

June 2, 2016

VIA ONLINE FILING

Anthony J. Hood, Chairman
Zoning Commission for the District of Columbia
441 Fourth Street, NW, Suite 210S
Washington, DC 20001

Re: Zoning Commission Case No. 15-15 – Application of JBG/Boundary 1500 Harry Thomas Way, L.L.C. and JBG/Boundary Eckington Place, L.L.C. to the D.C. Zoning Commission for a Consolidated Planned Unit Development and Related Zoning Map Amendment for 1500 Harry Thomas Way, NE (Square 3576, Lot 814) and 1611-1625 Eckington Place, NE (Square 3576, Lots 2001-2008) (the “Property”) – Post-Hearing Submission of the Applicant

Dear Chairman Hood and Commissioners:

On behalf of JBG/Boundary 1500 Harry Thomas Way, L.L.C. and JBG/Boundary Eckington Place, L.L.C. (collectively, the “**Applicant**”), the applicants in Zoning Commission Case No. 15-15, we hereby file the post-hearing submission for the Applicant’s application for a consolidated planned unit development and related map amendment (the “**Project**”) as requested by the Commission at the May 12, 2016 hearing at the Zoning Commission (the “**Hearing**”). The Applicant greatly appreciates the opportunity to present its case to the Zoning Commission at the Hearing and to provide responses to the additional information requests made at the Hearing.

I. Updated plans, architectural drawings, and views

At the Hearing, the Commission (and the Office of Planning (“**OP**”)) requested modifications to the Project that required updates to the set of plans, architectural drawings, and other diagrams enclosed as Exhibit A (the “**Plans**”). Specific modifications to the Plans are detailed in the following sections.

a. Simplification of Eckington Place Facade

The Commission (and OP) requested that the Project's design along the Eckington Place façade be further studied and simplified. Specifically, the Commission and OP requested that the number of materials be reduced and that the brick element on the Southwest Structure's Eckington Place façade be made more "coherent". As shown on Pages A2.01 and A2.04 of the Plans, the Applicant further revised such façade and removed the brick component of the prior proposal. In place of the brick component, the Applicant continued the materiality expressed on the prior proposal for the majority of such façade. As a result, the brick and metal materials utilized previously were continued horizontally across the façade. In order to avoid overly elongating the façade along Eckington Place, the Applicant introduced a vertical band of balconies on the Southwest Structure, as shown best on Page A2.01 of the Plans. These balconies are intended to have the same visual effect as the previously proposed brick façade component. Along with the black metal component emphasized on the south portion of the Southwest Structure and the opening of the promenade itself, the balconies assist to avoid a monolithic structural presence. The removal of the brick element also avoided introduction of the "historicist" concept raised by OP.

The Applicant has been working on the "simplified" design concept described above since the Hearing and continues to refine the concept. If the Commission wishes further drawings or renderings detailing this concept, the Applicant would be able to supplement the record with further such exhibits.

b. Discussion of Bridges

The Commissions asked the Applicant to further discuss the design theory behind the bridges. As indicated by the Project architects at the Hearing, the bridges play an integral role in the project to allow for a visually striking element to organically link the elements of the project while still allowing for open public access below. The bridges offer both a unique, energetic boost the promenade, but also provide a trademark feature that harkens to the industrial past of the neighborhood. The Applicant believes that the bridges are as essential to the design of the Project, as well as the promenade itself. In addition, as discussed below, these areas give further opportunities to provide green roofs on the Property.

The Commission also requested that the Applicant review the bridges in light of the proposed LEED NC level of the Project, which the Applicant has done below in Section 4(a).

c. Renderings of the Promenade from the East

The Commission requested additional renderings of the Promenade from the east of the Property. Such additional renderings are included as Pages A2.13 through A2.14 of the Plans. As can be seen on these pages, the promenade's eastern portion will be a more residentially-oriented component as it is lined by more balconies, terraces and patio enclosures, which will reinforce this urban character and make the promenade itself feel narrower. It is flanked with landscape areas where feasible, and biased towards the north side of the promenade to maximize sun exposure. The more 'quiet' environment supports the first floor residential uses flanking the promenade along the east end, and makes a graceful transition from the more activated commercial entry at Eckington Place to the

restful character of the future NoMA Park to the east. The entrance to the promenade at Harry Thomas Way acts similarly to the entrance on Eckington Place in that it invites the public in and allows them an immediate view of the unique design and energy emanating from the interior of the Project.

