

November 12, 2015

VIA HAND DELIVERY

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

Re: Case No. 15-16: Supplemental Materials

Dear Chairman Hood and Members of the Commission:

Since filing the above-referenced application, the Applicant has met with several District agencies, including the Office of Planning, the District Department of Transportation and the Department of Energy and Environment, as well as with the community, including Advisory Neighborhood Commission 5E, Edgewood Civic Association, Eckington Civic Association, Brentwood Civic Association, Community Preservation and Development Corporation, Mt. Calvary Church, Coalition for Smarter Growth and Rhode Island Avenue Main Street. It has received a great deal of helpful feedback regarding the project and has modified its plans in response to the comments it has received. Attached is an updated set of plans that reflects the input received during the course of the Applicant's meetings. The major modifications are outlined below, while the Sheet Index (Sheet 0.01) notes each sheet that has been modified.

- *The connections with Edgewood Terrace.* Sheets L1.04, L1.08-L1.10 depict two connections along the northern property line shared with Edgewood Terrace. The connections have been thoughtfully located to accommodate the most logical pedestrian path between Edgewood Terrace and the Metrorail Station. The eastern most connection includes a bicycle trough and provides safe, open and comfortable access for pedestrians, as well as bikes, to either the Metropolitan Branch Trail ("MBT") or the pedestrian path to the Metrorail Station. The western connection provides access to not only the Metrorail Station for residents living to the north, but also to the retail uses in the development, including the grocery store. Residents to the north will also have access to the grocery store on the western edge of the site via 4th Street.

- *Bike connections.* Sheet L1.05 establishes the connections between the MBT and the development. A bike path is deliberately located at the northern edge of the PUD site to allow bikers to exit the MBT and continue, uninterrupted, through the site. The location of this connection minimizes the potential for conflict with cars as the trail is concentrated solely on the

northern side of the extension of the new private Main Street roadway. At no point do the bikes have to cross the Main Street, thus reducing the likelihood of an accident.

The Applicant is also proposing a bicycle connection between the MBT and the southern side of the project. This connection will cut through the public pedestrian plaza located on Phase 1B and connect with the Main Street. Because this path interacts with both the roadway and plaza and introduces potential conflicts with pedestrians, the Applicant will introduce a series of wayfinding cues to guide cyclists safely to the bike trail.

- *Grocery loading.* The Applicant is proposing to enclose the loading area dedicated to the grocery store in Phase 3, as depicted on Sheet 3.104.
- *Temporary uses.* In light of the phasing proposed for this project, the Applicant is requesting flexibility to incorporate temporary uses on Blocks 2-6 in the interim. Doing so will help establish the PUD site as a retail destination and help connect Phases 1A and 1B with 4th Street. Sheet L2.07 depicts the types of temporary installations the Applicant envisions for the property – retailers that will create activity on site and cultivate interest in this destination.
- *Benefits and Amenities.* The Applicant is proposing the following benefits and amenities as a part of its application:
 - Over 157,600 square feet of public spaces: this includes approximately 44,000 square feet of green space, 12,500 square feet of public plaza space, including 7,500 square feet located on Phase 1B, 88,500 square feet of internal roadways that are open to the public and 12,300 square feet of bike trails running through the site.
 - A Capital Bikeshare station.
 - Neighborhood serving uses such as a grocery store and gym.
 - A transportation package for residents that includes a Smartrip card, Zip Car membership or Bikeshare membership; a transit screen in the residential lobbies of Buildings 1A and 1B; a bike room in either Block 1A or 1B that will include tools for bicycle repairs.
 - LEED Silver certification.
 - The Applicant will preserve the art on the retaining walls on the northern edge of the site.
 - The Applicant is coordinating with Ward 5 leaders to determine an effective employment program in which the Applicant can participate.

- *Affordable housing.* The following chart outlines the level of affordable housing provided in Phases 1A and 1B of the PUD:

Phase 1A Residential Unit Type	Residential GFA / Percentage of Total	Units	Income Type	Affordable Control Period	Affordable Unit Type*	Notes
Total	190,481 sf/100%			Life of project	TBD	NA
Market Rate	175,243 sf/92%		Market	Life of project	TBD	NA
IZ	15,238 sf/8%		80% AMI	Life of project	TBD	NA
Affordable/Non IZ	NA	NA	NA	NA	NA	NA

Phase 1B Residential Unit Type	Residential GFA / Percentage of Total	Units	Income Type	Affordable Control Period	Affordable Unit Type*	Notes
Total	122,572 sf/100%			Life of project	TBD	NA
Market Rate	112,766 sf/92%		Market	Life of project	TBD	NA
IZ	9,806 sf/8%		80% AMI	Life of project	TBD	NA
Affordable/Non IZ	NA	NA	NA	NA	NA	NA

Conclusion

The Applicant believes that these modifications are positive changes to the project. It looks forward to continuing its dialogue with the many stakeholders in this community. It asks that the Commission set this application down for a public hearing at its earliest convenience.

Sincerely,

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 November 12, 2015:

Karen Thomas
Office of Planning
1100 4th Street, SW
Suite E-650
Washington, DC 20024

ANC 5E
c/o Chairperson Quinn
1708 2nd Street NW
Washington, DC 20001

ANC 5E02
Commissioner Davis
622 Evarts Street NE
Washington, DC 20017

Ryan Westrom
District Department of Transportation
55 M Street, SE
Fourth Floor
Washington, DC 20024


Christine Roddy
Christine Roddy (pc)