

August 14, 2015

VIA HAND DELIVERY

Anthony Hood, Chairman
D.C. Zoning Commission
Office of Zoning
441 4th Street, N.W., Suite 210
Washington, DC 20001

**Re: Z.C. Case No. 15-05: Application of P.N. Hoffman and Associates, Inc.
and Riverside Baptist Church ("Applicant") for Approval of a
Consolidated PUD and Zoning Map Amendment
Addendum to Applicant's Initial Prehearing Submission**

Dear Chairman Hood and Members of the Commission:

The Zoning Commission set the above-referenced application down for a public hearing at its public meeting on July 27, 2015. At the setdown meeting, the Commission requested the Applicant develop additional views of the Project and study the impact of the Project on future views as recommended by OP in its Setdown Report and provide additional roof plans and sections. Enclosed as Exhibit A are view studies demonstrating the impact of the Project, and enclosed as Exhibit B are additional roof plans and a section of the roof structure. The revised roof structure plans reflect the setback of the guard rail from the roof edge.

All other information requested by the Commission was previously submitted in the Applicant's August 7, 2015 prehearing submission. With this additional information, the Applicant has met the requirements of Section 3013, and a revised certificate of compliance with Section 3013 is attached. Accordingly, the Applicant requests that a public hearing be scheduled as soon as possible. If you have any questions regarding this application, please feel free to contact Allison at 202-721-1106 or Dave at 202-721-1137.

Very truly yours,



David Avitabile

Enclosures

cc: Bao Vuong
Pastor Michael Bledsoe

CERTIFICATE OF SERVICE

On August 14, 2015, I caused a copy of the foregoing letter and enclosure to be delivered by electronic, hand or by U.S. Mail to the following:

Steve Cochran
D.C. Office of Planning
1100 4th Street, SW, Suite E650
Washington, DC 20024

Ryan Westrom
Policy and Planning
District Department of Transportation
55 M Street SE, 5th Floor
Washington, DC 20009

ANC 6D
1101 4th Street SW, Suite W130
Washington, DC 20024

_____/s/____

David Avitabile

CERTIFICATION OF COMPLIANCE WITH SECTION 3013 OF THE ZONING REGULATIONS

P.N. Hoffman & Associates, Inc. and Riverside Baptist Church (“Applicant”) hereby certify that the pre-hearing submission, which was filed with the Zoning Commission on August 7, 2015 and the addendum attached herein, complies with the provisions of Section 3013 of the Zoning Regulations as set forth below, that the application is complete, and that no further changes are expected to be submitted prior to the public hearing on this application, other than the changes discussed in detail below.

At its July 27, 2015 Public Meeting, the Commission voted to set down the application for a public hearing. In response to comments made by members of the Commission during the public meeting and in the Office of Planning Setdown Report dated July 17, 2015, the Applicant has provided additional information regarding the proposed PUD project. The additional information requested includes:

- 1) *Project Design: The Commission requested further development of the architectural design of the residential component of the Project; asked the Applicant to address the architectural comments raised by OP in its Setdown Report; requested additional views of the Project as recommended by OP in its Setdown Report; and requested more detailed roof plans and sections.*

Responses to each issue were provided in the August 7 prehearing submission, and the additional views and roof plans and section are included herein. Further refinements to the design will be incorporated in a supplemental pre-hearing submission.

- 2) *Public Benefits and Project Amenities: The Commission requested further development of the PUD’s amenities package, including the affordable housing and sustainability components, to be commensurate with the requested development incentives. In its Setdown Report, OP requested further details about other identified public benefits, and requested that the Applicant explain how the proffered benefits would exceed what would be provided in a matter-of-right project.*

Details on identified public benefits were provided in the August 7 prehearing submission, and the Applicant will provided further detail on the benefits and amenities package in a supplemental pre-hearing submission.

- 3) *Comprehensive Plan: The Commission requested that the Applicant provide further analysis of the consistency of the Project with the Comprehensive Plan’s Future Land Use Map designation.*

This information was provided in the August 7 prehearing submission.

- 4) *Zoning Flexibility: OP requested that the Applicant provide more detail on the requested flexibility from the density, courts, parking, and loading requirements of the Zoning Regulations.*

This information was provided in the August 7 prehearing submission.

- 5) *Transportation and Public Space: OP requested that the Applicant provide a comprehensive transportation review ("CTR"); provide a more detailed transportation demand management package; and further develop the design and details of the public space components of the project in coordination with District public space officials.*

A comprehensive transportation review, including a TDM package, is being prepared and will be provided in a supplemental pre-hearing submission. As detailed in the August 7 prehearing submission, the Applicant will also further develop the public space components of the Project with District public space officials.

In all other respects, the project is the same as filed on March 16, 2015.

<u>Sub-Section</u>	<u>Page</u>
3013.1(a) Information Requested by the Commission; Updated Materials Reflecting Changes Requested by the Commission	Pre-Hearing Submission; Addendum to Pre-Hearing Submission
3013.1(b) Witnesses	Pre-Hearing Submission
3013.1(c) Summary of Testimony of Applicant's Witnesses and Reports for the Record:	
Outline of Testimony of Representatives of the Applicant	Pre-Hearing Submission (Exhibit A)
Outline of Testimony of the Project Architects	Pre-Hearing Submission (Exhibit A)
Outline of Testimony of the Landscape Architect	Pre-Hearing Submission (Exhibit A)
Outline of Testimony of the Traffic Engineer	Pre-Hearing Submission (Exhibit A)

<u>Sub-Section</u>	<u>Page</u>	<u>Sub-Section</u>
	Report of the Traffic Engineer	To be provided
3013.1(d)	Additional Information, Reports or Other Materials Which the Applicant Wishes to Introduce	Pre-Hearing Submission
3013.1(e)	Reduced Plans	Application (Exhibit A); Addendum to Pre-hearing Submission (Exhibits A and B)
3013.1(f)	List of Publicly Available Maps, Plans, and Other Documents	Application (Exhibit I)
3013.1(g)	Estimated Time Required for Presentation of Applicant's Case	1 Hour
3013.6(a)	List of Names and Addresses of All Property Owners within 200 Feet of the Subject Property	Application (Exhibit F)

Respectfully submitted,

_____/s/_____
David Avitabile