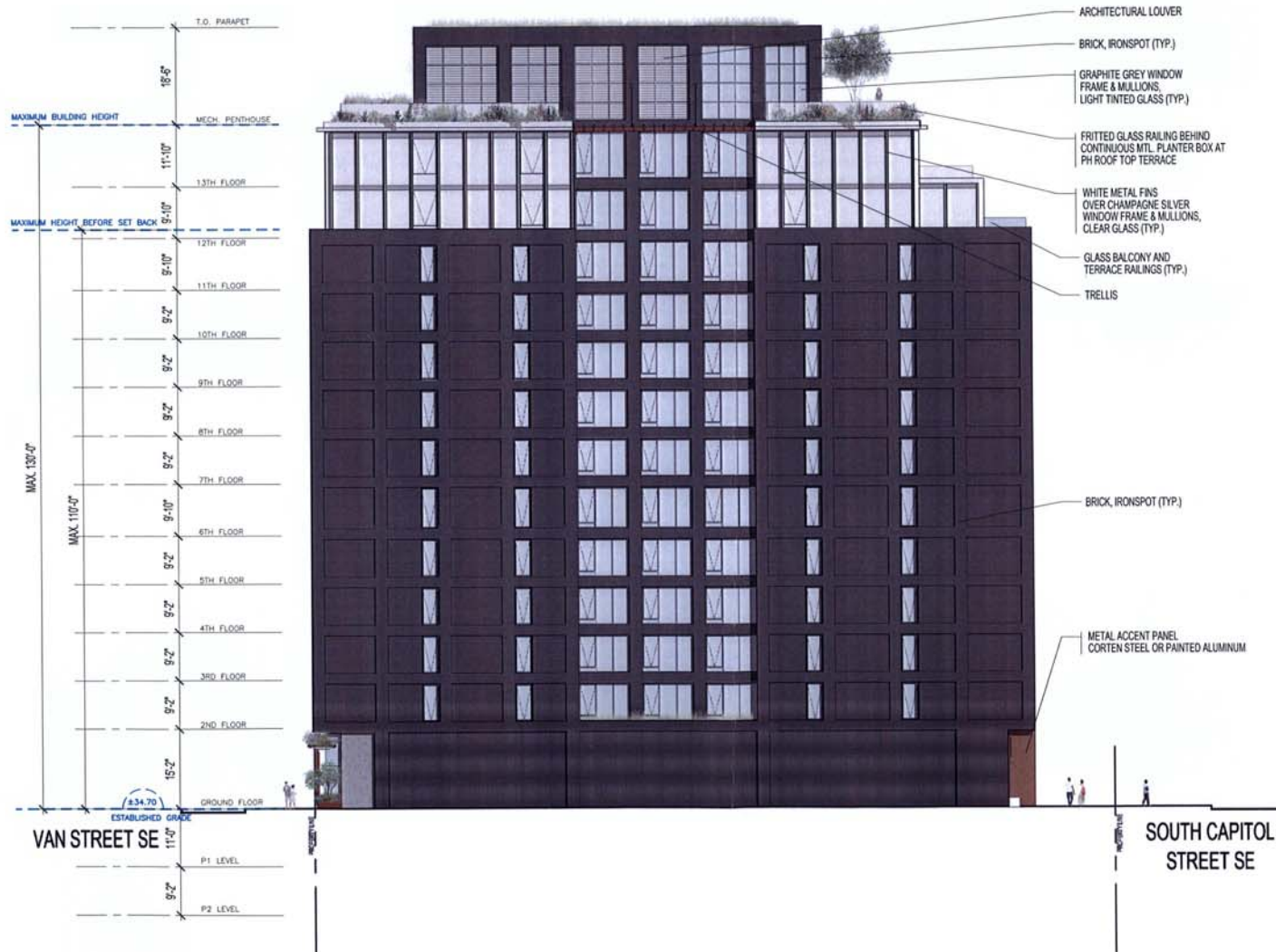
CITY OF WASHINGTON DC

EAST BUILDING ELEVATION
(VAN ST.)

Project No: 1406
Scale: 3/64" = 1'-0"
Date: DECEMBER 15, 2014
Drawn by: HPA

Drawing No:

A403



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NORTH BUILDING ELEVATION

Project No: 1406
 Scale: 3/64" = 1'-0"
 Date: DECEMBER 15, 2014
 Drawn by: HPA

Drawing No:

A404



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CITY OF WASHINGTON DC

RENDERING
NORTHEAST
BIRD'S EYE VIEW

Project No.: 1406
 Scale: NTS
 Date: DECEMBER 15, 2014
 Drawn by: HPA

Drawing No:

A411



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CITY OF WASHINGTON DC

RENDERING
SOUTHEAST
BIRD'S EYE VIEW

Project No: 1406
 Scale: NTS
 Date: DECEMBER 15, 2014
 Drawn by: HPA

Drawing No:

A412