

September 18, 2015

VIA ONLINE FILING AND HAND DELIVERY

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

Re: Case No. 15-07: Supplemental Materials

Dear Chairman Hood and Members of the Commission:

The Applicant has modified the proposed project since the filing of its pre-hearing statement. After conversations with the neighboring property owners, as well as with the Advisory Neighborhood Commission, the Applicant has modified its plans in several key respects, which are outlined below and depicted in the attached plans. The Applicant is pleased to report that the ANC has voted unanimously in support of the application and the neighboring Capitol Place Homeowners Association is also in support of the project.

A. Updated Plans

Attached as Exhibit A are updated plans that provide additional details requested by the Commission and the community. The attached plans have been modified in several key regards, as noted below. A more complete list of modifications is included in Exhibit A. The Applicant is proposing a project consisting of 105-135 residential units and 30 parking spaces. The application seeks flexibility from the lot occupancy, rear yard, parking and loading requirements, as well as the roof structure requirements noted in Paragraph 6 and the H Street Overlay retail requirements noted in Paragraph 4.

- 1) Lot 48: The Applicant is incorporating lot 48 into the PUD site. This is the 16 foot wide lot to the east of the original PUD site. It adds an additional 1,328 square feet to the site, for an additional 7,000 square feet of gross floor area. The addition of lot 48 helps to complete the streetscape along H Street and it facilitates alley maneuvering in the rear, as well as allows for the provision of a loading space on-site. The garage entrance now aligns with the 16 foot wide north/south alley, allowing the entry to effectively serve as an extension of the alley, helping vehicles as they make the turn with the 10 foot wide east/west alley.

- 2) Massing: The Applicant is proposing a lesser building height along the southern façade in order to break up the building massing. Rather than maintaining a uniform 90-foot tall building, the Applicant is proposing to step down the building height in the rear. The building will read as a six story structure from the alley, and the seventh and eighth floors will be set back 7-8 feet from the exterior wall. The proposed height along the southern facade is consistent with the matter-of-right height permitted for the site.

The Applicant also reduced the wall height of the garage by eight feet for a portion of the wall along the alley and added planting areas to the top of both the lower and higher portions of the wall in order to soften its impact on the neighboring mews and pedestrian-scale areas.

- 3) Loading: The Applicant is providing a 24-foot loading space on its property, whereas it was previously proposed to be located in the public alley. The loading space will be reserved for residential loading and will be limited to use by 24 -foot trucks. This is depicted in the plans attached as Exhibit A.
- 4) Retail: The Applicant has created additional layers of depth and material to the retail frontage and introduced bays that mimic the rhythm and scale of retail frontages on H Street. It also changed the brick used at the base of the building to a heavily textured, tumbled earthy-red that is more in keeping with the H Street aesthetic. Finally, it designed a more subtle main building entry that matches, stylistically, the retail frontage while emphasizing the entry's verticality to distinguish it from the retail. These modifications are depicted in Exhibit A.

In modifying the ground floor plan to accommodate the loading space on-site, the Applicant had to eliminate a portion of its retail space. It is currently proposing approximately 6,300 square feet of ground floor retail, which is approximately 48.76% of the ground floor gross floor area. The loss in retail is minimal and it will be mitigated by the retail standards the Applicant has committed to, as noted in Section B below. Nevertheless, the Applicant requires relief from Section 1302.4, which requires that 50% of the ground floor be dedicated to retail uses.

- 5) Materials: The attached plans include detailed material palettes, which were not included in the initial filing. Notably, the Applicant modified the south-facing façade by increasing the amount of brick and changing it to a lighter color, introducing a more traditional design palette to complement the townhomes.
- 6) Roof Plan: The Applicant seeks roof structure relief, which it did not request in its initial application. Due to the stepping down of building height along the southern façade, the roof structure is no longer set back from the most immediate exterior wall one foot for every foot of height. This occurs in only one location. The Applicant lowered the roof of the stair in another location to meet the 1:1 setback requirement; however, it also requires relief to allow the varying heights of the penthouse.

The Applicant includes an alternative roof plan as Sheet A6.1 in Exhibit A. In the event the Zoning Commission approves Case No. 14-13 to allow habitable space in the penthouse, the Applicant asks for flexibility to convert the proposed penthouse massing for use as a residential unit.

In the event the Applicant converts the penthouse space to include habitable space, its affordable housing proffer (as detailed below) will increase for a total of 7,139 square feet reserved for affordable housing. A total of 5,371 square feet would be reserved for households with a median income that is 80% of the Area Median Income; 1,768 square feet would be reserved for lesser AMI levels as noted on Sheet A0.5.

- 7) Security: Both a security plan and a lighting plan are attached as Exhibit B. As a result of its meetings with both the Metropolitan Police Department and the community, the Applicant understands that alley security is of paramount concern. Accordingly, the Applicant has retained a security consultant who developed the attached plans. The project will include wall mounted security cameras and lighting, as well as replace the existing alley lighting. The building itself will provide more ‘eyes and ears’ as well as generate more use of the alley, whether it is by bicyclists or vehicular traffic; the addition of the cameras and the improved lighting will further assist in diminishing alley concerns.

