

June 2, 2015

VIA ELECTRONIC MAIL

Anthony Hood, Chairperson
Zoning Commission
441 4th Street, NW
Suite 210-S
Washington, DC 20001

Re: Case No. 15-07: Pre-Hearing Materials

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 April 27, 2015. The Office of Planning supported the setdown of the application and requested additional information to be submitted prior to the public hearing. The Applicant hereby provides the additional information requested in the Office of Planning's report dated April 10, 2015, and by the Commission at the public meeting on April 27, 2015.

Updated Plans

Attached as Exhibit A are updated plans that provide additional details requested by the Commission. More specifically, the following revisions can be found in the attached plans:

- Sheets A22-24 provide additional details about the rear of the building and its relationship with the neighboring townhomes as well as the wall separating the two properties.
- Sheet A12 shows more detail regarding the eastern wall of the building. The Commission noted that it was a highly visible wall but appreciated the fact that any windows on that façade would be at risk. The Applicant has revised the eastern elevation to incorporate windows. The windows will be provided in the corridors of the building so if and when the neighboring property is developed, the Applicant can remove the windows without affecting the light afforded the private units.
- Sheets A30-31 include shadow studies confirming that the proposed building will have a minimal effect on the light of neighboring properties.
- Sheets A10-15 depict rendered elevations with details regarding proposed materials.
- Sheet A9 is a revised roof plan. The Applicant has revised its roof plan to remove all residential units. If and when the rooftop regulations are amended to allow for residential units, the Applicant intends to amend its application to propose residential

units in the rooftop structure. The Applicant notes that its affordable housing designation has been reduced since its initial filing, as it no longer includes the residential penthouse space in its baseline calculation.

- Sheet A8 provides more detail with respect to the projection along H Street. The proposed four foot (4') deep by sixty-six foot four inch (66'-4") long projection into the H Street right-of-way plays a major role in how the building is experienced and in its visual identity. The bay is a significant feature of the H Street façade with large, vibrant panels and glass that draw the eye up. It creates an illusion of verticality that the building otherwise would not possess, while also emphasizing the two-story, roughly twenty-five foot high, base of the building. The projection provides the mid-block building with a stronger presence on H Street that continuously changes as the viewer walks along H Street.

Transportation

Attached as Exhibit B is a loading management plan outlining how loading in the public alley will work without a detrimental effect on neighboring properties. Truck turning diagrams that demonstrate the maneuverability of vehicles in the alley were included in the initial application and confirmed that trucks can maneuver within the alley without encroaching on neighboring properties.

Amenities

The Applicant has met with the ANC and its Single Member District representative to discuss its benefits and amenities package and with their input, it has developed the following:

- The Applicant will preclude residents from participating in the Residential Parking Permit Program. It will also offer its residents memberships in SmarTrip, ZipCar, and Capital Bikeshare for a period of two years.
- The Applicant will provide at least two affordable units at lower AMI levels than is required. One unit (or 1% of the residential gross floor area) will be provided for households with an annual income of 50% of the Area Median Income ("AMI") and another unit (or 1% of the residential gross floor area) will be reserved for households with an annual income of 60% AMI.
- The Applicant will reserve storage space in the building for use by the ANC.
- A room will be reserved as a bicycle repair space and all purpose tool room for residents. It will include bike supplies and tools that will be available on a 24-hour basis for residents.
- The Applicant will participate in the First Source program and will execute a First Source Agreement with the Department of Employment Services.
- The Applicant will improve the 10 and 20 foot alleys at the rear of the building with porous concrete. The extent of the proposed improvements far exceeds that area where the Applicant will be undertaking utility work in the alley.

- The Applicant will certify both the residential and retail components of the project at the LEED Silver level, or at comparable level in a similar program.
- The existing brick wall along the southern lot line will be rebuilt once construction of the project is completed. The Applicant will coordinate the appearance of this wall with the neighboring Homeowners Association.

In light of the modifications the Applicant has made in response to comments from the Office of Planning and the Zoning Commission, it asks that a public hearing be scheduled for the first available date.

Sincerely,



Christine Roddy

Certificate of Service

The undersigned certifies that a copy of the foregoing materials was sent by hand or by first class mail to the following addresses on June 2, 2015:

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