d. Landscape Plans Enhancements

OP requested that further detail and consistency be introduced in the Project's landscaping plans. Additional landscaping plans detailing the overall design themes and strategy, listing specific plantings and hardscaping materials, and related concepts have been included in the Plans as Pages L3.01 through L4.01. These pages supplement pages L1.01 through L2.12 from the Applicant's pre-hearing submission (Exhibit 32A in the Record) which detailed the extensive degree of landscaping introduced into the Project, from rooftop extensive systems, to elevated courtyards intensive systems, to bio retention planters along the streetscape. As shown on these pages, the Applicant has spent a great deal of time weaving a robust planting strategy into the Project that will provide a planting palette for year-round interest, and has thoughtfully selected placements for specific plant species throughout the Project. As detailed on Pages L3.01 through L3.03 of the Plans, the Project has been approached from a three level perspective – street-level, courtyard level(s), and rooftop – with the goal of integrating building and nature at each such plane. Each of these pages describes the specific plant palette to be introduced at each plane. The Applicant notes that the green roof planting areas shown on Page L3.03 of the Plans will be comprised of a mix of all plant species shown on this page throughout the Project rooftops.

While the Applicant focused on maximizing the Project's green roofs, the Applicant also integrated a more holistic greening of the site, designing elevated landscaped retreats throughout the building. As requested during the Hearing, a page summarizing the green roof areas is included in the Plans as Page L3.04. As shown on such page, the Project will furnish a total of approximately 52,558 square feet of green roof.

e. Loading Dock Door of The Gale

The Applicant notes that the Commission requested that the loading dock door of The Gale (the building at 151 Q Street NE approved by Z.C. Order No. 05-23A) be repainted from the current white color to deemphasize such element. The Applicant will work with the owner of The Gale towards such end.

f. Request for Use Flexibility

Based on very recent tenant interest and the creation of the NoMA Park immediately to the east of the Project, the Applicant wishes to integrate two requests for use flexibility into the Project. Although these concepts were not discussed at the Hearing, the Applicant hopes that the Commission sees the request for these elements as an efficient use of the review process and would be happy to provide information beyond that discussed below.

i. Northeast Structure Commercial Space

The first additional area for flexibility relates to the introduction of a commercial or amenity space in the Northeast Structure along the promenade and along Harry Thomas Way, as shown on Pages A2.11A, A4.06 and A4.10 in the Plans.

The Applicant would ideally like to introduce commercial space at this location, but whether this is possible will depend on the amount of pedestrian traffic along such promenade and the design direction and timing of the park itself. The Applicant also hopes to ensure that it can fill the commercial space planned for the first floor on the western portion of the site prior to expanding the commercial component to east. The Applicant envisions a café with outdoor seating at this location being an ideal complement to the NoMA Park. The page best representing the potential built out effect of such alternative commercial use is the new rendering shown on Page A2.11A of the Plans.

The conversion of this space would convert up to approximately 5,175 square feet of residential space (or approximately five (5) residential units) to commercial space. We note that the amount of affordable space would be reduced (up to approximately 414 square feet at the maximum extent of the commercial build out) as well, however, since much of the space converted to commercial use would be residential amenity space, the amount of rentable or sellable affordable housing square footage replaced would be less than one-to-one.

The loading for this commercial component would occur from the loading areas previously shown along the promenade. The Applicant and the development team do not expect a high volume of loading for such use component. Although there is a loading facility located along the alley of the Northeast Structure, the Applicant will not utilize such loading dock for the potential commercial space in the Northeast Structure, since the community requested that no commercial loading occur in such area.

