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December 14, 2015

VIA IZIS

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 Applicant’s Posthearing Submission**

Dear Chairman Hood and Members of the Commission:

The Applicant has refined the design of the Project and supplemented the benefits and mitigations measures based on comments from the Commission and community at the November 30, 2015 public hearing. These changes, as well as other responses to the questions raised by the Commission, are detailed below.

I. Project Design

Residential Component Design. Attached as Exhibit A are revised drawings and images of the Project. In response to the Commission’s request, the Applicant has:

- Prepared additional views of the Project, including views from I Street SW as well as views without foliage, which demonstrate how the Project will knit into the height, mass, and design of surrounding buildings.
- Revised the pergola on the roof to meet the 1:1 setback requirements.
- Revised the penthouse design to utilize a darker material.

The Applicant has not yet selected the actual pattern for the perforated metal panels for the residential building, and is not able to provide the exact pattern at this time.

Church Component Design. The Applicant also studied the design of the church tower. The open corner plays an important role in making a visual connection between the church, the community, and the waterfront. This experience is heightened at the stair landing as worship participants turn to ascend the second run of stairs up to the worship space and are refocused to the worship experience. Recognizing the comments regarding the visual appearance of the precast concrete panels over curtainwall, our intention is to develop the interior structural detailing behind the curtainwall to visually transfer all required loads.

Regarding the composite wood screen material, this is a Japanese product with a 25 year history. The Geolam Soleo 4G trim manufacturing process relies on a hot co-extrusion of aluminum and composite wood. This is a new technique, the result of research by Japanese industry. The product is lightweight and dimensionally stable. Polymers are mixed with the wood to create a composite that is durable and does not require maintenance. Our research indicates that the Geolam Soleo 4G trim product has been installed in the United States (beginning around 2013) for similar installations including:

- Museum of Arts and Sciences, Daytona Beach, Florida
- Grammy Museum, Cleveland, Mississippi
- Felician College Building #7, Rutherford, New Jersey

Public Space Design. In response to the Commission's request, the Applicant has restudied the public space design along 7th Street and concluded that "sharrow" lane markings could be accommodated on each side of 7th Street to provide a connection for cyclists from the Wharf to the bike lane on I Street, as shown on Exhibit A. Subject to public space approvals, the Applicant will include these lane markings as a part of the public space improvements for the Project.

II. Public Benefits – Affordable Housing

In response to the Commission's request, the Applicant has doubled the total amount of 50% AMI affordable housing units by converting the former 100% AMI units to 50% AMI units. Put another way, 4% of the residential gross floor area of the Project (approximately 5,758 SF) will be set aside at 50% AMI, and 6% of the residential gross floor area (approximately 8,635 SF) will be set aside at 80% AMI. The residential units within the penthouse will then result in an additional 246 SF of residential gross floor area in the Project that is set aside at 50% AMI.

In total, the Project will provide a total of approximately **14,639 square feet of affordable housing** as follows:

- **50% AMI**: approximately 6,004 square feet of gross floor area
- **80% AMI**: approximately 8,635 square feet of gross floor area

This represents a significant increase in amount and depth of affordable housing over both a matter-of-right project in the underlying R-5-B zone (6,483 square feet of affordable housing, with 3,232 square feet at 50% AMI and 3,241 square feet at 80% AMI) and over the base requirements of the C-3-A zone sought through the PUD (11,516 square feet at 80% AMI).

The affordable housing will be distributed throughout the building across all unit types. The following table sets forth the approximate unit mix of affordable units based on the current mix of unit types.

	<u>Overall Building</u>		<u>Affordable Units</u>			
	<i>Number</i>	<i>Percentage</i>	<i>Number</i>			<i>Percentage</i>
			Total	50% AMI	80% AMI	
Studio	76	45%	9	3	6	45%
1-BR	70	42%	8	4	4	40%
2-BR	21	13%	3	1	2	15%

Please note that the final unit count will impact the final unit mix and location of affordable units, and the Applicant requests flexibility to adjust the final unit mix and location of affordable units so that the affordable units reflect the final overall unit mix of the Project.

III. Townhome Management One

Following the public hearing, the Applicant and THM1 engaged in further discussions regarding THM1's concerns about (1) members of the public (including future residents of the Project) accessing THM1's interior outdoor common area for

dogwalking, (2) members of the public (including future residents of the Project) parking in THM1's surface parking lot on I Street, and (3) other traffic and parking impacts related to passenger drop-off, pickup, and parking related to the Project and, in particular, the ground-floor daycare or other community-serving retail use. Despite best efforts, the parties were unable to reach an agreement. However, based on those discussions and as a gesture of good faith to THM1, the Applicant has agreed to the following measures:

1) Fence and Gate Improvements.