B. Amenities

Below is a complete list of the proffered benefits and amenities for this project:

- The Applicant will preclude residents from participating in the Residential Parking Permit Program.
- The Applicant will provide the first occupant of each residential unit over a two year period with a one-time annual carsharing membership and application fee, a \$100 Smartrip card, and a one-time annual Capital Bikeshare membership to help alleviate the reliance on personal vehicles. Attached as Exhibit C is an accounting for the value of this proffer.
- At the request of the ANC, The Applicant will reserve space on the first floor for bike storage, in addition to the space it is reserving in the garage. In all, there will be indoor storage for approximately 50 bicycles. The first floor space will be accessible from the alley to ease the comings and goings of the bicyclists as well as improve alley security with increased use. The bike room in the garage will include bike repair equipment for use by the residents.
- At the request of the ANC, the Applicant will provide four bicycle racks on H Street and two racks on 4th Street.
- The Applicant commits to the Transportation Management Plan and Loading Management Plan attached as a part of Exhibit D.

- At the request of the ANC, the Applicant will reserve at least 100 square feet of storage space in the building for use by the ANC. This results in the loss of a parking space, or \$45,000 in revenue.
- The Applicant will improve the alley at the rear of the building with porous concrete. It will also clear the drain in the 10-foot alley near the entrance with 4th Street, as well as the drain in the 16-foot alley to the south of the building. The extent of the proposed improvements far exceeds that area where the Applicant will be undertaking utility work in the alley. Attached as Exhibit C is an itemization of the cost of doing such work.
- 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 certification process and the hard costs associated with achieving LEED Silver will add an additional \$454,000 to the cost of the project.
- 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.
- The Applicant agrees to retain a landscape architect for the Capitol Place Homeowners Association for the purpose of creating a master landscape plan for the Capitol Place properties. The landscape architect is to be approved by the Capitol Place HOA, whose approval is not to be unreasonably withheld. In coordination with the landscape architect, the Applicant agrees to the following items, with an understanding that the work will not exceed \$50,000:
 - install a new irrigation system for the Capitol Place Homeowners Association (water taps and drains to be determined by Capitol Place Homeowners Association);
 - install 3 new trees on Capitol Place property;
 - replace railroad ties used for planting beds with decorative concrete;
 - install 3 new lights to replace existing lights;
 - install a new street tree in front of 769 3rd Street (subject to DC and DDOT approvals); and
 - improve tree boxes on 3rd Street between H and G Streets (subject to DC and DDOT approvals).
- The Applicant will reroute the low voltage wires on the utility pole(s) in the alley, subject to DC and DDOT approvals.
- The Applicant will replace a street tree on H Street.
- The Applicant will maintain a visual depth of at least 6 feet within its retail space for at least 50% of the area that is between 3 feet and 8 feet above-grade.
- 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. See chart below. Reserving units for a lower AMI level is valued at over \$260,000.

Residential Unit Type	Residential GFA / Percentage of Total	Units	Income Type	Affordable Control Period	Affordable Unit Type*	Notes
Total	88,393 sf/100%			Life of project	TBD	NA
Market Rate	81,321 sf/92%		Market	Life of project	TBD	NA
IZ	5,304 sf/6%		80% AMI	Life of project	TBD	NA
IZ	884 sf/1%		60% AMI	Life of project	TBD	NA
IZ	884 sf/1%		50% AMI	Life of project	TBD	NA
Affordable/Non IZ	NA	NA	NA	NA	NA	NA

C. Transportation

Attached as Exhibit D is a transportation analysis for the project. The analysis confirms that the project will not have an adverse effect on the community and that its requests for parking and loading flexibility do not create adverse conditions. Included in the analysis is a loading management plan outlining how loading will work without a detrimental effect on neighboring properties. As noted in the loading management plan, all retail loading will take place from an existing loading space on 4th Street. The alley will only be used to accommodate residential loading. Once the building is stabilized, it is expected that there will be only one move-out and one move-in per month, which represents a modest use of the loading space. The on-site loading will be limited to 24-foot trucks and will be subject to the terms of the attached loading management plan.

D. Community Outreach

The ANC voted unanimously in support of the application at its public meeting on September 10, 2015. The neighboring Capitol Place Homeowners Association also supports the application. The Capitol Place condominiums are the residences located immediately to the south of the project and would be the members of the community most impacted by the development. A letter of support from Capitol Place is attached as Exhibit E.

E. Hearing Witnesses

The Applicant will have three witnesses testify on its behalf at the public hearing: John Begert, a representative of MRP; Brandon Robinson, the project architect; and Erwin Andres, the transportation engineer. Dan Duke, a representative of Bohler Engineering will be available for questions. Resumes for Mr. Robinson, Mr. Andres and Mr. Duke, along with outlines of witness testimony, are attached as Exhibit F.

Anthony Hood, Chairperson
September 18, 2015
Page 6

The Applicant looks forward to presenting its application to the Commission at the public hearing scheduled for October 8, 2015.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Roddy", with a stylized flourish at the end.

Christine Roddy

Certificate of Service

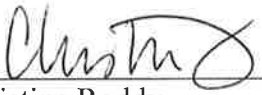
The undersigned certifies that a copy of the foregoing materials was sent by hand or by first class mail to the following addresses on September 18, 2015:

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Christine Roddy