The Applicant already introduced the concept of the smaller component at west of the Northeast Structure along the promenade as either commercial or residential amenity space. The above request would be in addition to such flexibility in the same component of the Project and ultimately achieving the same goal.

ii. Triple Height Commercial Space in the Southwest Structure

Due to recent tenant interest, the Applicant requests flexibility regarding the Southwest Structure's commercial component, as shown on Page A4.03 and A4.03A of the Plans. Specifically, the Applicant has been in discussions with an approximately 23,000 square foot tenant to lease space in the Southwest Structure. The tenant's leasable space would include a 5,000 square foot, three level height space at the southwest corner of the Southwest Structure. The tenant's space and configuration requirements would mean that the tenant would wish to convert space on the B-1 level, currently showing as the bike room and the water room, to commercial space. The bike room and water room would be located in the new location shown on Page A4.03 and A4.03A of the Plans. There will be no reduction to the total number of bike spaces or the stormwater handling due to such potential revision. In order to accommodate such reconfiguration of space,

the Applicant would remove up to two (2) residential units in the Southwest Structure. Such flexibility would have no discernable effect on the exterior of the Project. However, it would be a noteworthy early catalyst to locate this commercial tenant at this gateway location of the Project. It is likely that such tenant would assist with the further location of additional highly-prized tenants for the Project's commercial space – including the target maker and innovative retailers desired for this location. The prospective tenant is a unique retailer with locations in New York City (2), Somerville, MA, and Chicago, IL. The location at Eckington Yards would be the tenant's fifth location and its first location in Washington, DC. As a specialty sport and recreation facility, the prospective tenant would meet an opportunity identified in the Ward 5 Works Industrial Land Transformation Study. The tenant would be unique to Ward 5 and the larger Washington, DC area providing a benefit to the Eckington neighbors and visitors to the site.

We note that this flexibility request is in response to a specific retailer, interested in this specific location in the Project. Such interest is indicative of a wider level of commercial enthusiasm for the Property as the Applicant has been receiving inquiries from several interested commercial tenants, including those in the maker, grocery/markets, food commissary, soft good apparel and artist collective fields. The development team believes this is significant to assist in addressing OP's question regarding the degree of tenant demand to utilize the Project's proposed commercial space. The Applicant believes that the commercial space proposed for the Project would not need to be constructed to be convertible to residential use. In fact, as discussed above in Section 1(f)(i), the Applicant believes that the ideal Project design would allow for areas planned for residential use instead be constructed for commercial use.

II. Further Drawings and Procedures Relating to the Promenade

At the Hearing, the Commission (and OP) requested additional drawings and operational information regarding the Project's promenade (the "**Promenade**"). Plans and additional drawings and renderings detailing the design, hardscaping and landscaping of the "public space" are included in Exhibit A. Attached as Exhibit B, please find an overview of the Promenade, including the details regarding the operations and flow of the space. Exhibit B also includes a memo from the Applicant's traffic consultant summarizing the strategy and safety concepts underpinning the success of the Promenade, in response to the Commission's request for additional information.

In order to provide the entirety of the guidelines and concepts in place to govern the Promenade, the Applicant also included the previously-submitted Loading Management Plan and the Gorove Slade Memo to DDOT concerning the Promenade operation dated May 12, 2016 as part of Exhibit B.

As requested by the Commission, attached as Pages A2.07A of Exhibit B, additional plans and renderings have been included to illustrate how vehicles will utilize the Promenade. Most importantly, these pages show how vehicles will function relative to pedestrians on the site. The rendering of the Promenade illustrates the condition where a typical delivery truck (in this case the largest UPS delivery truck utilized in DC) and a passenger car converge at the same location in the Promenade. Even during such condition, the renderings show that ample buffering for pedestrians is provided, allowing

for the safety of all guests. Similarly, bikes are welcomed into the space and will coexist with the other modes of transportation on the Promenade. Bicyclists are shown on Pages A2.08 of Exhibit A. The Applicant team notes that eighteen (18) wheeled-trucks will not be utilized at this location and such vehicles would not be permitted into the Promenade. The commercial tenant leases will prohibit the use of such vehicles for operations.

