

November 19, 2015

VIA IZIS

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

Re: Z.C. Case No. 15-03 – Supplemental Pre-Hearing Submission

Dear Chairman Hood and Members of the Commission:

The above-referenced case is scheduled for a public hearing on December 10, 2015. This letter and the accompanying attachments provide additional information in preparation for the public hearing.

1. Enhanced and Complete Benefits and Amenities Package

The Applicant worked extensively with the neighborhood residents and organizations in the community to craft a very robust and comprehensive amenities package that will be of lasting value to the neighborhood and the District. The complete package, including descriptions, is attached, but highlights of the package include:

- Significant affordable housing, including 2% more than required and twice as much devoted to low income households (50% AMI).
- Renovation of the Mazique Child Development Center.
- Redesign and ADA-compliant renovation of the community room and commercial kitchen at the Christopher Price House.

2. Plan Updates and Supplemental Information

Following additional changes to the plans after working with neighbors and the ANC, a few sheets have been revised to incorporate these changes. These changes concern small alterations to materials and windows at the rear of the building as well as an expanded loading area. The sheets included here should be substituted for those in the plans filed on October 6th.

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In addition, pages A-34 – A-36 include additional images of the alley context to demonstrate the dramatic visual enhancement that the Project will bring to the alley environment.

3. Traffic Study

The Applicant's transportation consultant prepared a comprehensive transportation review (CTR) to assess the project's impacts on traffic, loading, and parking. The complete CTR is attached, but it includes the following conclusions:

- The provided number of parking spaces (45) will result in only minimal impacts to the surrounding roadways.
- The project will incorporate facilities to accommodate bicycle use and will implement a transportation demand management plan to encourage non-automobile forms of transportation.
- Empirical data from other nearby buildings demonstrate that the provide number of parking spaces in the project (45) will accommodate the expected demand.

4. Expert Resumes

The Applicant will proffer two experts at the public hearing: one in architecture and planning (Ralph Cunningham) and the other in transportation and traffic engineering (Daniel Van Pelt). Their resumes are attached.

Should you or your staff have any questions, please do not hesitate to contact us.

Sincerely,


Allison Prince

Cary Kadlecik

Attachments
gsdocs\8627681.2

CERTIFICATE OF SERVICE

I hereby certify that on November 20, 2015 a copy of the attached letter and enclosures was delivered via U.S. Mail or messenger to the following:

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Cary Kadlecek