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BY HAND DELIVERY

District of Columbia Zoning Commission
441 4th Street, NW
Second Floor
Washington, DC 20001

Re Zoning Commission Application No 15-11
SQ700 Trust L L C

Dear Members of the Zoning Commission

SQ700 Trust L L.C (the "Applicant") submits the following information and attached materials in response to comments and questions received from the Commission in the course of the public hearing held on June 25, 2015. Included with this submission as Exhibit A is a bound set of drawings dated July 6, 2015. For clarity of reference, the Applicant proposes to replace all earlier drawings submissions in the record with this updated set of drawings. The only changes made to the drawings from the submission filed as part of the hearing on June 25, 2015, are those further discussed herein as responsive to questions and comments received from the Commission during the hearing, and are noted as changes on the Table of Contents provided at Sheet 3.

In response to comments received from the Commission at the hearing, the Applicant has further studied and refined the following aspects of its proposed design.

1. Penthouse enclosure, revised to provide 11' setback from nearest roof edges along street elevations, resulting in penthouse with enclosing walls of unequal height (Sheets 19, 20, 24),
2. Additional detail of articulation of proposed terrace-level wall along South Capitol Street above 8th floor (Sheets 33 and 34);
3. Clarified diagrams showing proposed general location and range of sizes for building signage along M Street and South Capitol Street, SE (Sheet 35);
4. Revised parking diagrams showing proposed locations for bicycle parking (Sheets 21-23), and
5. Updated Draft LEED Scorecard showing satisfaction of criteria to merit Gold classification (Sheets 42-44)

ZONING COMMISSION
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EXHIBIT NO.23

Penthouse Revision

Given the concerns noted by the Commission regarding compliance of the original penthouse design with the Height Act, the Applicant has revisited the design of the penthouse and is now proposing a penthouse that fully complies with the 1:1 required setback of the Height Act as well as the Zoning Regulations. In order to satisfy the 1:1 setback requirement, the Applicant is now proposing that a small portion of the penthouse be provided at a lower overall height (10'6") than the remainder of the penthouse (18'6"). This revised condition is shown in plan on Sheets 19 and 20, and in section on Sheet 24, confirming that the setback is provided at a ratio of at least 1:1. The revised condition is also shown in elevation and perspective rendering at Sheets 26, 27, 29, 36 and 37, respectively. The Applicant therefore requests the Commission's special exception approval, pursuant to section 411.11 of the Zoning Regulations, to provide a penthouse with enclosing walls of unequal height as required under sections 411.5 and 630.4(a).

Terrace-Level Wall

The Commission requested additional drawings to clarify the design, articulation and treatment of the terrace-level wall provided along the South Capitol Street setback above 110 feet in height. The Applicant has provided the requested additional drawings, in elevation (Sheet 33) and perspective rendering (Sheet 34). As noted at the public hearing, this feature has been designed in concert with the building's more monumental South Capitol Street façade and is rendered in the same material as the primary façade, with a subtle articulation, through vertical indentations of varying width and height, intended as a reference to the logo of the National Association of Broadcasters, the principal occupant of the building. This field of articulated pattern provides a contrast and relief to the glassy curtain wall expanse, emphasizing where the area of curved glass wraps the corner at the 9th and 10th floors, punctuating the corner. The area also serves as a bridge between the curtain wall and the materials and fenestration of the South Capitol Street façade of the floors below. Shadow lines from the sun will create interest in the daylight hours, and restrained wall washer lights will express the articulation at night. As requested, the Applicant did study the possibility of providing some sort of translucent material in the areas of vertical indentation. However the introduction of an additional fenestration pattern produced a discord in the overall appearance of the façade. Extension of the curtain wall is not possible due to internal uses, which are a product of the site configuration (particularly required setbacks) and dimensions.

Building Signage

Per the Commission's request, the Applicant has provided a slightly revised diagram showing location and general range of dimensions of proposed signage. The Applicant is still studying the signage alternatives for the building and has included options for street-level design configurations along M Street, SE. Signage provided for the building will be located generally within the highlighted bands shown on Sheet 35. The Applicant will obtain necessary permits for signage under applicable code requirements.

Parking

As noted at the public hearing, the Applicant has agreed to the DC Department of Transportation's request for additional bicycle parking and is now proposing to provide a total of 48 bicycle parking spaces within the three levels of garage, as generally shown on Sheets 21 through 23, whereas under section 2119.2 of the Zoning Regulations only 4 parking spaces are required.

As also noted at the hearing, the Office of Planning has indicated its opinion that the vehicle parking layout requires variance relief to allow compact cars not provided in groups of five or more spaces as required pursuant to section 2115.4. While the Applicant interprets this requirement to apply only to required parking spaces pursuant to section 2118.9, whereas the few spaces in issue are not required spaces, the Applicant nonetheless requests that the Zoning Commission grant area variance relief to provide certain compact parking spaces that are not grouped as required by section 2115.4.

The Applicant has established the exceptional nature of the property as a result of its location along three streets, including South Capitol Street and M Street, both of which are subject to specific design requirements. As a result, the building's structural grid has yielded areas within the parking garage levels that are not large enough to accommodate standard-sized spaces but can accommodate compact-sized spaces. The grant of relief will create no detriment to the public good or the Zone Plan, and the Applicant appreciates the Office of Planning's recommendation in support of the relief.

LEED Scorecard

As noted at the public hearing, after further study, the Applicant has determined to enhance its sustainability commitment for the building from Silver classification to Gold as reflected in the revised scorecard provided at Sheets 42-44.

Thank you for your consideration of these additional materials in advance of the July 27 public meeting.

Respectfully submitted,

HOLLAND & KNIGHT LLP



Dennis R. Hughes

Enclosure

cc Advisory Neighborhood Commission 6D
DC Office of Planning

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