The Applicant included several pages of precedent in Exhibit A and Exhibit B to further illustrate and describe how the Promenade will function. Of utmost importance, the precedent illustrates that pedestrians, bikes and vehicles can and do exist within similar shared spaces in harmony.

As stated above in Section 1(c), in response to the Commission's request, the Applicant has included renderings of the Promenade from the east. These renderings are enclosed as Page A2.13 and A2.14 and of the Plans. The Applicant has also included Page A2.13A and A2.13B in the Plans which show the potential retail use on the eastern corner of the NE building, as described in Section 1(f)(i) above.

The Applicant enclosed an overview of the Promenade operations in Exhibit B. These include descriptions of such items as how the Promenade will be closed to vehicular traffic, the types of signage introduced to the site, what the mechanism and timing of such closures will be, and how building management will monitor and manage the smooth, safe, and efficient use of the Promenade. The Applicant notes that the building manager will be primarily responsible to police the Promenade.

Parking in the Promenade in particular will be highly monitored by the building manager. Signage will exist along the Promenade that will prohibit parking, note the allowable loading function at such locations, and state that either ticketing or towing are possible for violations of the policies. If the building manager finds or is notified of a violation of such policies, he/she will have the discretion to either call a towing company to remove an offending vehicle or call the Metropolitan Police Department (MPD) to write a parking ticket for such vehicle. Per MPD officials, MPD has the authority to issue tickets carrying typical District of Columbia fines for cars parked illegally on private property, provided that a representative of such property call them to the site.

III. Roof Structures

As requested by the Commission at the Hearing, the Applicant has submitted additional updated information regarding the Project's roof structures, as detailed below for each component of the building.

a. Overall Roof Plan

The Project's overall roof plan including all roof structures, with their related heights and setbacks has been resubmitted in the Plans as Page A4.02.

b. Northeast Structure

The Applicant modified the proposed roof structures on the Northeast Structure such that setback relief is no longer required, as requested by the Commission. The roof structure has been modified to comply with the one-to-one setback requirements by

moving the stair tower and other core elements into the residential lobby. The updated roof structures for the Northeast Structure are shown on Pages A4.02 of the Plans.

The Applicant maintains the previously requested relief for the number of roof structures located on this structure as the result of the elongated nature of the building. The Applicant is proposing a smaller mechanical enclosure to the west of the Northeast Structure, along with the stair tower and “main” roof element described above. While two of such structures would be permitted, the additional smaller mechanical enclosure would not be without flexibility relief under Section 411.11.

c. Southwest Structure

The Applicant has submitted updated pages detailing the roof structure for the Southwest Structure as requested by the Commission. As shown on Page A4.02 of the Plans, this roof structure is compliant with the setback requirements of the Zoning Regulations.

d. Northwest Structure Redesign

The Applicant made several alterations to the roof structure proposed for the Northwest Structure, as requested by the Commission. The alterations include:

- The terraces located atop the lower roof structure level are no longer accessible. These surfaces are inaccessible green roofs.
- The hallways shown at the rear of the roof structure have been eliminated. No element of the roof structures could be deemed two stories.
- The finwalls between the lower level terraces have been deleted in favor of low demising walls being located between some lower level terraces adjacent to the habitable space.
- The roof structure has been reduced to allow for a one-to-one setback from the eastern edge of the Northwest Structure.

The Applicant also included further detail regarding the measurements for the roof structure’s mezzanine space, as shown on the sixth Page of Section A1 of the Plans. These calculations show that the size of each roof structure residential unit’s mezzanine is no more than 1/3 the size of the main level of such unit.

e. Northwest Structure Roof Structure Multiple Height Relief

The Commission requested further information to justify the Applicant’s requested roof structure relief for the Northwest Structure’s dual height habitable space.

As discussed at the Hearing, the proposed dual height habitable space allows for a terraced design that elevates and extends the visual effect of the Promenade down the length of the Northwest Building. Similar to the special exception relief granted for the Half Street SE project at the Ballpark (ZC Case No. 15-27), the Northeast Structure’s proposed roof structure allows for the vertical continuation of the aesthetic effect provided by the floors below. Since the Project is only able to exist within 102 feet of

building height, the Applicant desired to utilize the roof structures for such beneficial aesthetic effect. The Applicant also believes that the terraced roof structure solution is more compatible with the proposed design than a roof structure of one uniform height throughout.

