

October 9, 2015

VIA HAND DELIVERY

Anthony Hood, Chairman  
D.C. Zoning Commission  
441 4<sup>th</sup> Street NW  
Suite 210S  
Washington, DC 20001

Re: Zoning Commission Case No. 15-02: Supplemental Submission

Dear Chairman Hood and Members of the Commission:

The Applicant hereby supplements the record with the attached plans and final details regarding its benefits and amenities package.

*Updated Plans*

Attached as Exhibit A is a full set of plans. The plans have been refined since the Applicant's filing in August; however, no substantive changes have been made. More specifically, the plans have been supplemented to include additional perspectives that better depict the interior of the site.

The Applicant has updated the zoning tabulations sheet, which is attached in Exhibit A. The Applicant seeks flexibility from the Zoning Regulations with respect to the requirements of Section 405. Section 405 requires that if a side yard is provided in the R-5-B Zone District that it be at least 4 inches per foot of height; otherwise, one is not required. The southern rowhouses are set back from the southern property line 9.5 feet; however, given the height of the homes, the side yard setback is required to be approximately 11.8 feet. Accordingly, the Applicant seeks flexibility from the southern side yard requirement. The Applicant also seeks flexibility from the requirements of Section 2516.5(b) and (c) (front yard and rear yard setbacks) and 2516.6(b) (width of means of egress). Approximately half of the townhomes provide a front yard setback of 5 feet instead of the requisite 15 feet; the remaining townhomes do not provide a front yard setback. Similarly, the townhomes provide a rear yard setback of 4 feet when a rear yard of 15 feet is otherwise required. Finally, the means of egress for the townhomes vary between 20 feet and 25 feet, whereas the Zoning Regulations otherwise require a standard minimum width of 25 feet.

*Benefits and Amenities*

The R-5-A Zoning designation allows development subject to a .9 FAR and a maximum height of 40 feet. The Applicant is proposing a total FAR for the site, including the existing Redemptorist building, of 1.3 and a maximum height of 47 feet (buildings 34 and 35). In exchange for this flexibility, the Applicant proffers the following benefits and amenities:

1. **Edgewood Recreation Center** – The District Department of Parks and Recreation (“DPR”) has announced plans to rebuild the Edgewood Recreation Center located within ½ mile of the property. Madison Homes will contribute \$35,000 to the Department of Parks and Recreation to outfit the new recreation center with equipment, based on input provided by the community. This contribution will be made prior to the final inspection of the homes before occupancy. It is the expectation of the Advisory Neighborhood Commission that DPR provide it with notice of its intent to make a purchase and with an accounting of the purchase.
2. **Edgewood/Brookland Family Support Collaborative** – Madison Homes will contribute \$25,000 to the Workforce Development program, which focuses on providing educational and employment readiness opportunities, increasing job placements and post employment retention, and providing supportive services to remove barriers to success. This contribution will be made prior to the final inspection of the homes before occupancy.
3. **William E. Doer, Jr. (WEDJ) Charter School** – Madison Homes will contribute \$10,000 to WEDJ Charter School in Ward 5 for use toward educational equipment, such as computers. This contribution will be made prior to the final inspection of the homes before occupancy.
4. **OCASE Foundation** – Madison Homes will contribute \$12,000 to the Backpack School Supply program, which provides basic school supplies to school children in Ward 5. This contribution will be made prior to the final inspection of the homes before occupancy.
5. **Transit Welcome Package** – In an effort to encourage residents of the development to use alternative modes of transportation so as to reduce the number of vehicle trips to and from the site, the Applicant agrees to provide each purchaser (one per unit) with the following:
  - Information on local transit routes
  - Metro SmarTrip Card preloaded with \$50
  - 1 Year membership in Capital Bikeshares (\$85)
  - ZipCar membership (\$25 fee, plus \$50 prepaid)
  - The Applicant will also preclude residents from participating in the Residential Parking Permit Program.
  - Total value of \$8,190
6. **Affordable Housing** – Madison Homes is dedicating 12% (approximately 9,880 square feet) of the residential square footage to affordable housing. Three homes will be reserved for households with an annual income that is 50% of the Annual Median Income, and two homes will be reserved for households with an annual income that is 80% of the Annual Median

Income. The Applicant is providing approximately 1,607 square feet of affordable housing beyond what is otherwise required. This equates to an additional affordable townhome, which will be made available to households with an annual income no greater than 50% of the Area Median Income. Each of the affordable townhomes will include three bedrooms, making them an attractive option for families. The affordable townhomes will be made available simultaneously with the market rate townhomes.

7. **Landmark Application** – The Redemptorists, in conjunction with Madison Homes, will file a landmark application and pursue a landmark designation for the existing Holy Redeemer building. They will file the application prior to final inspection of the homes before occupancy.

#### *Community Outreach*

Advisory Neighborhood Commission 5E voted unanimously in support of the application at its public meeting on September 15, 2015. The Applicant has also made presentations to the Edgewood Civic Association, however, no vote was taken.

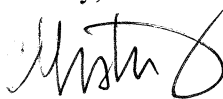
#### *Hearing Presentation*

The Applicant will have five witnesses testify on its behalf at the hearing: Kevin Devine, a representative of the Redemptorists; Andrew Rosenberger, a representative of Madison Homes; Christian Lessard, an expert in architecture; Daniel Van Pelt, an expert in traffic engineering; and Frank Kea, an expert in landscape architecture. Resumes for Mr. Lessard, Mr. Van Pelt, Mr. Kea as well as for Mr. Shawn Frost, the project civil engineer, are attached as Exhibit B, along with outlines of witness testimony.

#### *Conclusion*

The Applicant looks forward to presenting this application to the Commission at the public hearing on October 29, 2015, and will answer any questions the Commission may have at that time.

Sincerely,



Christine Roddy

cc: Elisa Vitale, Office of Planning  
Steve Callcott, Historic Preservation Office  
Debbie Steiner, ANC 5E01  
ANC 5E