

Holland & Knight

800 17th Street, Suite 1100 | Washington, DC 20006 | T 202 955 3000 | F 202 955 5564
Holland & Knight LLP | www.hklaw.com

RECEIVED
D.C. OFFICE OF ZONING

2015 DEC -3 PM 2:33

December 3, 2015

DENNIS R. HUGHES
202 419 2448
dennis.hughes@hklaw.com

BY HAND DELIVERY

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

Re Zoning Commission Application No 15-23
SQ700 Trust L L C - Residential

RECEIVED
D.C. OFFICE OF ZONING
2015 DEC -3 PM 2:32

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 November 5, 2015. Included with this submission as Exhibit A is a bound set of drawings dated December 3, 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 are those further discussed herein as responsive to questions and comments received from the Commission during the hearing, as follows:

Page 6 *Revised* LEED Scorecard showing satisfaction of criteria to merit Gold classification

Page 7 *Revised* building axonometric to reflect rooftop changes

Page 8. *Revised* rendering - with side-by-side comparison against original rendering and showing revised south elevation and penthouse setback from south elevation

Page 15 *New* night rendering of South Capitol Street at Street Level showing lighting to be provided at townhouse entries

Page 27 (former page 26) *Revised* roof plan showing 6 feet setback from south elevation

Page 28 *New* aerial perspective of East Roof Terrace

Page 29 *New* aerial perspective of West Roof Terrace

Page 31 (former page 28) *Revised* south elevation showing additional façade articulation.

Penthouse Revisions

Given the concerns noted by the Commission regarding the lack of setback of the original penthouse along the southern lot line of the property, the Applicant has revisited the design of the penthouse and is now proposing a penthouse that steps back approximately 6 feet from the south elevation. Guard railing and rooftop platform are also provided a distance equal to their respective heights from the roof edge. Please see Pages 7, 8, 27, 28 and 29.

Per the Commission's request, the Applicant provides renderings of the rooftop level from both the east and west perspectives, at Pages 28 and 29.

ZONING COMMISSION
District of Columbia
CASE NO. 15-23
EXHIBIT NO. 23
EXHIBIT NO. 23

South Elevation

Per the Commission's suggestion, the Applicant has studied providing some form of articulation for the south, at-risk lot line wall of the building. To that end, the Applicant is now proposing to provide grid-like articulation along this elevation, composed of masonry patterning, with panels recessed approximately 1 1/2 – 2 inches from a grid. This treatment will provide a shadow line that will suggest depth and articulation for the at-risk elevation until such time as the property to the immediate south may be redeveloped. Please see Pages 8 and 31.

Per the Commission's and Office of Planning's request, the Applicant also confirms that it will not seek to install billboard or similar advertising signage on the residential building's south elevation.

Townhouse Lighting

As requested by the Commission and Office of Planning, the Applicant has included a new night rendering showing the South Capitol Street level for the townhouse portion of the project with proposed lighting for the stoops of the individual townhouse entrances. Similar lighting will be provided for the townhouse entrances along Van Street, SE. Please see Page 15.

The Applicant also commits to install or to include within its condominium or leasing documents, as applicable, the requirement for purchasers/tenants to install uniform window coverings in the townhouse windows.

Sustainability and Revised LEED Scorecard

After further study, the Applicant is pleased to provide a revised LEED scorecard, showing an enhanced sustainability commitment for the building from Silver classification to Gold. Please see Sheet 6 in the attached drawings. Also, on December 1, the Applicant met with Mr. Jay Wilson, the Green Building Program Analyst at DC's Department of the Environment. Mr. Wilson provided insight on the current green building trends related to residential development in DC and potential opportunities to maximize both energy and water savings.

Thank you for your consideration of these additional materials in advance of the December 14 public meeting.

Respectfully submitted,
HOLLAND & KNIGHT LLP


Dennis R. Hughes

Enclosure

cc: Advisory Neighborhood Commission 6D
DC Office of Planning