Further to this point, the Applicant designed many of the walls along the Promenade with terraced setbacks. (See the section shown on Page A3.10 of the Plans). All four component structures have a shared language of similar stepped massing. This was to deliberately reduce the “canyon” effect along the Promenade. That is, to open as much sky to the narrow alley as possible. The design of a traditional industrial narrow alleyway was not perfectly suited to the proposed mixed uses — primarily to residential units but also to the commercial retail street — which both required much more access to sunlight. Terraced setbacks and courts create more access to natural light. They increase aesthetic architectural drama for what could otherwise be a fairly relentless unforgiving street wall. Thus the terraces play the important role of breaking up mass and providing texture, a critical component in placemaking.

From a structural hardship perspective, sliding the penthouse away from the northern property line as proposed allows the Project to provide more deference for the property to the north and the Project’s own closed court. However, by allowing for a more generous setback along the northern property line, the entirety of the enclosed space, including both mechanical and habitable elements in the roof structure were similarly pushed away from the northern property line. The result was that portions of the habitable space were extended south towards the Promenade.

Additionally, on the penthouse level, this proposed setbacks creates better quality green roofs and more potential areas for them. The terraced roof provides area for south-facing green roof area, while still allowing for walk-out terraces from the main penthouse.

IV. Sustainable Design

a. LEED

The Commission requested that the Applicant review the Project’s LEED approach, further studying whether there is an ability to achieve LEED NC Gold. The Applicant proposed a Project that will be certified as a LEED NC v. 2009 Silver building. The Applicant notes that while the sustainability approach or its LEED NC level has not been included in the Project’s benefits and amenities package, the design team has integrated a sustainable approach more holistic than LEED NC points alone would indicate, as described more fully below.

The Applicant spent a great deal of time investigating opportunities to obtain additional LEED points in the Project. While the Applicant has improved the Project’s sustainability approach, the Project is still unable to achieve LEED NC v. 2009 Gold. Nonetheless, the Applicant will work to provide as many additional LEED points as possible as part of the Project.

Based further review of the Project design, it could be possible for the Applicant to achieve all prerequisites and credits worth five to six (5-6) additional LEED points beyond the LEED NC v. 2009 Silver level (50 points). To such end, the Applicant has enhanced its LEED NC package by committing to the following LEED points:

- LEED Innovation credits using IAQ strategies. The Applicant will pursue low-emitting ceiling and wall systems as one (1) LEED Innovation credit.
- Indoor air quality and health. The Applicant will continue to pursue initiatives relating to indoor air quality and health such that it will obtain either one (1) or two (2) LEED NC points.
- Preferred parking for residential car/van pools (5% of parking capacity). The Applicant will provide such parking under SSc4.3, generating two (2) LEED NC points.
- Green Power purchase (EAc6). The Applicant will purchase sufficient Green Power for its energy supplies that it will generate two (2) LEED NC points.

After obtaining such additional LEED credits, an additional 4-5 points would be required to achieve the LEED Gold level. The bulk of additional LEED points would be available through “EAc1.” Any additional EAc1 credits would require a different mechanical system, and necessitate a substantial redesign of the Project.

