

October 29, 2015

VIA ONLINE FILING AND HAND DELIVERY

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

Re: Case No. 15-07: Post-Hearing Submission

Dear Chairman Hood and Members of the Commission:

The Commission requested additional information at the public hearing for the above-referenced case on October 8, 2015. Accordingly, the Applicant now submits the following:

- 1) Refined elevations: Attached are revised elevations that respond to comments received from the Commission.

Northern Façade: The Commission asked the Applicant to study the northern façade and the use of bays at the retail frontage. The Applicant has modified the elevation to introduce additional accent stone between the bays to emphasize the glass bays themselves and provide additional texture and color to the retail frontage. Attached as Exhibit A is an updated elevation depicting the modified articulation.

East/West Facades: The Applicant studied the window placement on the east and west facades of its building. Though both facades are “at risk” as neighboring properties could be developed in the future, the Applicant appreciates that they may be visible to the public for several years, if not decades. Accordingly, the Applicant wants to make them visually interesting, while maintaining a cohesive design with the northern and southern elevations. To do so, the Applicant has incorporated “at risk” windows, which not only provide visual interest but will also provide additional light for the residential units. The window placement has been modified to create a more consistent and modular grid while maintaining the relative randomness of the window placement for visual interest. See Exhibit A.

Southern Façade: The Commission noted that materials used on the seventh and eighth stories of the southern elevation appeared dark. The Applicant studied the materials in depth yet feels that the materials it is proposing best tie the northern and southern facades

together. The material used on the seventh and eighth floors directly relates to the northern façade and the Applicant feels that is critical to creating a cohesive design for the northern and southern facades.

- 2) Rooftop details: Attached as Exhibit B are rooftop renderings that provide additional detail regarding the roof. The southern side of the roof will be accessible to residents. The rooftop vestibule will provide direct access to an exterior deck that will provide passive recreation space for residents. To the east of the deck, there are stepping stones that provide access to the longer leg of the roof. The area between the mechanical penthouse and the parapet will be dedicated to a “walkable” green roof. Residents will be able to walk around this area and enjoy views of the neighborhood.

The attached rendering also shows the terraces located at the seventh floor. One terrace will be located on the western edge of the building while the remaining terraces will be located on the eastern leg. These terraces are private and will be finished with simple pavers to maximize the use of the space for the respective tenant/owner.

- 3) Building Perspective within Greater Context: Attached as Exhibit C are eye-level perspectives that depict the building in the greater context of the neighborhood. These perspectives better relay the scale of neighboring buildings and how the project will be perceived within its surroundings. As can be seen in these perspectives, the massing of the building is completely appropriate within its context.
- 4) LEED Silver Scorecard: the Applicant commits to certifying the project at the LEED Silver level. A scorecard is attached as Exhibit D.
- 5) Bollard Plan: The Applicant is working with its southern neighbor to place protective bollards along the northern edge of the neighbor’s home, as depicted in Exhibit E. It has also reached out to DDOT, which has indicated that it is amenable to working with the Applicant and the neighbor to finalize the bollard plan during the Public Space process.
- 6) Updated Loading Management Plan: The Applicant has added the following language to the loading management plan to address potential vehicular conflicts in the alley:

“Trucks accessing the loading facilities will utilize the 20 foot wide, east-west alley stub to wait for those vehicles using the alley to clear before entering the loading area. Once the area surrounding the loading dock is clear, trucks will proceed with their backing maneuver into the loading dock.”

A complete copy of the loading management plan, including the above language, is attached as Exhibit F.

In addition to providing the materials requested by the Commission, the Applicant also seeks relief from the affordable housing requirements of Section 2603.2. The Applicant proffered to provide 8% of its residential square footage to affordable units: 6% would be

reserved for households with an annual income no greater than 80% of the Area Median Income ("AMI"), 1% would be reserved for households with an annual income no greater than 60% AMI and 1% would be reserved for households with an annual income no greater than 50% AMI. While DHCD can administer both the 50% and 80% AMI units under the inclusionary zoning ("IZ") program, it cannot administer the 60% AMI unit under the IZ program. It can, however, administer the 60% AMI unit under the affordable unit program. Accordingly, the Applicant seeks relief from the IZ requirements in order to dedicate 7% of its residential gross floor area to IZ units and 1% of its residential gross floor area to an affordable unit. Both the IZ units and the affordable unit will remain affordable for so long as the project exists. The units provided at deeper affordability levels (50% and 60% AMI) will be two-bedroom units.

In sum:

- 6% of the residential gross floor area will be reserved as IZ units for households with an annual income no greater than 80% AMI,
- 1% of the residential gross floor area will be reserved as an IZ unit for a household with an annual income no greater than 50% AMI, and
- 1% of the residential gross floor area will be reserved as an affordable unit for a household with an annual income no greater than 60% AMI.

Finally, the Applicant submits a full set of plans that incorporates the revisions detailed above as Exhibit G. The plans otherwise remain unchanged from those presented to the Commission at the public hearing on October 29. The Applicant asks that the Commission accept these into the record; locating the PUD-approved plans in a single exhibit will simplify the permitting process.

The Applicant believes the enclosed information is responsive to the comments made by the Commission at the public hearing. It would be happy to respond to any other questions the Commission may have; otherwise, it looks forward to final action on this project at the Commission's public meeting on November 23, 2015.

Sincerely,


Christine Roddy

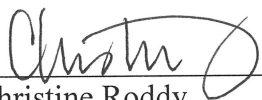
The undersigned certifies that a copy of the foregoing materials was sent by hand or by first class mail to the following addresses on October 29, 2015:

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