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VIA IZIS AND HAND DELIVERY

Zoning Commission for the
District of Columbia
441 4th Street, N.W., Suite 210S
Washington, D.C. 20001

Re: Z.C. Case No. 15-27 - Applicant's Supplemental 20-day Prehearing Filing Consolidated PUD, First Stage PUD, and Related Map Amendment @ Square 3587, Lots 805, 814 and 817

Dear Members of the Commission:

On behalf of KF Morse, LLC (the "Applicant"), and pursuant to Subtitle Z § 401.5 of the 2016 Zoning Regulations, we hereby submit as Exhibit A revised architectural plans and elevations (the "Revised Plans") for the above-referenced case. The changes incorporated into the Revised Plans are based on recommendations from Office of Planning's hearing report, dated October 11, 2016 (Ex. 39) and additional comments from the Office of Planning conveyed at subsequent meetings with the Applicant. Changes incorporated into the Revised Plans are as follows:

1. Updated Floor Plans – The Applicant revised the architectural floor plans to incorporate a variety of design and programmatic changes, particularly to Building B (*see* Sheets 40-45, 95-99). Also included in the revised floor plans are electric car charging stations in the below-grade parking garages for the Consolidated PUD (*see* Sheets 46-48) and confirmation on the building connection location between Buildings C1 and C2 (*see* Sheets 82 and 94);
2. Updated Renderings – The Applicant revised the project renderings to incorporate design revisions to Building B, the Florida Avenue Park, Morse Street, and 3rd Street (*see* Sheets 24-33, 35). The Applicant also revised the 3D wall section showing the overall design for Building B (*see* Sheets 72-74);
3. Updated Penthouse Details – The Applicant revised the overall roof layout for the Consolidated PUD (Sheets 50-51), provided new enlarged penthouse sections and courtyard elevations for Building A1 (Sheets 52-53 and 60-61), and provided a revised roof plan and enlarged penthouse sections for Building B (Sheets 69, 76);

4. LEED – The Applicant revised the LEED scorecard for Building B, which indicates that Building B will achieve the minimum number of points necessary to achieve LEED Gold (*see* Sheet 91);
5. Materials – The Applicant updated the materials palette for Buildings A1 and B (*see* Sheets 62-63, 75);
6. Zoning and Project Phasing – As a result of the design and programmatic changes described above, the Applicant updated the zoning calculations and site analyses for the overall project. The Applicant also incorporated two new sheets showing the phased delivery for Buildings A1, B and C1 (Sheets 20-21);
7. VRE Buffer – As shown on Sheet 105, the Applicant provided a section through the VRE rail tracks showing the proposed buffer between the proposed VRE tracks and the PUD.

The Applicant also updated the landscape and civil sheets within the Revised Plans. The revised landscape plans provide the following information in direct response to comments from OP: (i) more details and views of the open spaces within the PUD; (ii) updated GAR calculations; (iii) increased planted areas and trees in the plaza; (iv) updated landscaping in the rear yard of Building B; and (v) scored concrete streets and canopies on Building B to match the proposed Union Market Streetscape Guidelines. The civil sheets show the addition of new sustainability measures and provide updated green roof area calculations.

Furthermore, the Applicant specifically addressed each of the recommendations listed on pages 1-2 of the Office of Planning’s Hearing Report as follows:

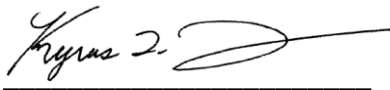
1. Materials: As shown on Sheets 62-63 and 75 of the Revised Plans, the Applicant provided more detailed information regarding the types and colors of building materials, which demonstrate that the proposed materials will be of a high quality;
2. Additional Renderings: As described above, the Applicant has provided the renderings requested by OP;
3. Neal Place: As shown on Sheet C202 of the Revised Plans, Neal Place will remain open during construction of the adjacent buildings;
4. DC Water Easement: The Applicant commits that it will continue to coordinate with DC Water to ensure that the proposed easement meets DC Water’s needs. Sheet C301 of the Revised Plans shows the location of the DC Water easement;
5. Virginia Railway Express (“VRE”): Included as Exhibit 42 in the record is a letter from VRE indicating its support for the project. The letter describes VRE’s use of the rail tracks adjacent to the PUD site and its commitment to working with the Applicant to ensure that appropriate visual, sound, and safety buffers are installed between the PUD and the rail tracks;

6. Green Roof Data: As shown on Sheets C500-501 of the Revised Plans, the Applicant has provided the area of green roof included in the consolidated PUD;
7. Park Connection: As shown on the updated landscape plans and views, the Applicant provided additional details showing the connection between the lower portion of the Florida Avenue Park (approved in Z.C. Case No. 15-01) and the proposed plaza;
8. Use of City-owned Land: Included as Exhibit 44 in the record is a letter from the Office of the Deputy Mayor for Planning and Economic Development (“DMPED”) indicating its consent to the inclusion of Lot 819, Square 3587 (the District-owned parcel) in the PUD and designating the Applicant as the District’s agent for purposes of this Zoning Commission application;
9. FAR Calculations: Attached hereto as Exhibit B is an email confirmation from the Zoning Administrator indicating that FAR relief is not required for Building C, since the aggregate FAR on the PUD site is less than the maximum permitted FAR for PUDs in the C-3-C District;
10. Building Connection: As shown on Sheet 82 of the Revised Plans, the Applicant has incorporated a connection between Buildings C1 and C2 and has removed its previous request for flexibility to allow Buildings C1 and C2 to be considered the same building for zoning purposes.

Finally, the Applicant is continuing to finalize the project’s proposed public benefits/amenities and corresponding conditions in response to input from the Office of Planning, including comments regarding affordable housing. The Applicant will submit a final list of proffers and a spreadsheet identifying the value of each proffer prior to the public hearing on this application.

The Applicant appreciates the Commission’s continued review of this project. We look forward to making a full presentation at the January 12, 2017, public hearing on this application.

Very truly yours,

By: 

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Enclosures

cc: Advisory Neighborhood Commission 5D (with enclosures, via U.S. Mail)
Peta-Gay Lewis, Single Member District 5D01 (with enclosures, via U.S. Mail)
Matthew Jesick, D.C. Office of Planning (with enclosures, via Hand Delivery)
Joel Lawson, D.C. Office of Planning (with enclosures, via Hand Delivery)
Jonathan Rodgers, DDOT (with enclosures, via Hand Delivery)