The Applicant notes that it would cost approximately \$4.5MM to achieve a LEED v. 2009 Gold level at the Project, due to the required change in mechanical systems, enhanced commission, additional design fees and a redesign of the building. Such additional costs would be created primarily through the alteration of the mechanical and energy systems of the Project. Instead of introducing a LEED Gold building, the Applicant has focused on integrating sustainable design features not fully captured by the LEED NC scoring system. Further, although the Applicant agrees that sustainable design is an ever more important element of real estate development, it has focused its resources on specific public benefits that were highly prized by both the community and the District in order to achieve an outsized effect. For example, the Project is offering to set aside the entirety of its affordable housing component for residents earning no more than 60% of the Washington DC AMI (“AMI”). The set aside required by the District’s Inclusionary Zoning (“IZ”) regime would allow that such units be set aside for residents earning no more than 80% AMI. Recent PUDs and Zoning Map amendments have recently been approved offering far less affordable housing than has been offered as part of the Project. The cost differential between the proposed affordable housing and the amount typically required under IZ for a CR property is significant. Further, the Applicant has proposed to subsidize at least 10,000 square feet of the Project’s maker and/or innovative retail space for an amount of \$10 per square foot for 10 years. This means that approximately \$100,000, at a minimum, per year of rent for ten years would be forgone. Such public benefit will amount to a \$1,000,000 cost to the Project in total. It is also the first known public amenity of its kind. Such amount is in addition to the significant premium to build the commercial space to accommodate flexible maker uses and the foregone residential rent resulting from providing double height space and the large benefits and amenities package provided by other means as well. It is also possible that the Applicant will be required to provide further financial assistance to curate the desired maker and innovative retail ecosystem on site.

During the Hearing, the Commission asked whether the three bridges over the Promenade could be removed to generate cost savings to allow for achieving LEED Gold. However, the Applicant notes that the three bridges are not high cost items. In fact, the Applicant believes that the construction of such bridges would total only a small fraction of the cost of the difference between LEED Silver and LEED Gold for the Project. In addition, once such bridges are installed, the Applicant is not anticipating large expenditure will be necessary to maintain such elements. These areas also allow for additional green roof square footage that would otherwise simply be paved at the ground level, further underscoring the Applicant's strategy to maximize green roof and similar areas.

The Applicant studied methods to maximize integrating solar panels into the Project. As shown on Page A4.20 of the Plans, it has proposed installing a minimum of 5,000 square feet of solar panels. The result is that approximately 67,900 KW of power will be generated on site, which should allow for the Property to generate up to 1% of the power on site for the Project's approximately 120,204 gross square foot common area. The Applicant will explore the DC PACE program to assist with financing this infrastructure. Further, the Applicant will retain as much green roof area as possible beneath the solar panels being installed.

In order to avoid confusion, the Applicant will remove the LEED ND certification from its sustainability approach, preferring instead to focus on maximizing its LEED NC points.

b. Non-LEED Sustainability Initiatives

As previously stated, the Applicant considers its sustainability strategy as a holistic package rather than only through the LEED NC point spectrum. To such end, the Applicant has continued to revise and augment its non-LEED sustainability initiatives. As stated during the Hearing, the Applicant focused on maximizing its green roof and stormwater retention efforts in particular.

The Applicant spent a great deal of time to create its stormwater management strategy. The result was a project that not only meets the stormwater and GAR requirements, but aims to exceed such thresholds.

The Zoning Commission asked for the Project's water reuse to be submitted by Final Action. The Applicant continues to study the Project's water reuse, but notes that elements of such reuse will include a Cooling Tower on the West Parcel (as shown on the Plans at Page A4.20) and certain elements of the site's irrigation and non-potable uses (i.e., cleaning the sidewalks).

The Applicant will not be able to treat street stormwater runoff at the curbside landscape in the tree wells alongside the streetscape. Such element is in addition to the stormwater elements previously proposed. In response to the Commission and DOEE, the Applicant is not able to incorporate permeable pavers on the Property since there is a parking garage below the Project. As such, permeable pavers would create waterproofing issues for otherwise enclosed garage areas and other similar below grade space.

However, the Applicant is able to provide such street stormwater runoff treatments along the perimeter of the Project, on Harry Thomas Way and Eckington Place.

V. Affordable housing

As requested by the Commission, the Applicant has submitted plans into the record showing the proposed location ranges for the Project's affordable units, as pages 3 and 4 in Section A1 of the Plans. Of note, the Applicant notes that no affordable units are being located in the "interior corner" units created by the court yards, pursuant to the discussions regarding such units by the Commission.

In addition, the Applicant is resubmitting updated pages showing the approximate number of affordable units to be distributed on each floor. This page was submitted in the presentation materials at the Hearing as well and has been slightly updated. The distribution of the affordable units over the unit type matrix was also updated as shown on Page 4 of Section A1 of the Plans. These pages demonstrate that the affordable units are distributed evenly throughout the Project and across the unit type spectrum in an amount that reflects the percentage of such unit types in the Project.

