

June 20, 2016

VIA IZIS

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

Re: Z.C. Case No. 15-13 – Applicant’s Supplemental Post-Hearing Submission

Dear Chairman Hood and Members of the Commission:

The Commission considered the above-referenced case at its public meeting on June 13, 2016. At that meeting, the Commission asked for additional information and clarification before taking proposed action at its next meeting. Accompanying this letter is the additional requested information.

A. Materials sample board

The Applicant will provide a materials board with the actual materials to the Commission at the June 27 public meeting. As the Commission will see, the brickwork proposed for the Project is high-quality and appropriate for the E Street elevation, as well as the other elevations. The brick is the same for all elevations that contain brick. A photo of the board is attached hereto.

B. Updated and revised drawings package

The Applicant has revised the package of drawings and plans so that the sheets are accurate and coordinated throughout. In particular, the green roof is accurately shown on all sheets where it is visible. In addition, downspouts are shown and identified on all drawings where they are visible. All downspouts will drain into the stormwater collection system. The entire package is attached hereto, but the following sheets have been updated for accuracy and consistency: A15, A29-A43, A46-A50, A55, and A59.

C. Project Summary and Conclusion

The Project will provide 44 new residential units in place of industrial uses largely unsuitable for the neighborhood. In particular, the Project includes the following important features:

1. Both OP and DDOT recommended approval.
2. The ANC voted unanimously to support the Project.
3. There is no neighborhood opposition.
4. Forty-two (42) of the units will be large, family-sized units containing two or more bedrooms, and 32 of the units will contain three or more bedrooms. Such large units are atypical of most new multifamily developments.
5. Five of the units will be affordable, and four of the units will be deeply affordable for families making up to 50% AMI. All of the affordable units will be two or three bedrooms. This exceeds the minimum affordability requirement.
6. The package of public benefits and project amenities, with an estimated value of at least \$270,000, will include public infrastructure improvements, a “senior unit,” and sustainable design features.

Accordingly, the Project will advance many of the District’s policies and will benefit the neighborhood and the District in many ways. The Applicant looks forward to the Commission taking proposed action on this case on June 27th.

Sincerely,

/s/ John Epting
John T. Epting

/s/ Cary Kadlecek
Cary R. Kadlecek

Attachments