- a Common Area Fence. Prior to the issuance of a Certificate of Occupancy for the Project, Applicant will construct a 42-inch tall black aluminum fence around the perimeter of the common area located within the THM1 Property ("Common Area Fence"), generally in the location and similar to the style shown on Exhibit B. The fence will cover approximately 350 linear feet of distance and include three gates to enable THM1 access into the common area, with the final location of the gates to be determined by THM1.
- b Parking Gate Arm. Prior to the issuance of a Certificate of Occupancy for the Project, Applicant will construct and install a working electronic parking gate arm with an access control feature that enables THM1 to manage access to the parking lot generally in the location and similar to the style shown on Exhibit B. THM1 shall be solely responsible for the use, operation, and maintenance of the parking arm, as well as providing all users of the parking lot, including those not part of THM1, with up-to-date access capabilities.
- c Perimeter Gate. Prior to the issuance of a Certificate of Occupancy for the Project, Applicant will install a 6-foot tall by 6-foot wide pedestrian gate across the private sidewalk near the parking lot in the location shown on Exhibit B. The purpose of the perimeter gate is to further control access from the public into THM1's common area.
- d Timing and Installation. Upon written notification from Applicant that it intends to proceed with the fence and gate improvements (i.e., the Common Area Fence, Parking Gate Arm, and Perimeter Gate), THM1 shall provide Applicant with any written authorization required to proceed with the construction of the improvements (e.g. signature on required building permits and license to access THM1's property to construct the improvements) within 90 days of such notification. Applicant shall then pay for and secure all required permits required to construct and install the fences and gates (including electrical work, if required). All work will

comply with all applicable codes and regulations. If THM1 does not provide authorization to proceed with the improvements as set forth above, Applicant shall not be required to construct the fence and gate improvements.

2) Parking.

- a Prior to the issuance of a Certificate of Occupancy for the Project, Applicant will request that DDOT approve a “no parking building entrance” zone in the curb lane of 7th Street in front of the residential lobby of the Project.
- b In the event that a daycare is secured as a tenant in the Project, prior to the issuance of a Certificate of Occupancy for the daycare, Applicant will request that DDOT approve the use of the 7th Street curb lane for pickup and dropoff activity.

These proffers supersede any previous commitments related to THM1 and will help to mitigate THM1’s concerns regarding the Project.

IV. Other Operational Issues

Reserved Parking Spaces for the Church. The Applicant will agree, as a condition of approval for the Project, to ensure that at least 35 vehicular parking spaces are made available to the Church on Sundays.

Ground Floor Outdoor Use. The Applicant will agree, as a condition of approval for the Project, to develop a plan for the mitigation of light and noise impacts from the ground floor tenant’s use of the outdoor area at the rear of the Project. The precise mitigation measures will depend on the tenant, but the Applicant will ensure that light is directed away from surrounding properties and that noise is managed to comply with District of Columbia noise regulations.

Rooftop Uses. Similar to the ground-floor outdoor space, the Applicant will agree, as a condition of approval for the Project, to ensure that the lighting on the outdoor roof spaces is directed away from surrounding properties and that noise is managed to comply with District of Columbia noise regulations.

Residential Permit Parking. As a condition of approval, the Applicant will agree to prohibit residents from participating in the residential permit parking program through a lease provision or similar mechanism.

Bicycle Racks. The Applicant has confirmed that the proposed bicycle racks within the Project have lift assist mechanisms to help bicyclist load and load their bikes from the 2nd level.

V. Medium Density Residential PUDs

The proposed density of the Project (4.57 FAR) is entirely consistent with the “Medium Density” designation called for under the Small Area Plan. The C-3-A Zone district sought as part of the PUD is, by definition, a “medium density” zone District:

The C-3-A Zone District shall permit medium density development, with a density incentive for residential development within a general pattern of mixed use Development.

11 DCMR § 740.4. A brief survey of PUDs recently approved by the Commission for properties located within a “Medium Density Residential” land use area demonstrates that the C-3-A Zone is an appropriate zone and that the Project’s 4.57 FAR is well within, and is in fact on the low end, of densities permitted in Medium Density land use areas.

Zoning Commission Case	Zoning Sought as Part of PUD	Density Approved for PUD
11-13	CR	4.17 FAR
08-07	C-3-A	4.5 FAR
11-09	C-3-A	4.5 FAR
15-05 (this PUD)	C-3-A	4.57 FAR
10-23	C-3-A	4.8 FAR
14-14	HS/C-2-B	4.89 FAR
06-31	C-2-B	5.25 FAR
13-05	CG/CR	5.87 FAR
13-10	GA/C-2-B	5.95 FAR

Zoning Commission Case	Zoning Sought as Part of PUD	Density Approved for PUD
05-22	C-2-B	6.0 FAR
06-24	C-2-B	6.0 FAR
14-08	CR & R-5-D	6.82 FAR
12-20	ARTS/CR	6.85 FAR

Based on the foregoing, the proposed PUD's density is consistent with the text of the Zoning Regulations as well as recent practice of the Zoning Commission regarding sites designated for "medium density" development.

Conclusion

We look forward to the Commission's action on this PUD at its January public meeting. If you have any questions, please feel free to contact Dave at 202-721-1137.

Very truly yours,

_____/s/____

David Avitabile

Enclosures

cc: Bao Vuong
Pastor Michael Bledsoe

CERTIFICATE OF SERVICE

On December 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:

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_____/s/____

David Avitabile

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