As stated in the Applicant's April 22, 2016 pre-hearing filing, the Applicant requested flexibility relief from the specific process and standards set forth in Chapter 26 of the Zoning Regulations. Originally, the Applicant requested flexibility relief from Section 2603.2. Such request would provide flexibility relief from the Inclusionary Zoning regime in order to allow the Project to provide 60% AMI units rather than the 50% and 80% AMI units described as required. The Applicant will incorporate OP's comments regarding this requested relief to amend such flexibility request to include Sections 2603.3 and 2603.4 in order to avoid confusion during the permitting process. As a result of this relief, the Applicant will be able to construct and offer its residential units to households earning no more than 60% AMI. This flexibility relief will allow the Applicant to perform its own affordable housing lotteries and administer the intake and management process for the affordable units. The Applicant will record an affordable housing covenant on the Property that will – in addition to the PUD Covenant – require these affordable units to be provided for the life of the Project. As a result of this relief, the Project will not further burden DHCD but will achieve the ultimate goal of providing (even more affordable housing, here at an ultimately reduced price point).

VI. Updated Information Regarding Public Benefits and Amenities

As requested by the Commission, the Applicant has further defined the specifics relating to the Project's benefits and amenities package. The specific elements of the benefits and amenities package are described in more detail on Exhibit C.

As shown on Exhibit C and as requested by the Commission, the Applicant further specified the recipient for the \$15,000 contribution to the local non-profits, at the request of the ANC. The specific recipients are to be determined by the community at the June 6th meeting of the Eckington Civic Association.

The Applicant is also providing additional information for the Adopt-A-Block

Program public benefit, as requested by the Commission at the Hearing. A more detailed overview regarding the program and the area within which the Project will operate the Adopt-A-Block Program is attached as Exhibit D.

VII. Non-Residential Uses at the Project

The Commission requested that the Applicant work with the existing Flower Market to determine whether the Flower Market could be relocated within the Project. The Applicant has been working with the Flower Market to investigate the Flower Market's long term tenancy in the Project, both before and after the Commission's request regarding this issue. The Flower Market has been an active participant in these discussions – and indeed the owner of the Flower Market is the seller of the majority of the Property to the Applicant – but ultimately is not able to maintain its business at the site going forward. The Flower Market is ultimately moving its location as a business matter independent of the Applicant or the Project. A letter from the owner of the Flower Market has been submitted into the record as Exhibit E.

The Office of Planning requested information regarding the “viability of non-residential uses” at the site. As previously mentioned, the Applicant has already fielded commercial tenant interest for portions of the Project. Since the Hearing, the Applicant fielded another serious tenant inquiry such that it is requesting the flexibility to the Southwest Structure described in Section I(f)(ii) above. While the first floor commercial spaces could not be converted to residential space without significant site redesign or reconstruction – both of which would require a modification to any Commission approval of the case – the Applicant does not believe that such conversion of space will be necessary.

The Project will be unique from nearby maker or light-industrial offerings in that it will be more integrated into a neighborhood and have a more organic, residential feel. The lower scale buildings and integrated pedestrian access and interplay with the commercial spaces will make this more of a live/work experience (ie, live in the neighborhood, work in the building) than other locations planned to date. In addition, it is anticipated that the commercial users will not be as food-service focused as nearby maker areas have become (although food services will be integrated into the Project), but rather a wider range of goods and services are likely to be produced in this Eckington enclave.

The development team appreciates the opportunity to update the record and looks forward to presenting this application to the Commission on May 12th. If you have any questions regarding this application, please feel free to contact Jeff at 202-721-1132.

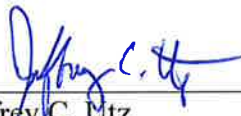
Respectfully submitted,



Jeffrey C. Utz

Certificate of Service

I certify that on June 2, 2016, I delivered a copy of the foregoing document via hand delivery or first class mail to the addresses listed below.



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